FoxMandal
Solicitors & Advocates

Report on Title

May 4th, 2023.

To,

Arvind Homes Pvt Ltd
Having its office at 24,
Government Servant Society,
NR.Municipal Market, C.G.Road, Ahmedabad,
Gujarat, 380009

Hereunder referred to as '**the Client**'

Dear Sir /Madam,

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Title Report. Please find below Title Report issued based on the copies of the documents furnished to us.

Report On Title

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[redacted]

All that piece and parcel of immovable property being an agricultural land bearing Survey No.69/2, (being a part of old Survey No.69), measuring 6 Acres with no Kharab land, situated in Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District and bounded as follows:

East by	Survey Nos. 69/3 and 69/5;
West by	Survey No.69/6;
North by	Survey No. 71;
South by	Village Boundary of Sonam;

(Boundaries mentioned herein are as per the Sale Deed Dated:07.09.2022).

[redacted]

Serial No.	Description of Documents
1.	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 1968-69 to 1977-78 with respect of Survey No. 69/2, measuring 6 Acres 00 Guntas with no Kharab land, issued by office of the Taluk, Devanahalli
2.	Record of Rights bearing No.131, issued by Taluk Office Devanahalli.
3.	Index of Land, issued by Taluk Office Devanahalli.
4.	Genealogical Tree of late Chikkamunivenkatappa, issued by Village Accountant, Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk.
5.	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 1978-79 to 1982-83, with respect of Survey No. 69/2, measuring 6 Acres 00 Guntas, with no Kharab land, issued by office of the Taluk, Devanahalli.
6.	Partition Deed dated 05.03.2007, effected amongst (a) Narayanappa, son of late. Chikkamunivenkappa, his wife (b) Devamma, and children (c) Gowda, (d) Susheelamma, (e) Devaraju, (f) Sunilkumar, (g) Suresh and (h) Manjunath, registered as Document No.DNH-1-913/2006-07, recorded in CD No.DNHD-123, in the Office of the Sub-Registrar Devanahalli.
7.	Mutation Register Extract bearing MR No. 60/2006-07.
8.	Death Certificate of Narayanappa, dated 09.05.2007, issued by Chief Register of Birth and Deaths.
9.	Mutation Register Extract bearing MR No. 146/2015-16.

10.	Agreement of Sale Dated 24.04.2015, executed by (a) Devaraj, son of late Narayanappa, for himself and on behalf of his minor son Akash D, (b) Nirmala, wife of Devaraj, (c) Vishal D, son of Devaraj, in favour of (a) Chandan Krishna Murthy and (b) Harish Krishna Murthy, both sons of B.S. Krishnamurthy, registered as Document No. DNH-1-00665/2015-16, recorded in CD No.DNHD-540, in the Office of the Senior Sub-Registrar, Devanahalli.
11.	General Power of Attorney dated 24.04.2015, executed by (a) Devaraj, son of late Narayanappa, for himself and on behalf of his minor son Akash D, (b) Nirmala, wife of Devaraj, (c) Vishal D, son of Devaraj, in favour of (a) Chandan Krishna Murthy and (b) Harish Krishna Murthy, both sons of B.S.Krishnamurthy, registered as Document No.DNH-4-0088/2015-16, recorded in CD No.DNHD-540, in the Office of the Senior Sub-Registrar, Devanahalli.
12.	Sale Deed dated 18.02.2016, executed by (a) Devaraj, son of late Narayanappa, for himself and on behalf of his minor son Akash D, (b) Nirmala, wife of Devaraj, (c) Vishal D, son of Devaraj, represented by their Power of Attorney holders (a) Chandan Krishna Murthy and (b) Harish Krishna Murthy, both sons of B.S. Krishnamurthy in favour of (a) Chandan Krishna Murthy and (b) Harish Krishna Murthy, both sons of B.S. Krishnamurthy, registered as Document No.DNH-1-11235/2015-16, recorded in CD No.DNHD-583, in the Office of the Sub-Registrar, Devanahalli.
13.	Mutation Register Extract bearing MR No. [illegible]
14.	Confirmation Deed dated 19.02.2016, executed by (a) Devaraj, son of late Narayanappa, (b) Nirmala, wife of Devaraj, (c) Vishal D, son of Devaraj, in favour of Chandan Krishna Murthy and Harish Krishna Murthy, both sons of B.S. Krishnamurthy, registered as Document No. DNH-1-11235/2015-16, recorded in CD No.DNHD-583, in the Office of the Sub-Registrar, Devanahalli.
15.	Sale Deed dated 07.09.2022, registered as Document No. DNH-1-7143/2022-23, recorded in CD No.DNHD-1025, in the Office of the Sub-Registrar, Devanahalli.
[illegible]	[illegible] Deputy Commissioner, Bangalore Rural District, Bangalore.
17.	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 1983-84 to 2006-07, with respect of Survey No. 69/2, measuring 4 Acres 25 Guntas, with no Kharab land, issued by Taluk Office Devanahalli.
18	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 2007-08, to 2014-15 with respect of Survey No. 69/2, measuring 4 Acres 25 Guntas, with no Kharab land, issued by Taluk Office Devanahalli.
19.	Digitally signed Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 2015-16 to 2019-20 and for the period 2021-22, with regard to the Survey No 69/2, measuring 1 Acre with no Kharab land.
20	Moola Tippani with regard to the Survey No 69

21.	Village Map of Viswanathapura Village.
22.	RR Pakka Book (Bhalabbagada Nakal) extract, issued by the Inspector, Survey Department, Devanahalli, for the land bearing Survey No.69.
23.	Dhse Tippani, dated 24.02.2015, issued by Assistant Director of Land Records, Devanahalli, with regard to the land bearing Survey No.69/2.
24.	RR Pakka Book (Bhalabbagada Nakal) extract, issued by Assistant Director of Land Records, Devanahalli, with regard to the Survey No.69/2, measuring 4 Acres 25 Guntas.
25.	RR Pakka Book (Bhalabbagada Nakal) extract, issued by Assistant Director of Land Records, Devanahalli, with regard to the Survey No.69/2, measuring 2 Acres.
26.	Atlas, issued by Assistant Director of Land Records, Devanahalli, with regard to the land bearing Survey No 69/2.
27.	Encumbrance certificate for the period from 01.04.2004 to 10.07.2019 issued by in the Office of the Sub-Registrar Devanahalli.
28.	Encumbrance certificate for the period from 01.04.2010 to 29.04.2022 issued by in the Office of the Sub-Registrar Devanahalli.
29.	Encumbrance certificate for the period from 01.04.2004 to 19.08.2022 issued by in the Office of the Sub-Registrar Devanahalli.

9. BRIEF NOTE OF TITLE

Upon perusal of the documents furnished to us, we note the following:

1. The land bearing Survey No.69, measuring 08 Acres 09 Guntas, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District was partitioned between (a) the portion of land measuring 3 Acres 24 Guntas with no kharab land was assigned with new survey No.69/1 and the name of Dodda Muniveerappa, son of Marimuniyappa, was shown as the hissadar of the same and (b) the remaining portion of land measuring 4 Acres 25 Guntas, with no kharab land, was assigned with new Survey No.69/2, and the name of Chikkamuniveerappa, son of Marimuniyappa, was shown as hissadar of the same, as could be seen from the RR Pakka Book (Bhalabbagada Nakal) extract, issued by Taluk Office, Devanahalli

2. The Survey No 69/1 measuring 3 Acres 24 Guntas, belonged to Dodda Muniveerappa, son of Marimuniyappa is not a part of this report.

3. The land bearing Survey No.69/2, measuring 4 Acres 25 Guntas with no kismab land, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District ("Larger Extent"), belonged Chikka Muniveerappa, son of Marimuniyappa, as could be seen from the RR Pakka Book (Bhalabbagada Nakal), extract and RTC/Pahani for the period from 1968-69 to 1972-73.

4. The Record of Rights bearing No. 131, issued by Office of the Taluk Devanahalli, discloses that, Chikka Muniveerappa, had acquired the Larger Extent under a Partition deed.

5. The Index of Land, issued by Taluk Office Devanahalli, indicates the name of Narayanappa, son of Chikkamuniveerappa, as the Khathader of the Larger Extent and the said Index of Land discloses an entry of Record of Rights No.822.

6. Genealogical Tree of late. Chikkamuniveerappa, issued by Village Accountant, Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk, dated 30.07.2011, indicates that (1) Chikkamuniveerappa (deceased) was married to Kempamma (deceased), and they have three children namely (a) Narayanappa (deceased), (b) Chikkasanjeevamma, (deceased) and (c) Lakshmakka. The said Genealogical Tree also discloses that, Narayanappa was married to Devamma and they have Six children namely (i) Hanume Gowda, (ii) Susheelamma, (iii) Devaraja, (iv) Smalliramma, (v) Suresh and (vi) Manjunath and the said Genealogical Tree further discloses the lineage as follows.

   (a) Hanume Gowda, was married to Renukhamma, and their sons are Harish and Girish.
   (b) Devaraju was married to Nirmala and their sons are Vishal and Akash.
   (c) Suresh, was married to Radhamma and their children are Vinay Kumar and Bindhu
   (d) Manjunath, was married Mamatha and their children are Sanjana and Hemanth Gowda.

7. The Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 1978-79 to 1983-84, issued by office of the Taluk, Devanahalli indicates, the name of Narayanappa, son of Chikka Muniveerappa, as Khathadar of Larger Extent under an entry in the Record of Rights bearing No.822.

8. After the death of said Chikka Muniveerappa, son of Muniveerappa, his son namely (a) Narayanappa, his wife (a) Devamma, their children (b) Hanume Gowda (d) Susheelamma, (e) Devaraju, (f) Smalliramma, (g) Suresh and (h) Manjunath, have effected a family partition under Deed of Partition dated 05.03.2007, vide Document No.[illegible] of 2006-07 registered in the Sub Register Devanahalli, in the said partition, the Survey No.102 measuring 2 Acres 35 Guntas was distributed/allotted to the portion of the land measuring 1 Acre each was allotted to the shares of Hanumegowda, Devaraj and Suresh, under the Schedule B, D and E respectively, the portion of the land measuring 10 Guntas, was allotted to the share of Susheelamma, under the Schedule - C and the portion of the land measuring 1 Acre 15 Guntas, was allotted to the share of Manjunath, under the Schedule – G.

9. Subsequently, the Khatha has been transferred / mutated with regard to Larger Extent in the names of Hanumegowda, Susheelamma, Devaraj, Suresh and Manjunath for their respective portions in terms of the Partition Deed dated 05.03.2007, under an entry in the Mutation Register Extract bearing MR No. 60/2006-07.

10. Thereafter, Narayanappa, demised on 05.05.2007 and the same has been recorded in the Death Certificate issued by the Chief Registrar of Births and Deaths dated 09.05.2007.

11. It appears that, the Survey No.69/2, measuring 4 Acres 25 Guntas, with no kharab land, was further phodied /sub-divided by the Survey Department on 24.02.2015. Under which (a) the portion of land measuring 1 Acre, was assigned with new Survey No. 69/3, and the name of Suresh, son of Narayanappa was shown as the hissadar of the same, (b) the portion of land measuring 1 Acre 15 Guntas, was assigned with new Survey No. 69/4, and the name of V Srikanta, son of V.Venkatachalapathi, was shown as the hissadar of the same, (c) the portion of land measuring 10 Guntas, was assigned with new Survey No. 69/5 and the name of Shanthamma, wife of Maregowda, was shown as hissadar of the same and (d) the remaining portion of land measuring 2 Acres, was retained with Survey No.69/2 and the names of Hanume Gowda, son of Narayanappa and Devaraju, son of Narayanappa, were shown as the hissadars of the same, as could be seen from the Hissa Tippani dated 24.02.2015, and RR Pakka Book (Balabagada Nakal) extract, issued by Assistant Director of Land Records, Devanahalli, with regard to the Survey No.69/2.

12. The said further phodi/ sub-division of Survey No. 69/2, to from Survey No. 69/2 to 69/5 was effected under a Mutation Register Extract bearing MR No. T46/2015-16.

13. The Survey No.69/2, measuring 2 Acres, with no kharab land, was further phodied /sub-divided by the Survey Department under which (a) the portion of land measuring 1 Acre was assigned with new Survey No.69/6 and the name of Hanume Gowda, son of Narayanappa, was shown as hissadar of the same and (b) the remaining portion of land measuring 1 Acre, was retained with Survey No.69/2, and the name of Devarju, son of Narayanappa, was shown as hissadar of the same, as could be seen form the RR Pakka Book (RR Bhalabhagada Nakal) extract, issued by Assistant Director of Land Records, Devanahalli with regard to the Survey No.69/2.

14. The Land bearing Survey No.69/6 measuring 1 Acre belonged Hanume Gowda, son of [illegible]

15. The land bearing Survey No.69/2, measuring 1 Acre, with no kharab, belonged to Devaraj, son of late Narayanappa, is herein and hereinafter referred to as "Said Property".

16. [illegible] (a) [illegible] minor son Akash D., (b) Nirmala, wife of Devaraj, (c) Vishal D., son of Devaraj, have agreed to sell the Said Property in favour of (a) Chandan Krishna Murthy and (b) Harish Krishna Murthy, both sons of B.S.Krishnamurthy, under an Agreement of Sale Dated 24.04.2015, registered as Document No. DNH-1-00665/2015-16, recorded in CD No.DNHD-540, in the Office of the Senior Sub-Registrar, Devanahalli.

17. Pursuant to the said Sale Agreement, (a) Devaraj, son of late Narayanappa, for himself and also on behalf of his minor son Akash D., (b) Nirmala, wife of Devaraj, (c) Vishal D., son of Devaraj, have executed a General Power of Attorney dated 24.04.2015, in favour of (a) Chandan Krishna Murthy and (b) Harish Krishna Murthy, both sons of B.S. Krishnamurthy, and authorized them to do certain acts, deeds, thing including power to sell the Said Property, the General Power of Attorney dated 24.04.2015 is registered as Document No DNH-4-0088/2015-16, recorded in CD No.DNHD-540, in the Office of the Senior Sub-Registrar, Devanahalli.

18. Thereafter, (a) Devaraj, son of late. Narayanappa, for himself and on behalf his minor son Akash D, (b) Nirmala, wife of Devaraj, (c) Vishal D, son of Devaraj, all represented by their Power of Attorney holders (a) Chandan Krishna Murthy and (b) Harish Krishna Murthy, both sons of B.S. Krishnamurthy, have conveyed the Said Property in favour of themselves, under the Sale Deed dated 18.02.2016, registered as Document No. DNH-1-11238/2015-16, recorded in CD No.DNHD-583 in the Office of the Sub-Registrar, Devanahalli.

19. Pursuant to the Sale Deed dated 18.02.2016, the Khatha with respect to the Said Property was mutated in the names of Chandan Krishna Murthy and Harish Krishna Murthy, under a Mutation Register Extract bearing MR No. H43/2015-16.

20. Thereafter, (a) Devaraj, son of late. Narayanappa, (b) Nirmala, wife of Devaraj, (c) Vishal D, son of Devaraj, have confirmed the execution of Sale Deed dated 18.02.2016, executed by their General Power of Attorney holders (a) Chandan Krishna Murthy and (b) Harish Krishna Murthy, both sons of B.S. Krishnamurthy in favour of themselves, under a Confirmation Deed dated 19.02.2016, registered as Document No.DNH-1-11238/2015-16, recorded in CD No.DNHD-583, in the Office of the Sub-Registrar, Devanahalli.

21. Thereafter, (a) Chandan Krishna Murthy and (b) Harish Krishna Murthy, both sons of B.S. Krishnamurthy, (as Vendors) Boysala Projects Private Limited, represented by its authorized signatory T.S. Satcesh, (as Confirming Party), have conveyed the Said Property in favour of M/s. Arvind Smarthomes Private Limited, represented by its authorized signatory Avinash Sateesh, under the Sale Deed dated 07.09.2022, registered as Document No. DNH-1-[illegible] in CD No. DNHD-1025, in the Office of the Sub-Registrar, Devanahalli.

22. Pursuant to the above M/s. Arvind Smarthomes Private Limited got the land in Survey No. 69/2, [illegible] converted from agricultural to non-agricultural Layout - Residential purposes under an Official Memorandum dated 18.04.2023 bearing No. 187952 issued by office of the Deputy Commissioner, Bangalore Rural District, Bengaluru.

SURVEY & MANNER OF HOLDING & ENCUMBRANCE CERTIFICATE

23. We have perused the RTCs with respect of Survey No. 69/2, measuring 4 Acres 25 Guntas, with an Kharab land, situated at Yeshwanthapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District:

Sl.No.	Period of RTCs	Name of the Owner
1.	1968-69 to 1972-73,	Chikka Muniveerappa.
2.	1978-79 to 1982-83	Narayanappa, son of Chikka Muniveerappa. Record of Rights bearing No.822.
3.	1983-84 to 2006-07	Narayanappa, son of Chikka Muniveerappa Record of Rights bearing No.822 and MR No.11/1988-89

4.	2007-08 to 2014-15	Hanumegowda, son of Narayanappa, (1 Acre), Susheelamma, daughter of Narayanappa, (10 Guntas), Devaraju, son of Narayanappa, (1 Acre), Suresh, son of Narayanappa, (1 Acre), Manjunath, son of Narayanappa, (1 Acre 15 Guntas), MR No.60/2006-00, MR No.11/1988-89.

24. We have perused the RTCs with respect of Survey No. 69/2, measuring 1 Acre with no Kharab land, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District:

Sl.No.	Period of RTCs	Name of the Owner
1.	2015-16 to 2019-20, 2021-22	Chandan Krishna Murthy and Harish Krishna Murthy, both sons of B.S Krishna Murthy, MR No. H43/20015-16

25. Moola Tippani with regard to Survey No. 69 discloses its shape and Village Map of Vishwanathapura Village, discloses the shape and boundaries of Survey No.69. As per the Village Map, the Survey No. 69 is bounded on the East by Survey No. 68, on the West by Survey No. 78 and Solur Gadi, on the North by Survey No.70, 71 and 72 and on the South by Solur Gadi.

26. The Survey No.69, measuring 08 Acres 09 Guntas, was bifurcated and subdivided by the Survey Department. Under the subdivision, (a) the portion of land measuring 3 Acres 24 Guntas, with no Kharab land, was assigned with new Survey No.69/1 and the name of Dodder Munuveerappa, son of Marimuniyappa, was shown as the hissadar of the same and the [illegible] portion of land measuring [illegible] Acres 25 Guntas [illegible] No.69/1, and the name of Chikkamunuveerappa, son of Marimuniyappa, was shown as hissadar of the same, as could be seen from the RR Pakki Book (Hiralsidhapada Nakal) extract, issued by Taluk Office, Devanahalli.

27. The Survey No.69/2, measuring 4 Acres 25 Guntas, with no kharab land, was further phodied /sub-divided by the Survey Department on 24.02.2015. Under which (a) the portion of land measuring 1 Acre, was assigned with new Survey No. 69/3, and the name of Suresh, son of Narayanappa was shown as the hissadar of the same, (b) the portion of land measuring 1 Acre 15 Guntas, was assigned with new Survey No. 69/4, and the name of V.Srikanta, son of V Venkatachalapathi, was shown as the hissadar of the same, (c) the portion of land measuring 10 Guntas, was assigned with new Survey No. 69/5 and the name of Shanthamma, wife of Maregowda, was shown as hissadar of the same and (d) the remaining portion of land measuring 2 Acres, was retained with Survey No.69/2 and the names of Hanume Gowda, son of Narayanappa and Devaraju, son of Narayanappa, were shown as the hissadars of the same, as could be seen from the Hissa

Tippani dated 24.02.2015 and RR Pakka Book (Balabagada Nakal) extract, issued by Assistant Director of Land Records, Devanahalli, with regard to the Survey No.69/2.

28. The Survey No.69/2, measuring 2 Acres, with no kharab land, was further phodied /sub-divided by the Survey Department on .....Under which (a) the portion of land measuring 1 Acre, was assigned with new Survey No.69/6 and the name of Hanuma Gowda, son of Narayanappa, was shown as hissadar of the same and (b) the remaining portion of land measuring 1 Acre, was retained with Survey No.69/2, and the name of Devaraju, son of Narayanappa, was shown as hissadar of the same, as could be seen form the RR Pakka Book (Bhaiabhagada Nakal) extract, issued by Assistant Director of Land Records, Devanahalli with regard to the Survey No.69/2.

29 Atlas, issued by Assistant Director of Land Records, Devanahalli, indicates the topographical shape of the land bearing Survey No.69/2.

ENCUMBRANCE CERTIFICATES:

30. We have been furnished with the following Encumbrance Certificates for our perusal:

Sl. No.	Period	Issued by	Transaction
	01.04.2004 to 10.07.2019	The Office of the Sub-Registrar Devanahalli.	• Partition Deed dated 05.03.2007, registered as Document No.DNH-1-09136/2006-07
	01.04.2010 to 29.04.2022	The Office of the Sub-Registrar Devanahalli.	• Confirmation Deed dated 19.02.2016, registered as Document No. DNH-1-11238/2015-16. • Sale Deed dated 18.02.2016 registered as Document No DNH-1-11238/2015-16 • Agreement of Sale Dated 24.01.2015 registered as Document No.DNH-1-00665/2015-16.
	01.04.2004 to 19.08.2022	The Office of the Sub-Registrar Devanahalli.	• Confirmation Deed dated 19.02.2016, registered as Document No.DNH-1-11238/2015-16, • Sale Deed dated 18.02.2016, registered as Document No. DNH-1-11945/2015-16, • Agreement of Sale Dated:24.01.2015, registered as Document No.DNH-1-

				00665/2015-16 • Partition Deed dated 05.03.2007, registered as Document No.DNH-1-09138/2006-07

[illegible]

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **M/s. Arvind Smart Homes Private Limited**, is the owner and having a marketable title over the Said Property. Our opinion is subject to the production of following documents and observations / recommendations.

Observations:

The following documents are recommended to be obtained.

1. *Hissa Tippani disclosing the date of hissa, with regard to Survey No.69/2 and 69/6.*
2. *RTC extract for the period from 1973-74 to 1977-78, 2020-21 and 2022-23*
3. *Encumbrance certificate for the period from 20.08.2022 to till date*
4. *Latest tax paid receipts.*
5. *Endorsements from the Tahsildar confirming that there are no proceeding initiated or pending under section 48 A and section 77 A of Karnataka Land Reforms Act of 1961.*
6. *Latest Endorsements issued by the Jurisdictional Assistant Commissioner indicating that the foregoing authority has not initiated any proceedings under the provisions of Schedule Caste and Schedule Tribes (Prohibition of Transfer and Auto of Certain Lands) Act*
7. *Latest Endorsement from the Acquisition Officer Satellite Town Ring Road Planning Authority (STRR), KIIB, KIADB stating that the land has not been acquired or notified for any of the developmental purposes.*
8. *Latest from Endorsement from National Highway [illegible]*
9. *Latest from Endorsement from State Highway Authority, stating that the land has not been acquired for road widening from the said Authority.*
10. *Owners to confirm whether any litigations are pending / decided on the property.*
11. *Owners to confirm whether they have entered into any Agreement/s with respect to the said properties. If yes, please furnish the necessary documents.*
12. *Production of original documents for verification.*

We understand that **Arvind Smarthomes Pvt Ltd** intended to acquire the Schedule Property and hence intended to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

The Report on Title **(Report)** prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ("FM") to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as "Documents").

2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.

3. We have not undertaken any [illegible] provided by the Client.

4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.

5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

(a) All signatures appearing on the reviewed documents are genuine;
(b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);
(c) The Documents on which the Report relies remain accurate;
(d) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage [illegible] from or occasioned or sustained by any unauthorized person using our Report in any unauthorized manner or having any [illegible] notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1965. As mentioned, the scope of our instructions does not extend to updating the report for events and circumstances occurring after the date of Report.
4. [illegible]
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the subject purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

VIII. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

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For Fox Mandal & Associates

S.T. Prashantha

for **Partner**

FOX MANDAL BANGALORE

FoxMandal
Solicitors & Advocates

Report on Title

May 11th, 2023.

To,

Arvind Homes Pvt Ltd
Having its office at 24,
Government Servant Society,
NR.Municipal Market, C.G.Road, Ahmedabad,
Gujarat, 380009.

Hereunder referred to as '**the Client**'

Dear Sir /Madam,

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Title Report. Please find below the Title Report issued based on the copies of the documents furnished to us.

Report On Title

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I. SCHEDULE PROPERTY

All that piece and parcel of immovable property being the agricultural land bearing Survey No.69/3, measuring 01 Acre, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District and bounded as follows:

East by	Survey No. 69/4;
West by	Survey No. 69/2;
North by	Survey No. 71;
South by	Survey No.69/5;

[Boundaries mentioned herein are as per the Sale Deed Dated:07.09.2022].

II. DOCUMENTS FURNISHED FOR SCRUTINY

Serial No.	Description of Documents
1.	Record of Rights bearing No.131, issued by Taluk Office Devanahalli.
2.	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 1968-69 to 1973-74, issued by office of the Taluk, Devanahalli.
3.	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 1978-79 to 1982-83, issued by office of the Taluk, Devanahalli.
4.	Partition Deed dated 05.03.2007, entered into between Mr.Narayanappa, s/o.Late.Chikkamuniveerappa, his wife Devamma, and children Mr.Hanume Gowda, Mrs.Shusheelamma, Mr.Devaraju, Mrs.Sumithramma, Mr.Suresh and Mr.Manjunath, registered as Document No.DNH-1-9138/2006-07, recorded in CD No.DNHD-123, in the Office of the Sub-Registrar Devanahalli.
5.	Digitally signed Mutation Register extract bearing No.60/2006-07.
6.	Death Certificate of Narayanappa, dated 09.05.2007, issued by Chief Register of Birth and Deaths.
7.	Genealogical Tree of late.Chikkamuniveerappa, issued by Village Accountant, Vishwanathpura, Kundana Hobli, Devanahalli, dated 03.10.2012.
8.	Agreement of Sale Dated:24.04.2015, executed by Mr.Suresh, s/o.Late.Narayanappa, (for self and on behalf of his minor daughter Kumari.Bindhu S) Mrs.Radhamma, w/o. Mr.Suresh, Mr.Vinay Kumar, s/o. Mr.Suresh in favour of Mr.Chandan Krishna Murthy s/o.B.S.Krishnamurthy and Mr.Harish Krishna Murthy, s/o.B.S.Krishnamurthy, registered as Document No.DNH-1-00666/2015-16,

	recorded in CD No.DNHD-540, in the Office of the Senior Sub-Registrar, Devanahalli.
9.	General Power of Attorney dated:24.04.2015, executed by Mr.Suresh, s/o.Late.Narayanappa, (for self and on behalf of his minor daughter Kumari.Bindhu S) Mrs.Radhamma, w/o. Mr.Suresh, Mr.Vinay Kumar, s/o. Mr.Suresh, in favour of Mr.Chandan Krishna Murthy s/o.B.S.Krishnamurthy and Mr.Harish Krishna Murthy, s/o.B.S.Krishnamurthy, registered as Document No.DNH-4-0090/2015-16, recorded in CD No.DNHD-540, in the Office of the Senior Sub-Registrar, Devanahalli.
10.	Mutation Register extract bearing No.T46/2015-16.
11.	Sale Deed dated: 10.07.2015, executed by Mr.Suresh, s/o.Late.Narayanappa, (for self and on behalf of his minor daughter Kumari.Bindhu S) Mrs.Radhamma, w/o. Mr.Suresh, Mr.Vinay Kumar, s/o. Mr.Suresh, represented by their Power of Attorney holders Mr.Chandan Krishna Murthy s/o.B.S.Krishnamurthy and Mr.Harish Krishna Murthy, s/o.B.S.Krishnamurthy in favour of Mr.Chandan Krishna Murthy s/o.B.S.Krishnamurthy and Mr.Harish Krishna Murthy, s/o.B.S.Krishnamurthy, registered as Document No.DNH-1-3023/2015-16, recorded in CD No.DNHD-583, in the Office of the Sub-Registrar, Devanahalli.
12.	Digitally signed Mutation Register extract bearing No.H5/2015-16, dated 14.10.2015.
13.	Confirmation Deed dated:10.07.2015, executed by Mr.Suresh, s/o.Late.Narayanappa, Mrs.Radhamma, w/o. Mr.Suresh, Mr.Vinay Kumar, s/o. Mr.Suresh, Kumari.Bindhu S, being a minor represented by her father Mr.Suresh in favour of Chandan Krishna Murthy s/o.B.S.Krishnamurthy and Harish Krishna Murthy, s/o.B.S.Krishnamurthy, registered as Document No.DNH-1-3025/2015-16, recorded in CD No.DNHD-551, in the Office of the Sub-Registrar, Devanahalli.
14.	Mutation Register extract bearing No.3/2012-13, dated 10.10.2012.
15.	Sale Deed dated 07.09.2022, registered as Document No. DNH-1-7143/2022-23, recorded in CD No.DNHD-1625, in the Office of the Sub-Registrar, Devanahalli.
16.	Official Memorandum dated 18.04.2023, bearing No. 487949 issued by office of the Deputy Commissioner, Bangalore Rural District, Bangalore.
17.	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 1983-84 to 2006-07, issued by Taluk Office Devanahalli.
18.	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 2007-08, to 2014-15.
19.	Digitally signed Record of Rights, Tenancy and Crops, (RTC) extracts for the period

	from 2015-16 to 2021-22.
20.	Index of Land, issued by Taluk Office Devanahalli.
21.	RR Bhalabhagada Nakalu, issued by the Office the Survey Department, Devanahalli.
22.	Hissa Tippani, dated 24.12.2015, issued by Assistant Director of Land Records, Devanahalli.
23.	Hissa Pakka Book, dated 24.12.2015, issued by Assistant Director of Land Records, Devanahalli.
24.	Pakka Book, issued by Inspector, Devanahalli.
25.	Encumbrance certificate for the period from 01.04.1960 to 31.03.2004, issued by in the Office of the Sub-Registrar Devanahalli.
26.	Encumbrance certificate for the period from 01.04.2015 to 30.07.2019 issued by in the Office of the Sub-Registrar Devanahalli.
27.	Encumbrance certificate for the period from 01.04.2004 to 10.09.2019 issued by in the Office of the Sub-Registrar Devanahalli.
28.	Encumbrance certificate for the period from 01.04.2004 to 08.11.2020 issued by in the Office of the Sub-Registrar Devanahalli.
29.	Nil Encumbrance certificate for the period from 01.04.2020 to 29.04.2022 issued by in the Office of the Sub-Registrar Devanahalli.
30.	Nil Encumbrance certificate for the period from 01.04.2022 to 07.07.2022 issued by in the Office of the Sub-Registrar Devanahalli.

II. TRACING OF TITLE:

1. It is gathered from the Record of Rights bearing No.131 and Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 1968-69 to 1973-74, issued by Taluk Office Devanahalli, indicates that one Mr.Chikka Muniveerappa, s/o.Marimuniyappa, as Khatedar of the land bearing Survey No.69/2, measuring 4 Acres 25 Guntas, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District and also it is indicates that he has acquired same through a Partition deed.

2. The Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 1978-79 to 1982-83, issued by office of the Taluk, Devanahalli indicates that the names of Chikkamuniveerappa, Narayanappa, s/o.Chikka Muniveerappa, as Khatedars of the land bearing Survey No.69/2, measuring 4 Acres 25 Guntas.

3. After the death of said Chikka Muniveerappa, s/o.Marimuniyappa, his legal heirs namely Narayanappa, s/o.Late.Chikkamuniveerappa, his wife Devamma, and children Mr.Hanume Gowda, Mrs.Shusheelamma, Mr.Devaraju, Mrs.Sumithramma, Mr.Suresh and Mr.Manjunath, have entered into a Partition Deed dated 05.03.2007, registered as Document No.DNH-1-09138/2006-07, recorded in CD No.DNHD-123, in the Office of the Sub-Registrar Devanahalli, in terms of the partition deed the land bearing Survey No.69/2, measuring 01 Acre, inter-alia other properties were allotted to the share of Mr.Devaraju.

4. Pursuant to the said Partition deed the Khatha with respect to the land Survey No.69/2, measuring 01 Acre, was mutated in the name of Mr.Devaraju, vide Mutation Register extract bearing No.60/2006-07.

5. Thereafter Narayanappa expired on 05.05.2007 and the same has been recorded in the Death Certificate issued by the Chief Registrar of Births and Deaths dated 09.05.2007.

6. Genealogical Tree of Late.Chikkamuniveerappa, issued by Village Accountant, Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk, dated 03.10.2012, indicates that Chikkamuniveerappa expired his wife Kempamma expired and their children as follows;
    a. Narayanappa expired, his wife Devamma 75 years and their children,
        - Hanume Gowda 52 years, his wife Renukhamma, 45 years and children Harish 23 years, Girish 20 years,
        - Shuseelamma 50 years,
        - Devaraju 48 years, his wife Nirmala 40 years, and children Vishal 14 years, Akash 12 years,
        - Sumithramma 46 years,
        - Suresh 45 years, his wife Radhamma 35 years, and children Vinay Kumar 16 years, Bindhu 13 years,
        - Manjunath, 43 years, his wife Mamatha 32 years, and children Sanju 6 years, Hemanth Gowda 2 Years.
    b. Chikkasanjeevamma, expired,
    c. Lakshmakka 73 years.

7. We gathered from the Mutation Register extract bearing No.3/2012-13, dated 10.10.2012, Mr.Suresh, s/o. Late.Narayanappa, has mortgaged the property in favour of Canara Bank, Vishwanathapura.

8. Thereafter, the said Mr.Suresh, s/o.Late.Narayanappa, (for self and on behalf of his minor daughter Kumari.Bindhu S) Mrs.Radhamma, w/o. Mr.Suresh, Mr.Vinay Kumar, s/o. Mr.Suresh have agreed to sell the Survey No.69/2, measuring 01 Acre (being a part of old Survey No.69) out of 4 Acres 25 Guntas, entered into an Agreement of Sale Dated:24.04.2015, with Mr.Chandan Krishna Murthy s/o.B.S.Krishnamurthy and Mr.Harish Krishna Murthy, s/o.B.S.Krishnamurthy, which is registered as Document

No.DNH-1-00666/2015-16, recorded in CD No.DNHD-540, in the Office of the Senior Sub-Registrar, Devanahalli.

9. In pursuant to the Sale Agreement, the said Mr.Suresh, s/o.Late.Narayanappa, (for self and on behalf of his minor daughter Kumari.Bindhu S), Mrs.Radhamma, w/o. Mr.Suresh, Mr.Vinay Kumar, s/o. Mr.Suresh, have executed a General Power of Attorney dated:24.04.2015, authorizing Mr.Chandan Krishna Murthy s/o.B.S.Krishnamurthy and Mr.Harish Krishna Murthy, s/o.B.S.Krishnamurthy, to do all deeds and documents pertaining to the Survey No.69/2, measuring 01 Acre (being a part of old Survey No.69) out of 4 Acres 25 Guntas, including sell the said property on behalf of them, registered as Document No.DNH-4-0090/2015-16, recorded in CD No.DNHD-540, in the Office of the Senior Sub-Registrar, Devanahalli.

10. Mutation Register extract bearing No.T46/2015-16, indicates that the land bearing Survey No.69/2, measuring 4 Acres 25 Guntas, has been bifurcated into:

    - Survey No.69/2, measuring 1 Acre, owned by Mr.Hanume Gowda, s/o.Narayanappa.
    - Survey No.69/2, measuring 1 Acre, owned by Mr.Devaraju, s/o.Narayanappa.
    - Survey No.69/5, measuring 10 Guntas, owned by Mr.Shanthamma, w/o. Maaregowda,
    - Survey No.69/4, measuring 1 Acre 15 Guntas, owned by Mr.V.Srikanta, s/o.V.Venkatachalapathi.
    - Survey No.69/3, measuring 1 Acre, owned by Mr.Suresh, s/o.Narayanappa.

11. Thereafter, Mr.Suresh, s/o.Late.Narayanappa, his wife Mrs.Radhamma, and son Mr.Vinaykumar have conveyed the land bearing Survey No.69/3, (earlier part of Survey No.69) measuring 01 Acre, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District, ("**Said Property**") through their Power of Attorney holders Mr.Chandan Krishna Murthy s/o.B.S.Krishnamurthy and Mr.Harish Krishna Murthy, s/o. B.S.Krishnamurthy in favour of Mr.Chandan Krishna Murthy s/o.B.S.Krishnamurthy and Mr.Harish Krishna Murthy, s/o.B.S.Krishnamurthy, vide Sale Deed dated: 10.07.2015, registered as Document No. DNH-1-3023/2015-16, recorded in CD No.DNHD-583, in the Office of the Sub-Registrar, Devanahalli.

12. Pursuant to the Sale Deed dated 10.07.2015, the Khatha with respect to the Said Property was mutated in the names of Mr.Chandan Krishna Murthy s/o.B.S.Krishnamurthy and Mr.Harish Krishna Murthy, s/o. B.S.Krishnamurthy, vide Mutation Register extract bearing No.H5/2015-16.

13. Whereas, Mr.Suresh, s/o.Late.Narayanappa, Mrs.Radhamma, w/o. Mr.Suresh, Mr.Vinay Kumar, s/o. Mr.Suresh, Kumari.Bindhu S, being a minor represented by her father Mr.Suresh, have executed a Confirmation Deed dated: 10.07.2015, in favour of Mr.Chandan Krishna Murthy s/o.B.S.Krishnamurthy and Mr.Harish Krishna Murthy,

s/o.B.S.Krishnamurthy, wherein the confirming parties are confirming the Sale Deed dated:10.07.2015, executed by their GPA holders on behalf of them with respect to the Said Property under the Confirmation Deed dated 10.07.2015 registered as Document No.DNH-1-3025/2015-16, recorded in CD No.DNHD-583, in the Office of the Sub-Registrar, Devanahalli.

14. Thereafter, (a) Chandan Krishna Murthy and (b) Harish Krishna Murthy, both sons of B.S. Krishnamurthy, (as Vendors) Hoysala Projects Private Limited, represented by its authorized signatory T.S. Sateesh, (as Confirming Party), have conveyed the Said Property in favour of Arvind Smart Homes Private Limited, represented by its authorized signatory Avinash Suresh, under the Sale Deed dated 07.09.2022, registered as Document No. DNH-1-7143/2022-23, recorded in CD No.DNHD-1625, in the Office of the Sub-Registrar, Devanahalli.

15. Pursuant to the above, M/s. Arvind Smart Homes Private Limited got the said property converted from agricultural to non-agricultural Layout – Residential purpose under an Official Memorandum dated 18.04.2023 bearing No. 487949 issued by office of the Deputy Commissioner, Bangalore Rural District, Bangalore.

SURVEY & REVENUE RECORDS & ENCUMBRANCE CERTIFICATES:

16. We have perused the RTCs with respect of Survey No. 69/2, measuring 4 Acres 25 Guntas, with 'No' Kharab land, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District:

Sl.No.	Period of RTCs	Name of the Owner
1.	1968-69 to 1973-74,	Mr.Chikka Muniveerappa, s/o.Marimuniyappa (Partition).
2.	1978-79 to 1982-83	Mr.Chikkamuniveerappa, Mr.Narayanappa, s/o.Chikka Muniveerappa, and it reflects the Record of Rights bearing No.822.
3.	1983-84 to 2006-07	Mr.Narayanappa, s/o.Chikka Muniveerappa and it reflects the Record of Rights bearing No.822 and MR No.11/1988-89.
4.	2007-08 to 2013-14	Mr.Hanumegowda, s/o.Narayanappa, (1 Acre), Mrs.Susheelamma, d/o. Narayanappa, (10 Guntas, Mr.Devearju, s/o.Narayanappa, (1 Acre), Mr.Suresh, s/o.Narayanappa, (1 Acre), Mr.Manjunath, s/o.Narayanappa, (1 Acre 15 Guntas) and it reflects the MR No.60/2006-00, MR No.11/1988-89.

17. We have perused the RTCs with respect of Survey No. 69/2, measuring 1 Acre with 'No' Kharab land, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District:

Sl.No.	Period of RTCs	Name of the Owner
1.	2014-15	Mr.Suresh, s/o.Narayanappa and it reflects the MR No.3/2012-13.
2.	2015-16 to 2021-22	Mr.Chandan Krishna Murthy, s/o. Krishna Murthy and Mr.Harish Krishna Murthy s/o.B.S Krishna Murthy and reflects the MR H5/20015-16, MR No.3/2012-13, MR No.11/1988-89.

18. It is learnt from the Index of Land, issued by Taluk Office Devanahalli, indicates the name of Narayanappa, s/o.Chikkamuniveerappa, as Khathder of the property measuring 4 Acres 25 Guntas and the same has been acquired by him through Record of Rights No.822.

19. Pakka Book issued by Inspector, Devanahalli, indicates that the land bearing Survey No.69, measuring 8 Acres 09 Guntas, was bifurcated into Survey 69/1, measuring 3 Acres 34 Guntas and owned by Doddamuniveerappa, s/o. Marimuniyappa and Survey No.69/2, measuring 4 Acres 25 Guntas and owned by Chikkamuniveerappa, s/o. Marimuniyappa.

20. Tippani, indicates that topographical shape of land bearing Survey No.69.

21. Hissa Tippani, dated 24.12.2015, issued by Assistant Director of Land Records, Devanahalli, indicates that topographical shape of land and also indicates that the land bearing Survey No.69/2, measuring 4 Acres 25 Guntas, has been bifurcated into:

- Survey No.69/2, owned by Hanume Gowda, s/o.Narayanappa and Devaraju, s/o.Narayanappa.
- Survey No.69/3, owned by Suresh, s/o.Narayanappa
- Survey No.69/4, owned by V.Srikanta, s/o.V.Venkatachalapathi.
- Survey No.69/5, owned by Shanthamma, w/o. Maregowda,

22. Hissa Mojani / Pakka Book, dated 24.12.2015, issued by Assistant Director of Land Records, Devanahalli, indicates that the land bearing Survey No.69/2, measuring 4 Acres 25 Guntas, has been bifurcated into:

- Survey No.69/2, measuring 2 Acres, owned by Hanume Gowda, s/o.Narayanappa and Devaraju, s/o.Narayanappa.
- Survey No.69/3, measuring 1 Acre, owned by Suresh, s/o.Narayanappa

- Survey No.69/4, measuring 1 Acre 15 Guntas, owned by V.Srikanta, s/o.V.Venkatachalapathi.
- Survey No.69/5, measuring 10 Guntas, owned by Shanthamma, w/o. Maregowda.

ENCUMBRANCE CERTIFICATES:

23. We have been furnished with the following Encumbrance Certificates for our perusal:

Sl. No.	Period	Issued by	Transaction
1.	01.04.1960 to 31.03.2004	The Office of the Sub-Registrar Devanahalli.	Nil
2.	01.04.2015 to 30.07.2019	The Office of the Sub-Registrar Devanahalli.	• Sale Deed dated: 10.07.2015, registered as Document No. DNH-1-3023/2015-16. • Consent Deed dated: 10.07.2015, registered as Document No. DNH-1-3025/2015-16.
3.	01.04.2004 to 10.09.2019	The Office of the Sub-Registrar Devanahalli.	• Sale Deed dated: 10.07.2015, registered as Document No. DNH-1-3023/2015-16. • Consent Deed dated: 10.07.2015, registered as Document No. DNH-1-3025/2015-16.
4.	01.04.2004 to 08.11.2020	The Office of the Sub-Registrar Devanahalli.	• Sale Deed dated: 10.07.2015, registered as Document No. DNH-1-3023/2015-16. • Consent Deed dated: 10.07.2015, registered as Document No. DNH-1-3025/2015-16.
5.	01.04.2020 to 29.04.2022	The Office of the Sub-Registrar Devanahalli.	Nil
6.	01.04.2022 to 07.07.2022	The Office of the Sub-Registrar Devanahalli.	Nil

IV. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **M/s. Arvind Smart Homes Private Limited**, is the owner and having a marketable title over the Said Property. Our opinion is subject to the production of following documents and observations / recommendations:

Observations:

The following documents are recommended to be obtained.

1. *Karnataka Revision Settlement Akarband for Survey No.69/2.*
2. *RTC extract for the period from 1974-75 to 1977-78 and 2022-23.*
3. *Encumbrance certificate for the period from 01.04.1970 to 24.11.2003 for Survey No.69/2, measuring 4 Acres 25 Guntas (Furnished copy is for Survey No.69/3).*
4. *Latest tax paid receipts;*
5. *Endorsements from the Tahsildar confirming that there are no proceeding initiated or pending under section 48 A and section 77 A of Karnataka Land Reforms Act of 1961.*
6. *Latest Endorsement issued by the jurisdictional Assistant Commissioner indicating that the foregoing authority has not initiated any proceedings under the provisions of Schedule Caste and Schedule Tribes (Prohibition of Transfer and Sale of Certain Lands) Act.*
7. *Latest Endorsement from the Acquisition Officer Satellite Town Ring Road Planning Authority (STRR), KHB, KIADB stating that the land has not been acquired or notified for any of the developmental purposes.*
8. *Latest from Endorsement from National Highway Authority of India (NHAI), stating that the land has not been acquired for road widening from the said authority;*
9. *Latest from Endorsement from State Highway Authority, stating that the land has not been acquired for road widening from the said Authority.*
10. *Production of original documents for verification;*

V. OUR UNDERSTANDING

We understand that **Arvind Homes Pvt Ltd** intended to acquire the Schedule Property and hence intended to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

The Report on Title **(Report)** prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VI. MANDATE, OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('FM') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as **'Documents'**).
2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.
3. We have not undertaken any litigation search on the Schedule Property. Therefore, the Report is subject to the specific case details, if any that have been provided by the Client.
4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.
5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

(a) All signatures appearing on the reviewed documents are genuine;
(b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);
(c) The Documents on which the Report relies remain accurate;
(d) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss,

penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.

3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1968. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

VIII. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

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For Fox Mandal & Associates

S.T. Prashantha

Partner

FoxMandal
Solicitors & Advocates

Report on Title

May 11th, 2023.

To,

Arvind Homes Pvt Ltd
Having its office at 24,
Government Servant Society,
NR.Municipal Market, C.G.Road, Ahmedabad,
Gujarat, 380009

Hereunder referred to as **'the Client'**

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Title Report. Please find below the Title Report issued based on the copies of the documents furnished to us.

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I. SCHEDULE PROPERTY

All that piece and parcel of immovable property being the agricultural land bearing Survey No.69/5, (old Survey No.69/2), measuring 10 Guntas, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District and bounded as follows:

East by	Survey No. 69/4;
West by	Survey No. 69/2;
North by	Survey No. 69/3;
South by	Village Boundary of Soluru.

[Boundaries mentioned herein are as per the Sale Deed Dated:07.09.2022].

II. DOCUMENTS FURNISHED FOR SCRUTINY

Serial No.	Description of Documents
1.	Record of Rights bearing No.131, issued by Taluk Office Devanahalli.
2.	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 1968-69 to 1973-74, issued by office of the Taluk, Devanahalli.
3.	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 1978-79 to 1982-83, issued by office of the Taluk, Devanahalli.
4.	Partition Deed dated 05.03.2007, entered into between Mr.Narayanappa, s/o.Late.Chikkamuniveerappa, his wife Devamma, and children Mr.Hanume Gowda, Mrs.Shusheelamma, Mr.Devaraju, Mrs.Sumithramma, Mr.Suresh and Mr.Manjunath, registered as Document No.DNH-1-9138/2006-07, recorded in CD No.DNHD-123, in the Office of the Sub-Registrar Devanahalli.
5.	Digitally signed Mutation Register extract bearing No.60/2006-07.
6.	Death Certificate of Narayanappa, dated 09.05.2007, issued by Chief Register of Birth and Deaths.
7.	Genealogical Tree of late.Chikkamuniveerappa, issued by Village Accountant, Vishwanathpura, Kundana Hobli, Devanahalli, dated 03.10.2012.
8.	Sale Deed dated:27.03.2008, executed by N.Susheelamma, w/o. H.V.Kempegowda, her sons, H.K.Babu and H.K.Manu in favour of Shanthamma, w/o. Maregowda, registered as Document No.DNH-1-07896/2007-08, recorded in CD No.DNHD-151, in the Office of the Sub-Registrar, Devanahalli.
9.	Digitally signed Mutation Register extract bearing No.74/2007-08, dated

	04.08.2008.
10.	Agreement of Sale Dated:30.03.2015, executed by R.Shanthamma w/o. Maaregowda and Maaregowda s/o.Kempanna for self and on behalf his minor daughter Kalpana in favour of Chandan Krishna Murthy s/o.B.S.Krishnamurthy and Harish Krishna Murthy, s/o.B.S.Krishnamurthy, registered as Document No.11725/2014-15, recorded in CD No. DNHD-536, in the Office of the Senior Sub-Registrar, Devanahalli.
11.	General Power of Attorney dated:30.05.2015, executed by R.Shanthamma w/o. Maaregowda and Maaregowda s/o.Kempanna for self and on behalf his minor daughter Kalpana in favour of Chandan Krishna Murthy s/o.B.S.Krishnamurthy and Harish Krishna Murthy, s/o.B.S.Krishnamurthy, registered as Document No 1387/201569/2, recorded in CD No. in the Office of the Sub-Registrar, Devanahalli.
12.	Digitally signed Mutation Register extract bearing No.T46/2014-15.
13.	Sale Deed dated:06.05.2015, executed by R.Shanthamma, w/o. Maare Gowda, and Maaregowda s/o.Kempanna (for self and on behalf his minor daughter Kalpana) represented by their Power of Attorney holder Chandan Krishna Murthy s/o.B.S.Krishnamurthy and Harish Krishna Murthy, s/o.B.S.Krishnamurthy in favour of Chandan Krishna Murthy s/o.B.S.Krishnamurthy and Harish Krishna Murthy, s/o.B.S.Krishnamurthy, registered as Document No.DNH-01027/2015-16, recorded in CD No.DNHD-542, in the Office of the Sub-Registrar, Devanahalli.
14.	Confirmation Deed dated:06.05.2015, executed by R.Shanthamma, w/o. Maare Gowda, and Maaregowda s/o.Kempanna in favour of Chandan Krishna Murthy s/o.B.S.Krishnamurthy and Harish Krishna Murthy, s/o.B.S.Krishnamurthy, registered as Document No.DNH-1-01030/2015-16, recorded in CD No.DNHD-542, in the Office of the Sub-Registrar, Devanahalli.
15.	Sale Deed dated 07.09.2022, registered as Document No. DNH-1-7143/2022-23, recorded in CD No.DNHD-1625, in the Office of the Sub-Registrar, Devanahalli.
16.	Official Memorandum dated 18.04.2023 bearing No. 487950 issued by office of the Deputy Commissioner, Bangalore Rural District, Bangalore.
17.	Affidavit cum Gencalogical Tree of Maaregowda, dated 23.03.2015.
18.	Index of Land, issued by Taluk Office Devanahalli.
19.	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 1983-84 to 1987-88, issued by Taluk Office Devanahalli.
20.	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 1988-89 to 2000-01, issued by office of the Taluk, Devanahalli.

21.	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 2001-02 to 2006-07, issued by office of the Taluk, Devanahalli.
22.	Digitally signed Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 2007-08 to 2014-15.
23.	Digitally Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 2014-15.
24.	Digitally signed the Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 2015-16 to 2021-22.
25.	Pakka Book issued by Inspector, Devanahalli.
26.	Hissa Tippani, dated 24.12.2015, issued by Assistant Director of Land Records, Devanahalli.
27.	Hissa Mojani / Pakka Book, dated 24.12.2015, issued by Assistant Director of Land Records, Devanahalli.
28.	Karnataka Revision Settlement Akharband, issued by Taluk Office Devanahalli.
29.	Nil Encumbrance certificate for the period from 01.04.1960 to 31.03.2004 issued by in the Office of the Sub-Registrar.
30.	Encumbrance certificate for the period from 24.11.2003 to 29.02.2012 issued by in the Office of the Sub-Registrar.
31.	Encumbrance certificate for the period from 01.04.2004 to 08.11.2020 issued by in the Office of the Sub-Registrar.
32.	Encumbrance certificate for the period from 01.04.2015 to 27.07.2019 issued by in the Office of the Sub-Registrar.
33.	Nil Encumbrance certificate for the period from 01.04.2020 to 29.04.2022 issued by in the Office of the Sub-Registrar.
34.	Nil Encumbrance certificate for the period from 01.04.2022 to 27.07.2022 issued by in the Office of the Sub-Registrar.

II. TRACING OF TITLE

1. It is gathered from the Record of Rights bearing No.131 and Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 1968-69 to 1973-74, issued by Taluk Office Devanahalli, indicates that one Mr.Chikka Muniveerappa, s/o.Marimuniyappa, as Khatedar of the land bearing Survey No.69/2, measuring 4 Acres 25 Guntas, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District and also it is indicates that he has acquired same through a Partition deed.

2. The Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 1978-79 to 1982-83, issued by office of the Taluk, Devanahalli, indicates that, the names of Chikkamuniveerappa, Narayanappa, s/o.Chikka Muniveerappa, as Khateders of the land bearing Survey No.69/2, measuring 4 Acres 25 Guntas.

3. After the death of said Chikka Muniveerappa, s/o.Marimuniyappa, his legal heirs namely Narayanappa, s/o.Late.Chikkamuniveerappa, his wife Devamma, and children Mr.Hanume Gowda, Mrs.Shusheelamma, Mr.Devaraju, Mrs.Sumithramma, Mr.Suresh and Mr.Manjunath, have entered into a Partition Deed dated 05.03.2007, registered as Document No.DNH-1-09138/2006-07, recorded in CD No.DNHD-123, in the Office of the Sub-Registrar Devanahalli, in terms of the partition deed the land bearing Survey No.69/2, measuring 10 Guntas, inter-alia other properties were allotted to the share of Shusheelamma.

4. Pursuant to the said Partition deed the Khatha with respect to the land Survey No.69/2, measuring 10 Guntas, was mutated in the name of Susheelamma, d/o. Narayanappa, vide Mutation Register extract bearing No.60/2006-07.

5. Thereafter Narayanappa expired on 05.05.2007 and the same has been recorded in Death Certificate issued by the Chief Registrar of Births and Deaths dated 09.05.2007.

6. Genealogical Tree of Late.Chikkamuniveerappa, issued by Village Accountant, Vishwanathpura Village, Kundana Hobli, Devanahalli Taluk, dated 03.10.2012, indicates that Chikkamuniveerappa expired his wife Kempamma expired and their children are as follows;
    a. Narayanappa expired, his wife Devamma 75 years and their children,
        - Hanume Gowda 52 years, his wife Renukhamma, 45 years and children Harish 23 years, Girish 20 years,
        - Shuseelamma 50 years,
        - Devaraju 48 years, his wife Nirmala 40 years, and children Vishal 14 years, Akash 12 years,
        - Sumithramma 46 years,
        - Suresh 45 years, his wife Radhamma 35 years, and children Vinay Kumar 16 years, Bindhu 13 years,
        - Manjunath, 43 years, his wife Mamatha 32 years, and children Sanju 6 years, Hemanth Gowda 2 Years.

b. Chikkasanjeevamma, expired,
c. Lakshmakka 73 years.

7. Thereafter, the said N.Susheelamma, w/o. H.V.Kempegowda, her sons, H.K.Babu and H.K.Manu, have conveyed land bearing Survey No.69/2, measuring 10 Guntas, in favour of Shanthamma, w/o. Maaregowda, vide Sale Deed dated:27.03.2008, registered as Document No.DNH-1-07896/2007-08, recorded in CD No.DNHD-151, in the Office of the Sub-Registrar, Devanahalli, we note that in this Sale Deed, husband of the vendor herein namely Kempegowda has signed as a consenting witness.

8. Pursuant to the Sale Deed the Khatha with respect to the Survey No.69/2, measuring 10 Gunats, was mutated in the name of Shanthamma, w/o. Maaregowda, vide Mutation Register extract bearing No.74/2007-08, dated 04.08.2008.

9. Thereafter, the said R.Shanthamma w/o. Maaregowda and Maaregowda s/o.Kempanna for self and on behalf his minor daughter Ms.Kalpana, have agreed to sell the Survey No.69/2, measuring 10 Guntas (being a part of old Survey No.69) out of 4 Acres 25 Guntas, entered into an Agreement of Sale Dated:30.03.2015, with Chandan Krishna Murthy s/o.B.S.Krishnamurthy and Harish Krishna Murthy, s/o.B.S.Krishnamurthy, which is registered as Document No.11725/2014-15, recorded in CD No. DNHD-536, in the Office of the Senior Sub-Registrar, Devanahalli.

10. In pursuant to the Sale Agreement, the said Mrs.R.Shanthamma w/o. Mr.Maaregowda and Mr.Maaregowda s/o.Kempanna for self and on behalf his minor daughter Ms.Kalpana have executed a General Power of Attorney dated:30.05.2015, authorizing Mr.Chandan Krishna Murthy s/o.B.S.Krishnamurthy and Mr.Harish Krishna Murthy, s/o.B.S.Krishnamurthy, to do all deeds and documents pertaining to the Survey No.69/2, measuring 10 Guntas (being a part of old Survey No.69) out of 4 Acres 25 Guntas, including sell the property on behalf of them, vide General Power of Attorney dated:30.05.2015, registered as Document No 1387/201569/2, recorded in CD No. in the Office of the Sub-Registrar, Devanahalli.

11. Mutation Register extract bearing No.T46/2015-16, indicates that the land bearing Survey No.69/2, measuring 4 Acres 25 Guntas, has been bifurcated into:

- Survey No.69/2, measuring 1 Acre, owned by Mr.Hanume Gowda, s/o.Narayanappa.
- Survey No.69/2, measuring 1 Acre, owned by Mr.Devaraju, s/o.Narayanappa.
- Survey No.69/5, measuring 10 Guntas, owned by Mr.Shanthamma, w/o. Maregowda,
- Survey No.69/4, measuring 1 Acre 15 Guntas, owned by Mr.V.Srikanta, s/o.V.Venkatachalapathi.
- Survey No.69/3, measuring 1 Acre, owned by Mr.Suresh, s/o.Narayanappa.

12. Affidavit cum Gencalogical Tree of Maaregowda, dated 23.03.2015, sworn by Maaregowda, 45 years, stating that he was married to R.Shanthamma and they have one minor son namely Kalpana, 12 years.

13. Thereafter, Mrs.R.Shanthamma, w/o. Maare Gowda, and Mr.Maaregowda s/o.Kempanna (for self and on behalf his minor daughter Ms.Kalpana) have conveyed the Survey No.69/5, measuring 10 Guntas, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District, **("Said Property")** through their Power of Attorney holders Mr.Chandan Krishna Murthy s/o.B.S.Krishnamurthy and Mr.Harish Krishna Murthy, s/o. B.S.Krishnamurthy in favour of themselves, vide Sale Deed dated:06.05.2015, registered as Document No.DNH-01027/2015-16, recorded in CD No.DNHD-542, in the Office of the Sub-Registrar, Devanahalli.

14. Mrs.R.Shanthamma, w/o. Maare Gowda, and Mr.Maaregowda s/o.Kempanna have executed a Confirmation Deed dated:06.05.2015 in favour of Chandan Mr.Krishna Murthy s/o.B.S.Krishnamurthy and Mr.Harish Krishna Murthy, s/o.B.S.Krishnamurthy, herein, the confirming parties have confirmed the Sale Deed dated:06.05.2015, executed by their GPA holders on behalf of them with respect to the Said Property, by executing this Confirmation Deed dated:06.05.2015, registered as Document No.DNH-1-01030/2015-16, recorded in CD No.DNHD-542, in the Office of the Sub-Registrar, Devanahalli.

15. Thereafter, (a) Chandan Krishna Murthy and (b) Harish Krishna Murthy, both sons of B.S. Krishnamurthy, (as Vendors) Hoysala Projects Private Limited, represented by its authorized signatory T.S. Sateesh, (as Confirming Party), have conveyed the Said Property in favour of Arvind Smart Homes Private Limited, represented by its authorized signatory Avinash Suresh, under the Sale Deed dated 07.09.2022, registered as Document No. DNH-1-7143/2022-23, recorded in CD No.DNHD-1625, in the Office of the Sub-Registrar, Devanahalli.

16. Pursuant to the above, Arvind Smart Homes Private Limited got the Said Property converted from agricultural to non-agricultural Layout – Residential under an Official Memorandum dated 18.04.2023 bearing No. 487950 issued by office of the Deputy Commissioner, Bangalore Rural District, Bangalore.

SURVEY & REVENUE RECORDS & ENCUMBRANCE CERTIFICATES:

17. We have perused the RTCs with respect of Survey No. 69/2, measuring 4 Acres 25 Guntas, with 'No' Kharab land, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District:

Sl.No.	Period of RTCs	Name of the Owner
1.	1968-69 to 1973-74,	Mr.Chikka Muniveerappa, s/o.Marimuniyappa (Partition).
2.	1978-79 to 1982-83	Mr.Chikkamuniveerappa, Mr.Narayanappa,

		s/o.Chikka Muniveerappa, and it reflects the Record of Rights bearing No.822.
3.	1983-84 to 2006-07	Mr.Narayanappa, s/o.Chikka Muniveerappa and it reflects the MR No.11/1988-89.
4.	2007-08 to 2014-15	Hanumegowda, s/o.Narayanappa, (1 Acre) Susheelamma, d/o. Narayanappa, (10 Guntas) Devcarju, s/o.Narayanappa, (1 Acre), Suresh, s/o.Narayanappa, (1 Acre), Manjunath, s/o.Narayanappa, (1 Acre 15 Guntas) and it reflects the MR No.60/2006-07. MR No.11/1988-89 and MR No.74/2007-08.

18. We have perused the RTCs with respect of Survey No. 69/5, measuring 10 Guntas, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District:

Sl.No.	Period of RTCs	Name of the Owner
1.	2014-15	Shanthamma, w/o Maregowda, and it reflects the MR No.146/2014-15, MR No.11/1988-89.
2.	2015-16 to 2021-22	Chandan Krishnamurthy, s/o. B.S Krishnamurthy and Harish Krishna Murthy and it reflects the MR H65/2014-15, MR No.11/1988-89

19. It is learnt from the Index of Land, issued by Taluk Office Devanahalli, indicates the name of Narayanappa, s/o.Chikkamuniveerappa, as Khathder of the property measuring 4 Acres 25 Guntas and the same has been acquired by him through Record of Rights No.822.

20. Pakka Book issued by Inspector, Devanahalli, indicates that the land bearing Survey No.69, measuring 8 Acres 09 Guntas, was bifurcated into Survey 69/1, measuring 3 Acres 34 Guntas and owned by Doddamuniveerappa, s/o. Marimuniyappa and Survey No.69/2, measuring 4 Acres 25 Guntas and owned by Chikkamuniveerappa, s/o. Marimuniyappa.

21. Tippani, indicates that topographical shape of land bearing Survey No.69.

22. Hissa Tippani, dated 24.12.2015, issued by Assistant Director of Land Records, Devanahalli, indicates that topographical shape of land and also indicates that the land bearing Survey No.69/2, measuring 4 Acres 25 Guntas, has been bifurcated into:

- Survey No.69/2, owned by Hanume Gowda, s/o.Narayanappa and Devaraju, s/o.Narayanappa.
- Survey No.69/3, owned by Suresh, s/o.Narayanappa
- Survey No.69/4, owned by V.Srikanta, s/o.V.Venkatachalapathi.
- Survey No.69/5, owned by Shanthamma, w/o. Maregowda,

23. Hissa Mojani / Pakka Book, dated 24.12.2015, issued by Assistant Director of Land Records, Devanahalli, indicates that the land bearing Survey No.69/2, measuring 4 Acres 25 Guntas, has been bifurcated into:

- Survey No.69/2, measuring 2 Acres, owned by Hanume Gowda, s/o.Narayanappa and Devaraju, s/o.Narayanappa.
- Survey No.69/3, measuring 1 Acre, owned by Suresh, s/o.Narayanappa
- Survey No.69/4, measuring 1 Acre 15 Guntas, owned by V.Srikanta, s/o.V.Venkatachalapathi.
- Survey No.69/5, measuring 10 Guntas, owned by Shanthamma, w/o. Maregowda.

24. The Karnataka Revision Settlement Akharband, issued by Taluk Office Devanahalli, indicates that that an extent of the land measuring 10 Guntas with 'No' Kharab land in the land bearing Survey No.69/10.

ENCUMBRANCE CERTIFICATES:

25. We have been furnished with the following Encumbrance Certificates for our perusal:

Sl. No.	Period	Issued by	Transaction
1.	01.04.1960 to 31.03.2004	The Office of the Sub-Registrar.	Nil
2.	24.11.2003 to 29.02.2012	The Office of the Sub-Registrar.	• Partition Deed 05.03.2007, registered as Document No.DNH-1-09138/2006-07. • Sale Deed dated:27.03.2008, registered as Document No.DNH-1-07896/2007-08
3.	01.04.2004 to 08.11.2020	The Office of the Sub-Registrar.	• Sale Deed dated:06.05.2015, registered as Document No.DNH-01027/2015-16 • Confirmation Deed

			dated:06.05.2015, registered as Document No.DNH-1-01030/2015-16.
4.	01.04.2015 to 27.07.2019	The Office of the Sub-Registrar.	Sale Deed dated:06.05.2015, registered as Document No.DNH-01027/2015-16.
5.	01.04.2020 to 29.04.2022	The Office of the Sub-Registrar.	Nil
6.	01.04.2022 to 07.07.2022	The Office of the Sub-Registrar.	Nil

IV. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **M/s. Arvind Smart Homes Private Limited,** is the owner and having a marketable title over the Said Property. Our opinion is subject to the production of following documents and observations / recommendations:

Observations:

The following documents are recommended to be obtained.

1. *RTC extract for the period from 1974-75 to 1977-78 and 2022-23.*
2. *Latest tax paid receipts;*
3. *Endorsements from the Tahsildar confirming that there are no proceeding initiated or pending under section 48 A and section 77 A of Karnataka Land Reforms Act of 1961.*
4. *Latest Endorsement issued by the jurisdictional Assistant Commissioner indicating that the foregoing authority has not initiated any proceedings under the provisions of Schedule Caste and Schedule Tribes (Prohibition of Transfer and Sale of Certain Lands) Act.*
5. *Latest Endorsement from the Acquisition Officer Satellite Town Ring Road Planning Authority (STRR), KHB, KIADB stating that the land has not been acquired or notified for any of the developmental purposes.*
6. *Latest from Endorsement from National Highway Authority of India (NHAI), stating that the land has not been acquired for road widening from the said authority;*
7. *Latest from Endorsement from State Highway Authority, stating that the land has not been acquired for road widening from the said Authority.*
8. *Production of original documents for verification;*

V. OUR UNDERSTANDING

We understand that **Arvind Homes Pvt Ltd** intended to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

The Report on Title **(Report)** prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VI. MANDATE, OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('FM') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as '**Documents**').

2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.

3. We have not undertaken any litigation search on the Schedule Property. Therefore, the Report is subject to the specific case details, if any that have been provided by the Client.

4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.

5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

(a) All signatures appearing on the reviewed documents are genuine;
(b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);
(c) The Documents on which the Report relies remain accurate;
(d) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1968. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

VIII. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

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For Fox Mandal & Associates

Partner

FoxMandal
Solicitors & Advocates

Report on Title

3rd May, 2022.

To,

Arvind Homes Pvt Ltd
Having its office at 24,
Government Servant Society,
NR.Municipal Market, C.G.Road, Ahmedabad,
Gujarat, 380009

Hereunder referred to as **'the Client'**

Dear Sir / Madam,

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Preliminary Title Report. Please find below Preliminary Title Report issued based on the copies of the documents furnished to us.

Report On Title

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I. SCHEDULE PROPERTY

Item No.1

All that piece and parcel of immovable property being agricultural land bearing Survey No.71 admeasuring 1 Acre 36 Guntas, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District and bounded as follows:

East by	Survey No. 72:
West by	Survey No. 70;
North by	Survey No. 74; and
South by	Survey No. 69/2 and 69/3

Item No.2

All that piece and parcel of immovable property being agricultural land bearing Survey No.72 admeasuring 3 Acres 31 Guntas, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District and bounded as follows:

East by	Survey No. 58/5:
West by	Survey No. 71;
North by	Survey No. 73; and
South by	Survey No. 68/1 and 69/4.

[Boundaries to the Item No.1 and 2 of the Schedule Property are as per the Sale Deed dated 07.09.2022].

II. DOCUMENTS FURNISHED FOR SCRUTINY

Serial No.	Description of Documents
1.	Sale Deed dated 10.03.1965, executed by Mr.Narayanappa, s/o. Hanumanthrayappa, in favour of Mr.Byre Gowda, s/o.Narasimhanna, registered as Document No.3550/1964-65, Book-I, Volume No.925, at pages 59 to 61, in the Office of the Sub-Registrar, Devanahalli.
2.	Sale Deed dated 05.06.1969, executed by Mr.Byregowda S/o. Narasimhanna, in favour of Mr.Narayanappa, s/o.Hanumanthrayappa, registered as Document No.795/1969-70, Book-I, Volume No.1031 at pages 1 to 2, in the Office of the

	Sub-Registrar, Devanahalli.
3.	Record of Rights bearing No.742 and 743, issued by office of the Taluk, Devanahalli.
4.	Registered Mortgage Deed dated 01.06.1971, executed by Mr.Narayanappa, s/o. Hanumanthrayappa, in favour of Preliminary Land Development Bank, Devanahalli.
5.	Record of Rights bearing No.744, issued by office of the Taluk, Devanahalli.
6.	Registered Discharge Deed dated 14.10.1975, executed by Primary Co-operative Agricultural and Rural Development Bank, Devanahalli in favour of Mr.Narayanappa, s/o. Hanumanthrayappa, registered as document No.330/1985-86,Book-I, Volume No.80, at pages 124-125 in the Office of the Sub-Registrar, Devanahalli.
7.	Laon Clearnce certificate dated 17.03.1979, issued by Office of the Tahsildar Devanahalli in favour of Mr.Narayanappa, s/o. Hanumanthrayappa, registered on 31.03.1979, as Document No.4139/1978-79, in the Office of the Sub-Registrar, Devanahalli.
8.	Registered Mortgage Deed dated 04.05.1988, executed by Mr.Narayanappa, s/o. Hanumanthrayappa, in favour of Preliminary Co-operative Agricultural and Rural Development Bank, Devanahalli, registered as Document No.0041/1988-89 in the Office of the Sub-Registrar, Devanahalli.
9.	Mutation Register extract bearing MR No.7/2001-02, issued by Inspector, Office of the Tahsildar, Devanahalli.
10.	Will dated:23.03.1998, executed by Mr.Narayanappa, s/o Late.Hanumanthrayappa, in faovur of his daughter Mrs.Munilakshmamma, registered as Document No.139/1997-98, Book-III, Volume No.45, at pages 7 to 10, in the Office of the Sub-Registrar, Devanahalli.
11.	Genealogical tree of Karnal Muniyappa, issued by Village Accountant, Vishwanathapura dated 19.02.2010.
12.	Mortgage Deed 30.10.2009, executed by Mrs.Munilakshmamma, w/o. Veeranna, Mr.Pruthvikumar, s/o. Veeranna, Mr.Chandan, s/o. Veeranna and Mr.Kishore S/o. Veeranna, in favour of Bank of India, Devanahalli Branch, registered as Document No.3521/2009-10, recorded in CD No.DNHD-181, in the Office of the Sub-Registrar, Devanahalli.
13.	Digitally signed Mutation Register extract No.18/2009-10.
14.	Absolute Sale Deed dated: 10.06.2010, executed by Mrs.Munilakshmamma, w/o. Mr.R.Veeranna, d/o.Late.Narayanappa, Mr.S.V.Prithvi Kumar, s/o. Mr.R.Veeranna, Mr.S.V.Chandan, s/o. Mr.R.Veeranna, Mr.S.V.Kishore, s/o. Mr.R.Veeranna, being a minor represented by his father and natural guardian Mr.Veeranna in favour of Mr.B.S.Krishna Murthy, s/o B.H.Subbaiah,

	Mrs.B.K.Jayalakshmi, w/o. B.S.Krishna Murthy, Mr.Chandan Krishna Murthy, s/o. B.S.Krishna Murthy and Mr.Harish Krishna Murthy, s/o B.S.Krishna Murthy, registered as Document No.DNH 00905/2010-11, recorded in CD No.DNHD-194, in the Office of the Senior Sub-Registrar, Devanahalli.
15.	Digitally signed Mutation Register extract bearing MR No.6/2010-11.
16.	Discharge deed / Cancellation of Mortgage Deed dated 15.03.2012, executed by Bank of India, Devanahalli Branch, in favour of Mrs.Munilakshmamma, w/o. Veeranna, Mr.Pruthvikumar, s/o. Veeranna, Mr.Chandan, s/o. Veeranna and Mr.Kishore S/o. Veeranna, registered on 24.04.2013, as Document No.DNH-1-00614/2013-14, recorded in CD No.DNHD-321, in the Office of the Sub-Registrar, Devanahalli.
17.	Digitally signed Mutation Register extract bearing MR No.T53/2012-13.
18.	Deed of Confirmation dated 20.12.2013, executed by Mr.S.V.Kishore, s/o. late.R.Veeranna, in favour of 1.Mr.B.S.Krishna Murthy, s/o B.H.Subbaiah, 2.Mrs.B.K.Jayalakshmi, w/o. B.S.Krishna Murthy, represented by their General Power of Attorney holder Mr.Harish Krishna Murthy and Mr.Chandan Krishna Murthy, 3.Mr.Harish Krishna Murthy, s/o B.S.Krishna Murthy, and Mr.Chandan Krishna Murthy, s/o B.S.Krishna Murthy, registered as Document No.DNH-7478/2013-14, recorded in CD No.DNHD 362, in the Office of the Sub-Registrar Devanahalli.
19.	Sale Deed dated07.09.2022, registered as document No. DNH-1-07146-2022-23 of Book-I, recorded in CD No. DNHD1625 in the office of the Sub-Registrar, Devanahalli
20.	Official Memorandum dated 18.04.2023, bearing No. 487943 issued by office of the Deputy Commissioner, Bangalore Rural District, Bangalore
21.	Official Memorandum dated 18.04.2023, bearing No. 48794. issued by office of the Deputy Commissioner, Bangalore Rural District, Bangalore
22.	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 1968-69 to 1972-73, from 1978-79 to 1984-85, from 1993-94 to 2007-08 issued by Taluk Office, Devanahalli for Survey No.71.
18a	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 2009-10 to 2010-11.
18b	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 2011-12, from 2013-14 to 2020-21.
23.	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 1968-69 to 1972-73, from 1978-79 to 1984-85, from 1988-89 to 2007-08, issued by Taluk Office, Devanahalli for Survey No.72.
19a	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 2008-09 to 2011-12, from 2013-14 to 2021-22.

24.	Index of Land, issued by office of the Taluk, Devanahalli for Survey No.71.
25.	Index of Land issued by office of the Taluk, Devanahalli for Survey No.72.
26.	Karnataka Revision settlement Akharband, issued by Office of Taluk, Devanahalli.
27.	Tippani issued by Assistant Director of Land Records, Devanahalli for Survey No.71.
28.	Tippani, issued by Taluk Office, Devanahalli for Survey No.72.
29.	Order passed in LRF SR (D) 89/2010-11 dated 16.09.2011, filed before the Court of the Assistant Commissioner, Doddaballapura Sub-Division, Bangalore.
30.	Encumbrance certificate for the period from 01.04.1950 to 22.01.2010, issued by in the Office of the Sub-Registrar, Devanahalli.
31.	Encumbrance certificate for the period from 01.04.2004 to 08.11.2020, issued by the Office of the Sub-Registrar Devanahalli.
32.	Encumbrance certificate for the period from 01.04.2010 to 04.12.2013, issued by in the Office of the Sub-Registrar, Devanahalli.
33.	Nil Encumbrance certificate for the period from 01.04.2020 to 29.04.2022, issued by in the Office of the Sub-Registrar, Devanahalli.
34.	Encumbrance certificate for the period from 01.04.2010 to 07.07.2022, issued by in the Office of the Sub-Registrar, Devanahalli.

III. TRACING OF TITLE

1. The land bearing Survey No.71 and 72, admeasuring 5 Acres 30 Guntas, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District was originally owned by Mr.Narayanappa, s/o. Hanumanthrayappa, who conveyed the same in favour of Mr.Byre Gowda, s/o.Narasimhanna, vide Sale Deed dated 10.03.1965, registered as Document No.3550/1964-65, Book-I, Volume No.925, at pages 59 to 61, in the Office of the Sub-Registrar, Devanahalli.

2. Whereas, the said Mr.Byregowda S/o. Narasimhanna has re-conveyed the land bearing Survey No.71 and Survey No.72 measuring 5 Acres 30 Guntas, in favour of Mr.Narayanappa, s/o.Hanumanthrayappa, vide Sale Deed dated 05.06.1969, registered as Document No.795/1969-70, Book-I, Volume No.1031 at pages 1 to 2, in the Office of the Sub-Registrar, Devanahalli.

3. Pursuant to the said Sale Deed, the Khatha with respect to the land bearing Survey No.71 and 72, was recorded in the name of Mr.Narayanappa, s/o.Hanumantharayappa under the Record of Rights bearing Nos. 742 and 743, issued by office of the Taluk, Devanahalli.

4. Whereas, the said Mr.Narayanappa, s/o. Hanumanthrayappa, mortgaged the land bearing Survey No.71 and 72 along with other properties in favour of Primary Land Development Bank, Devanahalli, by executing registered Mortgage Deed dated 01.06.1971 and the same was recorded in the Record of Rights bearing No.744.

5. After the repayment of loan amount, the Primary Land and Rural Development Bank, Devanahalli has discharged the mortgage deed executed in favour of the said Bank with regard to the land bearing Survey No.71 and 72 and other properties in favour of Mr.Narayanappa, s/o. Hanumanthrayappa, by executing Discharge deed dated 29.10.1985, registered as document No.330/1985-86,Book-I, Volume No.80, at pages 124-125, in the office of the Sub-Registrar, Devanahalli.

6. The Office of the Tahsildar Devanahalli has issued a Loan Clearnce certificate dated 17.03.1979, in favour of Mr.Narayanappa, s/o. Hanumanthrayappa, with regard to the Survey No.71, Survey No.72 and Survey No.68/1 which is registered on 31.03.1979, as Document No.4139/1978-79, in the Office of the Devanahalli.

7. Mr.Narayanappa, s/o. Hanumanthrayappa, thereafter mortgaged the land bearing Survey No.71 and other properties in favour of Primary Co-operative Agricultural and Rural Development Bank, Devanahalli, by executing a registered Mortgage Deed dated 01.06.1971, as Document No.0041/1988-89.

8. By virtue of the Discharge deed registered as Document No.1163/2001-02, the mortgage was discharged and the khatha with respect to the land bearing Survey No.71 and Survey No.72 were mutated in the name of Mr.Narayanappa, s/o. Hanumanthrayappa, vide Mutation Register extract bearing MR No.7/2001-02, issued by the Tahsildar, Devanahalli.

9. The above said Mr.Narayanappa, s/o Late.Hanumanthrayappa, had executed a Will dated 23.03.1998, registered as Document No.139/1997-98, Book-III, Volume No.45, at pages 7 to 10, in the Office of the Sub-Registrar, Devanahalli, whereunder said Mr.Narayanappa, s/o Late.Hanumanthrayappa has bequeathed the land bearing Survey No.71 measuring 1 Acre 36 Guntas and Survey No.72, measuring 3 Acre 31 Guntas in favour of his daughter Mrs.Munilakshmamma.

10. Genealogical tree of Late. Karnal Muniyappa, issued by Village Accountant, Vishwanathapura, dated 19.02.2010, indicates that his family comprises of his wife Akkaiamma, their son Hanumantharayappa, his wife Devamma, and their son Narayanappa (expired), his wife Gowramma, and their daughter Munilakshmamma, 42 years, her husband R.Veeranna and their children as below:

    - Mr.S.V.Prithvi Kumar,
    - Mr.S.V.Chandan,
    - Mr.S.V.Kishore.

11. Mrs.Munilakshmamma, w/o. Veeranna, Mr.Prithvikumar, s/o. Veeranna, Mr.Chandu, s/o. Veeranna and Mr.Kishore S/o. Veeranna, have mortgaged Survey No.71 measuring 1 Acre 36 Guntas and Survey No.72, measuring 3 Acre 31 Guntas, in favour of Bank of India, Devanahalli Branch, by executing a Mortgage Deed on 30.10.2009, registered as Document No.3521/2009-10, recorded in CD No.DNHD-181, in the Office of the Sub-Registrar, Devanahalli and the same is recorded in the Mutation Register extract bearing No.18/2009-10.

12. Absolute Sale Deed dated 10.06.2010 indicates that the same was executed by Mrs.Munilakshmamma, w/o. Mr.R.Veeranna, d/o.Late.Narayanappa, Mr.S.V.Prithvi Kumar, s/o. Mr.R.Veeranna, Mr.S.V.Chandan, s/o. Mr.R.Veeranna, Mr.S.V.Kishore,

s/o. Mr.R.Veeranna, being a minor represented by his father and natural guardian Mr.Veeranna have conveyed the land bearing Survey No.71 measuring 1 Acre 36 Guntas and Survey No.72, measuring 3 Acre 31 Guntas, admeasuring 5 Acres 27 Guntas, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District, (hereinafter referred to as Item No.1 and 2 of the Schedule Property) in favour of Mr.B.S.Krishna Murthy, s/o B.H.Subbaiah, Mrs.B.K.Jayalakshmi, w/o. B.S.Krishna Murthy, Mr.Chandan Krishna Murthy, s/o. B.S.Krishna Murthy and Mr.Harish Krishna Murthy, s/o B.S.Krishna Murthy, vide Absolute Sale Deed dated 10.06.2010, registered as Document No.DNH 00905/2010-11, recorded in CD No.DNHD-194, in the Office of the Senior Sub-Registrar, Devanahalli.

13. Pursuant to the Sale Deed, the Khatha with respect to the Schedule Property, was mutated in the names of Mr.B.S.Krishna Murthy, s/o B.H.Subbaiah, Mrs.B.K.Jayalakshmi, w/o B.S.Krishna Murthy, Mr.Chandan Krishna Murthy, s/o B.S.Krishna Murthy and Mr.Harish Krishna Murthy, s/o. B.S.Krishna Murthy, vide Mutation Register extract bearing MR No.6/2010-11.

14. Whereas, Mr.S.V.Kishore, s/o. late.R.Veeranna has executed a Deed of Confirmation dated 20.12.2013, in favour of 1.Mr.B.S.Krishna Murthy, s/o B.H.Subbaiah, 2.Mrs.B.K.Jayalakshmi, w/o. B.S.Krishna Murthy, represented by their General Power of Attorney holder Mr.Harish Krishna Murthy and Mr.Chandan Krishna Murthy, 3.Mr.Harish Krishna Murthy, s/o B.S.Krishna Murthy, and Mr.Chandan Krishna Murthy, s/o B.S.Krishna Murthy, which is registered as Document No.DNH-7478/2013-14, recorded in CD No.DNHD -362, in the Office of the Sub-Registrar Devanahalli.

15. We have been provided with the copy of the order dated 16.09.2011 passed in LRF SR (D) 89/2010-11, by the Assistant Commissioner, Doddaballapura Sub-Division, Bangalore and upon perusal of the same, it indicates that the same was filed by Tahsildar against Mr.B.S.Krishnamurthy, s/o. B.H.Subbaiah, Mrs.B.K.Jayalakshmi, w/o B.S.Krishnamurthy, Mr.Chandan Krisnamurthy, s/o B.S.Krishnamurthy, Mr.Harish Krishnamurthy, s/o B.S.Krisnamurthy for violation of Section 79(a) and (b) of Karnataka Land Reforms Act 1961. Upon perusal of the documents furnished, the Assistant Commissioner, Doddaballapura was pleased to drop the proceedings vide the foregoing order.

16. Whereas, after the repayment of loan, the Bank of India, Devanahalli Branch has executed a Discharge deed / Cancellation of Mortgage Deed dated 15.03.2012, in favour of Mrs.Munilakshmamma, w/o. Veeranna, Mr.Pruthivikumar, s/o. Veeranna, Mr.Chandu, s/o. Veeranna and Mr.Kishore S/o. Veeranna registered on 24.04.2013, as Document No.DNH-1-00614/2013-14, recorded in CD No.DNHD-321, in the Office of the Sub-Registrar, Devanahalli, with regard to the charge created under the Mortgage Deed dated 30.10.2009, registered as Document No.3521/2009-10, under which the Schedule Property was discharged along with other properties.

17. By virtue of the Discharge deed dated 24.04.2013, registered as Document No.DNH-1-00614/2013-14, the khatha with respect to the land bearing Survey No.71, Survey No.72 and Survey No.68/1, were mutated in the name of Mr.B.S.Krishnamurthy, s/o. B.H.Subbaiah, Mrs.B.K.Jayalakshmi, w/o B.S.Krishnamurthy, Mr.Chandan

Krisnamurthy, s/o B.S.Krishnamurthy, Mr.Harish Krishnamurthy, s/o B.S.Krisnamurthy, vide Mutation Register extract bearing MR No.T53/2012-13.

18. Pursuant to the above, Mrs. Mrs.B.K.Jayalakshmi, w/o B.S.Krishnamurthy, Mr.Chandan Krisnamurthy, s/o B.S.Krishnamurthy, Mr.Harish Krishnamurthy, s/o B.S.Krisnamurthy conveyed the Item No.1 and 2 Property in favour of M/s. Arvind Smarthomes Pvt Ltd under a Sale Deed dated07.09.2022, registered as document No. DNH-1-07146-2022-23 of Book-I, recorded in CD No. DNHD1625 in the office of the Sub-Registrar, Devanahalli. Upon perusal of the foregoing Sale Deed, it is leant that Mr.B.S.Krishnamurthy had demised and hence the Schedule Property was conveyed by his wife and two sons.

19. Thereafter, M/s. Arvind Smarthomes Pvt Ltd have got the Item No.1 property converted from agricultural to non-agricultural Layout – Residential purpose under an Official Memorandum dated 18.04.2023, bearing No. 487943 issued by office of the Deputy Commissioner, Bangalore Rural District, Bangalore. Likewise, the Item No.2 Property was also converted from agricultural to non-agricultural Layout – Residential purpose under an Official Memorandum dated 18.04.2023, bearing No. 48794. issued by office of the Deputy Commissioner, Bangalore Rural District, Bangalore.

SURVEY & REVENUE RECORDS & ENCUMBRANCE CERTIFICATES:

20. We have perused the RTCs with respect of Survey No.71, measuring 1 Acre 39 Guntas with '03' Guntas of Kharab land, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District and our observations are as under:

Sl.No.	Period of RTCs	Name of the Owner
1.	1968-69 to 1972-73, from 1978-79 to 1984-85, from 1993-94 to 2007-08	Mr.Narayanappa, son of Hanumantharayappa, and it indicates the Record of Rights No.742, MR No.5/1988-89 and MR No.7/2001-02.
2.	2009-10 to 2010-11	Mr.Munilakshmamma, w/o. Late,Veeranna, Mr.Pruthivi Kumar, s/o. Late.Veeranna, Mr.Chandan, s/o. Late.Veeranna and Mr.Kishore, s/o. Late.Veeranna and it indicates the MR No.46/2007-08
3.	2011-12, from 2013-14 to 2020-21	Mr.B.S.Krishna Murthy, s/o. B.H.Subbaiah, Mr.B.K.Jayalakshmi, w/o. B.S.Krishna Murthy, Mr.Chandan Krishna Murthy, s/o of B.S.Krishna Murthy and Mr.Harish Krishna Murthy, s/o B.S.Krishna Murthy and it reflets that MR No.6/2010-11, MR No.18/2000-10, MR No.7/2001-02, and MR No.T53/2012-13.

21. We have perused the RTCs with respect of Survey No.72, measuring 3 Acres 31 Guntas with 'No' Kharab land, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District and our observations are as under:

Sl.No.	Period of RTCs	Name of the Owner
4.	1968-69 to 1972-73, from 1978-79 to 1984-85, from 1988-89 to 2007-08	Mr.Narayanappa, son of Hanumantharayappa, and it also indicates the Record of Rights No.743, MR No.7/2001-02 and MR No.3/1988-89
5.	2008-09 to 2011-12, 2013-14 to 2021-22.	Mr.B.S.Krishna Murthy, s/o. B.H.Subbaiah, Mr.B.K.Jayalakshmi, w/o. B.S.Krishna Murthy, Mr.Chandan Krishna Murthy, s/o of B.S.Krishna Murthy and Mr.Harish Krishna Murthy, s/o B.S.Krishna Murthy and it reflets that MR No.6/2010-11, MR No.18/2000-10, MR No.7/2001-02, MR No.T53/2012-13.

22. Index of Land issued by office of the Taluk, Devanahalli, indicates that Mr.Narayanappa, s/o. Hanumanthrayappa as Khatedar of the land bearing Survey No.71, measuring 1 Acre 36 Guntas and it indicates that the same in Record of Rights No.133 and Mr.Byregowda, son of Subbanna, as Khatder of the land and the same was recorded in RR 675.

23. Index of Land issued by office of the Taluk, Devanahalli, indicates that Mr.Narayanappa, s/o. Hanumanthrayappa as Khatedar of the land bearing Survey No.72 measuring 3 Acre 31 Guntas and it indicates the same in Record of Rights No.134 and Mr.Byregowda, son of Subbanna, as Khatder of the land in RR 675.

24. Tippani issued by Assistant Director of Land Records, Devanahalli, indicates that the topographical shape of the land bearing Survey No.71.

25. Tippani issued by Taluk Office, Devanahalli, indicates that the topographical shape of the land bearing Survey No.72.

26. Karnataka Revision Settlement Akharband, issued by Inspector Taluk Office Devanahalli, indicates that an extent of the land measuring 1 Acre 39 Guntas including 03 Guntas A Kharab land in the Survey Number 71 and measuring 3 Acre 31 Guntas with 'No' Kharab land in the Survey Number 72.

ENCUMBRANCE CERTIFICATES:

27. We have been furnished with the following Encumbrance Certificates for Survey No.71 for our perusal:

Sl. No.	Period	Issued by	Transaction

1.	01.04.1950 to 22.01.2010	Office of the Sub-Registrar Devanahalli	• Sale Deed dated 10.03.1965, registered as Document No.3550/1964-65. • Mortgage Deed dated 17.05.1971, registered as Document No.612/1971-72 in favour of PLD Bank. • Mortgage Deed dated 17.05.1971, registered as Document No.613/1971-72 in favour of PLD Bank. • Mortgage Deed dated 01.05.1971, registered as Document No.2058/1971 in favour of PLD Bank. • Mortgage Deed dated 01.05.1971, registered as Document No.2059/1971 in favour of PLD Bank. • Security Deed dated 31.01.1973, registered as Document No.4927/1973 in favour of BDO, DHL. • Clearnce Certificate by Tahsildar DHC, registered as Document No.4139/1978-79, dated 31.03.1979. • Discharge Deed dated 31.10.1985, registered as Document No.330/1985-86 by PCA and RDB. • Mortgage Deed 04.05.1988, registered as Document No.0041/1988-89, by Narayanappa in favour of PCA and RDB DHL. • Mortgage Deed 30.10.2009, registered as Document No.3521/2009-10, by Munilakshmamma in favour of Bank of Indal HDL.

			• Discharge Deed dated 24.04.2013, registered as Document No.0614/2013-14.
2.	01.04.2004 to 08.11.2020	Office of the Sub-Registrar Devanahalli	• Mortgage Deed 30.10.2009, registered as Document No.3521/2009-10. • Sale Deed dated 10.06.2010, registered as Document No.00905/2010-11 • Discharge deed dated 24.04.2013, registered as Document No.00614/13-14. • Confirmation deed dated 23.12.2013, registered as Document No.7478/13-14.
3.	01.04.2010 to 04.12.2013	Office of the Sub-Registrar Devanahalli	• Sale Deed dated 10.06.2010, registered as Document No.00905/2010-11. • Discharge deed dated 24.04.2013, registered as Document No.00614/13-14.
4.	01.04.2020 to 29.04.2022	Office of the Sub-Registrar Devanahalli.	Nil

28. We have been furnished with the following Encumbrance Certificates for Survey No.72 for our perusal:

Sl. No.	Period	Issued by	Transaction
5.	01.04.1950 to 22.01.2010	Office of the Sub-Registrar Devanahalli	• Sale Deed dated 10.03.1965, registered as Document No.3550/1964-65. • Mortgage Deed dated 17.05.1971, registered as Document No.612/1971-72 in favour of PLD Bank. • Mortgage Deed dated 17.05.1971, registered as Document No.613/1971-72 in favour of PLD Bank. • Mortgage Deed dated

			01.05.1971, registered as Document No.2058/1971 in favour of PLD Bank. • Mortgage Deed dated 01.05.1971, registered as Document No.2059/1971 in favour of PLD Bank. • Security Deed dated 31.01.1973, registered as Document No.4927/1973 in favour of BDO, DHL. • Clearnce Certificate by Tahsildar DHC, registered as Document No.4139/1978-79, dated 31.03.1979. • Discharge Deed dated 31.10.1985, registered as Document No.330/1985-86 by PCA and RDB. • Mortgage Deed 04.05.1988, registered as Document No.0041/1988-89, by Narayanappa in favour of PCA and RDB DHL. • Mortgage Deed 30.10.2009, registered as Document No.3521/2009-10, by Munilakshmamma in favour of Bank of Indal HDL. • Discharge Deed dated 24.04.2013, registered as Document No.0614/2013-14.
6.	01.04.2004 to 08.11.2020	Office of the Sub-Registrar Devanahalli	• Discharge deed dated 24.04.2013, registered as Document No.00614/13-14. • Confirmation deed dated 23.12.2013, registered as Document No.7478/13-14.
7.	01.04.2010 to 04.12.2013	Office of the Sub-Registrar Devanahalli	• Sale Deed dated 10.06.2010, registered as Document No.00905/2010-11.

			• Discharge deed dated 24.04.2013, registered as Document No.00614/13-14.
8.	01.04.2020 to 29.04.2022	Office of the Sub-Registrar Devanahalli.	Nil
9.	01.04.2010 to 07.07.2022	Office of the Sub-Registrar Devanahalli.	• Discharge deed dated 24.04.2013, registered as Document No.00614/13-14. • Confirmation deed dated 23.12.2013, registered as Document No.7478/13-14.

IV. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **M/s. Arvind Samrthomes Private Limited**, as the absolute owners and have marketable title over the Schedule Property and our opinion is subject to the production of following documents and observations / recommendations:

Observations:

The following documents are recommended to be obtained.

For Survey No.71:

1. *RTC extract for the period from 1974-75 to 1977-78, from 1985-86 to 1992-93, 2012-13 and 2022-23.*
2. *Encumbrance certificate for the period from 29.04.2022 to till date.*

For Survey No.72:

3. *RTC extracts for the period from 1973-74 to 1977-78 and from 1985-86 to 1987-88, 2012-13 and 2022-23.*

Common document for Survey No.71 and 72:

4. *Endorsements from the Tahsildar confirming that there are no proceeding initiated or pending under section 48 A and section 77 A of Karnataka Land Reforms Act of 1961.*
5. *Latest Endorsement issued by the jurisdictional Assistant Commissioner indicating that the foregoing authority has not initiated any proceedings under the provisions of Schedule Caste and Schedule Tribes (Prohibition of Transfer and Sale of Certain Lands) Act.*
6. *Latest Endorsement from the Acquisition Officer Satellite Town Ring Road Planning Authority (STRR), KHB, KIADB stating that the land has not been acquired or notified for any of the developmental purposes.*
7. *Latest from Endorsement from National Highway Authority of India (NHAI), stating that the land has not been acquired for road widening from the said authority;*

8. *Latest from Endorsement from State Highway Authority, stating that the land has not been acquired for road widening from the said Authority.*
9. *Production of original documents for verification*;

V. OUR UNDERSTANDING:

We understand that **M/s. Arvind Samrthomes Private Limited** intended to acquire the Schedule Property and hence intended to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

The Report on Title **(Report)** prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VI. MANDATE, OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('**FM**') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as '**Documents**').
2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.
3. We have not undertaken any litigation search on the Schedule Property. Therefore, the Report is subject to the specific case details, if any that have been provided by the Client.
4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.
5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

(a) All signatures appearing on the reviewed documents are genuine;
(b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);
(c) The Documents on which the Report relies remain accurate;
(d) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1968. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

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VIII. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

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For Fox Mandal & Associates

Partner

FoxMandal
Solicitors & Advocates

Report on Title

3rd May, 2023

To,

Arvind Homes Pvt Ltd
Having its office at 24,
Government Servant Society,
NR.Municipal Market, C.G.Road, Ahmedabad,
Gujarat, 380009

Hereunder referred to as **'the Client'**

Dear Sir/Madam,

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Preliminary Title Report. Please find below Preliminary Title Report issued based on the copies of the documents furnished to us.

Report On Title

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I. SCHEDULE PROPERTY

All that piece and parcel of immovable property being agricultural land bearing Survey No.73/6 (being a part of old Survey No.73/2) measuring 08 Guntas out of 1 Acre 36 Guntas, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District and bounded as follows:

East by	Survey No.58/5;
West by	Survey No. 73/5;
:North by	Road:
South by	Survey No. 72.

[Boundaries mentioned herein are as per the Sale Deed dated: 07.09.2022].

II. DOCUMENTS FURNISHED FOR SCRUTINY

Serial No.	Description of Documents
1.	Order passed in OS No.44/1981, dated 24.09.1987 passed by the Court of the Principal Civil Judge at Bangalore.
2.	Mutation Register extract bearing MR No.10/1991-92, issued by the Taluk Office, Devanahalli.
3.	Death certificate of K.Veeraanna, died on 08.07.1995.
4.	Inheritance Certificate No.1/1995-96, issued by Village Accountant, Vishwanathapura Circle, Devanahalli.
5.	Affidavit cum Genealogical Tree of Late.Veeranna, dated 22.01.2016.
6.	Partition Deed dated 27.04.2005, entered into between Mr.V.Ramaiah, s/o Late.K.Veeranna, Mrs.M.Saraswathamma, w/o V.Ramaiah, Mr.V.Mune Gowda s/o of Late.K.Veeranna, Mrs.Gayithtiyamma, w/o. V.Munegowda, registered as Document No.01021/2005-06, recorded in CD No.DNHD-21, in the Office of the Sub-Registrar Devanahalli.
7.	Death Certificate of Late.Gayithri, dated 09.12.2011, issued by Chief Registrar of Birth and Deaths, Devanahalli.
8.	Mortgage Deed dated 19.01.2010, executed by Mr.V.Ramaiah, s/o. late.Veeranna and Mr.V.Mune Gowda, s/o. Late.Veeranna in favour of Vishwanathapura Vayasaya Seva Sahakara Sangha Niyamitha, Vishwanathapura Branch, Devanahalli, Bangalore., registered as Document No.DNH-1-4920/2009-10, recorded in CD No.DNHD-185, in the Office of the Sub-Registrar, Devanahalli.
9.	Digitally signed Mutation Register extract bearing MR No.40/2009-10.
10.	Mortgage Deed dated 12.03.2015, executed by Mr.V.Ramaiah, s/o. late.Veeranna and Mr.V.Mune Gowda, s/o. Late.Veeranna in favour of Vishwanathapura Vayasaya Seva Sahakara Sangha Niyamitha, Vishwanathapura Branch, Devanahalli, Bangalore., registered as Document No.DNH-1-11137/2014-15, recorded in CD No.DNHD-533, in the Office of the Sub-Registrar, Devanahalli.
11.	Registered Discharge Deed dated 29.06.2016, executed by Vishwanathapura Vayasaya Seva Sahakara Sangha Niyamitha, Vishwanathapura Branch, Devanahalli, Bangalore, in favour of Mr.V.Mune Gowda, s/o. Late.Veeranna, registered as Document No.DNK-1-3035/2016-17, recorded in CD No.DNHD-603, in the Office of the Sub-Registrar, Devanahalli.

12.	Registered Discharge Deed dated 29.06.2016, executed by Canara Bank represented by its manager in favour of Mr.V.Mune Gowda, s/o Late.Veeranna, registered as Document No.DNK-1-3060/2016-17, recorded in CD No.DNHD-603, in the office of the Sub-Registrar, Devanahalli.
13.	Digitally signed Mutation Register extract bearing MR No.T5/2016-17.
14.	Agreement of Sale 15.04.2016, executed by Mr.V.Mune Gowda, s/o Late.Veeranna, and Mr.Nihaar.M. s/o V.Mune Gowda, being a minor represented by his father Mr.V.Mune Gowda in favour of Mr.Chandan Krishna Murthy, s/o. B.S.Krishna Murthy and Mr.Harish Krishna Murthy, s/o B.S.Krishna Murthy, registered as Document No.DNH-1-0375/2016-17, recorded in CD No.DNHD-592, in the Office of the Sub-Registrar, Devanahalli.
15.	Sale Deed dated 26.08.2016, executed by Mr.V.Mune Gowda, s/o Late.Veeranna, Mr.Prithviraj M, s/o. Mr.V.Mune Gowda and Mr.Nihaar.M. s/o V.Mune Gowda, being a minor represented by his father Mr.V.Mune Gowda in favour of Mr.Chandan Krishna Murthy, s/o. B.S.Krishna Murthy and Mr.Harish Krishna Murthy, s/o B.S.Krishna Murthy, registered as Document No.DNH-1-05151/2016-17, recorded in CD No.DNHD-614, in the Office of the Sub-Registrar Devanahalli.
16.	Mutation Register extract bearing No.H15/2016-17.
17.	Sale Deed dated 07.09.2022 which is registered as document No. DNH-1-07147-2022-23 of Book-I, recorded in CD No. DNHD1625 in the office of the Sub-Registrar, Devanahalli
18.	Official Memorandum dated 18.04.2023, bearing No. 487945 issued by office of the Deputy Commissioner, Bangalore Rural District, Bangalore
19.	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 1969-70 to 1972-73 from 1978-79 to 1984-85, issued by Taluk Office, Devanahalli.
20.	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 1988-90 to 2009-10, issued by Taluk Office, Devanahalli.
21.	Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 2010-11 to 2011-12, from 2013-14 to 2015-16 issued by Taluk Office, Devanahalli.
22.	Digitally signed Record of Rights, Tenancy and Crops, (RTC) extracts for the period from 2016-17 to 2021-22.
23.	Kardha copy / Moola Prathi issued by Assistant Director of Land Records, Devanahalli.
24.	Record of Rights No.135, issued by Taluk Office, Devanahalli., Ho.Nanjappa, son of Byra.
25.	Moola Tippani Assistant Director of Land records, Devanahalli.
26.	Hissa Tippani, issued by Assistant Director of Land Record, Devanahalli.
27.	RR Bhalabhagada Nakalu, issued by Assistant Director of Land Record, Devanahalli.
28.	Karnataka Revision Settlement Akharband, issued by Assistant Director of land records, Devanahalli.
29.	Digitally signed Mutation Register extract bearing MR No.T74/2015-16.
30.	Endorsement dated 06.01.2016, bearing No. RK.CR.650/15-16 issued by Office of the Tahsildar, Devanahalli.
31.	Endorsement dated 27.06.2016, bearing No. PTCL(DE)CR.(HIM)83/2016-17,

	issued by Office of the Assistant Commissioner, Devanahalli.
32.	Nil Tenancy Certificate, bearing No.RD0038367033644, issued by Office of the Office of the Tahsildar, Devanahalli.
33.	Encumbrance certificate for the period from 01.04.2004 to 08.11.2020 issued by the Sub-Registrar Office, Devanahalli.
34.	Nil Encumbrance certificate for the period from 01.04.2020 to 20.04.2022 issued by the Sub-Registrar Office, Devanahalli.
35.	Nil Encumbrance certificate for the period from 01.04.2022 to 07.07.2022, issued by the Sub-Registrar Office, Devanahalli.

II. TRACING OF TITLE

1. The Record of Rights, Tenancy and Crops (RTCs) extracts for the period from 1969-70 to 1972-73 from 1978-79 to 1984-85 indicates the name of Mr.Ho.Nanjappa, s/o Byrappa as Khateder of larger extent of the land bearing Survey No.73, measuring 2 Acres 03 Guntas, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District and the same is reflected in the Record of Rights No.135.

2. We have been furnished with an Judgement passed in OS No.44/1981, dated 24.09.1987 by the Court of the Principal Civil Judge at Bangalore, upon perusal of the same, it indicates that the same was filed by Mr.Krishnappa, s/o. Late.Muniyappa, Mr.Ramaiah, s/o.Late.Muniyappa against Mr.K.Veeranna, s/o.Late.Kempanna, K.Byrappa, since deceased represented by his legal heirs Mrs.Channamma, w/o. late.Byrappa, Mrs.Nanjamma, d/o. late.Byrappa, Manjunath, s/o.K.Byrappa and others and have sought for half share in the Schedule Properties and separate possession of their half share and to declare that they are entitled to half share in the Suit Schedule property. It is pertinent to note that the said proceedings culminated into a compromise and accordingly the land in Survey No. 73 was assigned to the share of Mr. K. Veeranna.

3. Pursuant to the Judgement passed in O.S.44/1981, the Khatha with respect to the land bearing Survey No.73, measuring 2 Acres 03 Guntas inter-alia other properties were mutated in the name of Mr.K.Veeranna, s/o. Late.Kempanna, vide Mutation Register extract bearing MR No.10/1991-92, issued by the Taluk Office, Devanahalli.

4. Upon the death of said Veeranna, s/o. Kempanna, the Khatha with respect to the land bearing Survey No.73, measuring 2 Acres 03 Guntas inter-alia other properties were mutated in the names of his sons Mr.V.Ramaiah and Mr.V.Munegowda, vide Inheritance Certificate No.1/1995-96, issued by Village Accountant, Vishwanathpura Circle, Devanahalli.

5. Affidavit cum Genealogical Tree of Late.Veeranna, dated 22.01.2016, sworn by V.Munegowda, indicates that his family comprised of his wife Pillamma, and their children:

- Mr.V.Ramaiah, 55 years, his wife Mrs.Saraswathamma, 48 years and their children Mr.R.Mohan 30 years, Mr.R.Madhu 28 years,
- Mr.V.Mune Gowda 45 years, his wife, Mrs.Gayithri, their sons Mr.M.Pruthiviraj and Mr.M.Nihaar.

6. Whereas, the said Mr.V.Ramaiah, s/o Late.K.Veeranna, Mrs.M.Saraswathamma, w/o V.Ramaiah, Mr.V.Mune Gowda s/o of Late.K.Veeranna, Mrs.Gayithriyamma, w/o. V.Munegowda, have entered into a Partition on 27.04.2005, by virtue of the said partition, the land bearing Survey No.73, measuring 1 Acre 36 Guntas inter-alia other properties were allotted to the share of Mr.V.Munegowda and Mrs.Gayithriyamma, which is registered as Document No.01021/2005-06, recorded in CD No.DNHD-21, in the Office of the Sub-Registrar Devanahalli.

7. Thereafter Mrs.Gayithri, expired on 21.10.2011 and the same has been recorded in Death Certificate issued by the Chief Registrar of Births and Deaths, Devanahalli dated 09.12.2011.

8. Mr.V.Ramaiah, s/o. Late.Veeranna and Mr.V.Mune Gowda, s/o.Late.Veeranna has mortgaged the land bearing Survey No.73, measuring 2 Acre 03 Guntas in favour of Vishwanathapura Vayasaya Seva Sahakara Sangha Niyamitha, Vishwanathapura Branch, Devanahalli, Bangalore by executing Mortgage Deed dated 19.01.2010, registered as Document No.DNH-1-4920/2009-10, recorded in CD No.DNHD-185, in the Office of the Sub-Registrar, Devanahalli.

9. Mr.V.Mune Gowda, s/o. Late.Veeranna and Mr.V.Mune Gowda, s/o. Late.Veeranna has mortgaged the land bearing Survey No.73/2, measuring 1 Acre 36 Guntas in favour of Vishwanathapura Vayasaya Seva Sahakara Sangha Niyamitha, Vishwanathapura Branch, Devanahalli, Bangalore by executing Mortgage Deed dated 12.03.2015, registered as Document No.DNH-1-11137/2014-15, recorded in CD No.DNHD-533, in the Office of the Sub-Registrar, Devanahalli.

10. After the repayment of the loan amount the Vishwanathapura Vayasaya Seva Sahakara Sangha Niyamitha, Vishwanathapura Branch, Devanahalli, Bangalore has executed a Discharge deed dated 29.06.2016, registered as Document No.DNK-1-3053/2016-17, recorded in CD No.DNHD-603, in the Office of the Sub-Registrar, Devanahalli, in favour of Mr.V.Mune Gowda, s/o. Late.Veeranna, to discharge the charge created under Mortgage Deed dated 20.01.2010, registered as Document No.DNH-1- 4920/2009-10, recorded in CD No.DNHD-185 and dated 17.03.2015, and under Document No.DNH-1- 11137/2014-15, recorded in CD 533, both in the Office of the Sub-Registrar, Devanahalli.

11. Discharged deed dated 29.06.2016 indicates that the same is executed by Canara Bank, Devanahalli in favour of Mr.V.Munegowda, s/o. Late.Veeranna, registered on 30.06.2016, as document No.DNH-I-3060/2016-17, Book-I, recorded in CD No. DNHD-603, in the office of the Sub-Registrar, Devanahalli for having repaid the loan which was sought under the mortgage deed dated 21.01.2016, registered as Document No.DNH-1-Part IV-00128/2015-16, in the office of the Sub-Registrar, Devanahalli.

12. Pursuant to the Discharge deed the Khatha with respect to the land bearing Survey No.73/2, recorded in the name of Mr.V.Munegowda s/o.Late.Veeranna, vide Mutation Register extract bearing MR No.T5/2016-17.

13. Mr.V.Mune Gowda, s/o Late.Veeranna and Mr.Nihaar.M. s/o V.Mune Gowda, being a minor represented by his father Mr.V.Mune Gowda have agreed to sell the land bearing Survey No. 73, measuring 08 Guntas out of 1 Acre 36 Guntas under an Agreement of Sale 15.04.2016 with Mr.Chandan Krishna Murthy, s/o. B.S.Krishna Murthy and Mr.Harish Krishna Murthy, s/o B.S.Krishna Murthy which is registered as Document No.DNH-375/2016-17, recorded in CD No.DNHD-592, in the Office of the Sub-Registrar, Devanahalli.

14. Whereas, Mr.V.Mune Gowda, s/o Late.Veeranna, Mr.Prithviraj M, s/o. Mr.V.Mune Gowda and Mr.Nihaar.M. s/o V.Mune Gowda, being a minor represented by his father Mr.V.Mune Gowda have conveyed the land bearing Survey No.73/2, measuring 08 Guntas out of 1 Acre 36 Guntas, in favour of Mr.Chandan Krishna Murthy, s/o. B.S.Krishna Murthy and Mr.Harish Krishna Murthy, s/o B.S.Krishna Murthy, vide Sale Deed dated 26.08.2016, registered as Document No.DNH-1-05151/2016-17, recorded in CD No.DNHD-614, in the Office of the Sub-Registrar Devanahalli.

15. Pursuant to the Sale Deed, the Khatha with respect to the land bearing Survey No.73/6, measuring 08 Guntas was mutated in the names of Mr.Chandan Krishna Murthy, s/o. B.S.Krishna Murthy and Mr.Harish Krishna Murthy, s/o B.S.Krishna Murthy, vide Mutation Register extract bearing No.H15/2016-17.

16. Pursuant to the above, Mr. Chandan Krishna Murthy and Mr. Harish Krishna Murthy conveyed the land bearing Survey No. 73/6, admeasuring 08 Guntas in favour of M/s. Arvind Smarthomes Pvt Ltd under a Sale Deed dated 07.09.2022 which is registered as document No. DNH-1-07147-2022-23 of Book-I, recorded in CD No. DNHD1625 in the office of the Sub-Registrar, Devanahalli. Thereafter, M/s. Arvind Smarthomes Pvt Ltd have the land bearing Survey No. 73/6, admeasuring 08 Guntas converted from agricultural to non-agricultural Layout – Residential purpose under an Official Memorandum dated 18.04.2023, bearing No. 487945 issued by office of the Deputy Commissioner, Bangalore Rural District, Bangalore.

SURVEY & REVENUE RECORDS & ENCUMBRANCE CERTIFICATES:

17. We have perused the RTCs with respect of Survey No.73, measuring 2 Acre 03 Guntas with 'No' Kharab land, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District and our observations are as under:

Sl.No.	Period of RTCs	Name of the Owner
1.	1969-70 to 1972-73 from 1978-79 to 1984-85	Mr.Ho.Nanjappa, son of Byrappa.
2.	1988-90 to 2009-10	Mr.V.Ramaiah and Mr.V.Mune Gowda, sons of Late.K.Veeranna and it reflects the IHR 1/1995-96.
3.	2010-11 to 2011-12, 2013-14 to 2015-16	Mr.V.Ramaiah, s/o. Late.K.Veeranna, Mrs.M.Saraswathamma, w/o.

		Mr.V.Ramaiah, 07 Guntas. Mr.V.Munegowda s/o Late.K.Veeranna and Gayithtiyamma, w/o. Mr.V.Munegowda, 1 Acre 36 Guntas and it reflects the MR No.60/2009-10, MR No.40/2009-10 MR No.H64/2012-13, MRT 40/2012-13.

18. We have perused the RTCs with respect of Survey No.73/6, measuring 08 Guntas with 'No' Kharab land, situated at Vishwanathapura Village, Kundana Hobli, Devanahalli Taluk and Bangalore Rural District and our observations are as under:

Sl.No.	Period of RTCs	Name of the Owner
4.	2016-17 to 2021-22	Mr.Chandan Krishna Murthy, s/o B.S.Krishna Murthy and Mr.Harish Krishna Murthy, s/o B.S.Krishna Murthy and it reflects the MR H15/2016-17 and MR T5/2016-17

19. It is learnt from the Kardha copy / Moola Prathi issued by Assistant Director of Land Records, Devanahalli that one Mr.Nanjappa's name is reflected as the Khateder of the land bearing Survey No.73, measuring 2 Acres 03 Guntas.

20. Moola Tippani Assistant Director of Land records, Devanahalli indicates that the topographical shape of the land bearing Survey No.73.

21. Hissa Tippani, issued by Assistant Director of Land Record, Devanahalli indicates the topographical share of the land bearing Survey No.73/2, measuring 1 Acre 17 Guntas and further indicates that the said land was bifurcated into Survey No.73/2, owned by Mr.V.Munegowda, s/o. Late.Veeranna, Survey No.73/4, owned by Mr.Shesharam.D, s/o.Daguramji, Survey No.73/5, owned by Mr.Venkatashamappa s/o. Chikka Kempanna and Survey No.73/6 owned by Mr.Chandan Krishna Murthy, s/o. B.S.Krishna Murthy and Mr.Harish Krishna Murthy, s/o B.S.Krishna Murthy.

22. RR Bhalabhagada Nakalu, issued by Assistant Director of Land Record, Devanahalli, indicates that the land bearing Survey No.73/2, measuring 1 Acre 17 Guntas was bifurcated into Survey No.73/2, measuring 1 Acre 1 ½ Guntas, owned by Mr.V.Munegowda, s/o. Late.Veeranna, Survey No.73/4, measuring 3 ¾ Guntas, owned by Mr.Shesharam.D, s/o.Daguramji, Survey No.73/5, measuring 3 ¾ Guntas owned by Mr.Venkatashamappa s/o. Chikka Kempanna and Survey No.73/6, measuring 08 Guntas owned by Mr.Chandan Krishna Murthy, s/o. B.S.Krishna Murthy and Mr.Harish Krishna Murthy, s/o B.S.Krishna Murthy.

23. Karnataka Revision Settlement Akharband, issued by Assistant Director of land records, Devanahalli, indicates the extent of the land measuring 08 Guntas with 'No' Kharab land in Survey Number 73/6.

24. Digitally signed Mutation Register extract bearing MR No.T74/2015-16, indicates that the land bearing Survey No.73, measuring 2 Acre 03 Guntas was bifurcated into Survey No.73/1, measuring 05.08 Guntas, owned by Mr.V.Ramaiah, s/o.

Late.Veeranna and Survey No.73/2, measuring 1 Acre 17 Guntas owned by Mr.Mr.Munigowda, s/o. Late.Veeranna.

ENDORSEMENTS:

25. Endorsement dated 06.01.2016, issued by Office of the Tahsildar, Devanahalli, bearing No.RK.CR.650/15-16, confirming that the RTC extract for the period from 1973-74 to 1978, 1993-94 to 1997, 1997 to 2002 are not available in the records maintained by them with respect to the Survey No.73.

26. Endorsement dated 27.06.2016, bearing No. PTCL(DE)CR.(HIM)83/2016-17, issued by Office of the Assistant Commissioner, Devanahalli, confirming that there no PTCL claims initiated or pending under PTCL Act 1978 with respect to the Survey No.73, measuring 2 Acres 03 Guntas.

27. Nil Tenancy Certificate, bearing No.RD0038367033644, issued by Office of the Office of the Tahsildar, Devanahalli, dated 20.06.2016 confirming that there no tenancy claims initiated or pending under Form 2, 7,7 A of Karnataka Land Reforms Act-1961 with respect to the Survey No.73, measuring 1 Acres 17 Guntas.

ENCUMBRANCE CERTIFICATES:

28. We have been furnished with the following Encumbrance Certificates for our perusal:

Sl. No.	Period	Issued by	Transaction
1.	01.04.2004 to 08.11.2020	Office of the Sub-Registrar Devanahalli.	• Partition dated 21.05.2005, registered as Document No.1021/2005-06. • Mortgage dated 20.10.2010, registered as Document No.4920/2009-10. • Mortgage dated 17.03.2015, registered as Document No.11137/2014-15. • Mortgage Deed dated 21.01.2016 registered as Document No.DNH-Part-IV-00128/2015-16. • Sale Agreement dated 11.04.2016, registered as Document No.00375/2016-17. • Discharge 30.06.2016, registered as Document No.3035/2016-17, dated. • Discharge deed 30.06.2016, registered as Doc.No.3060/2016-17, dated.

2.	01.04.2020 to 20.04.2022	Office of the Sub-Registrar Devanahalli	Nil
3.	01.04.2022 to 07.07.2022	Office of the Sub-Registrar Devanahalli	Nil

IV. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **M/s. Arvind Smarthomes Pvt Ltd** is the absolute owner and have marketable title over the Schedule Property and our opinion is subject to the production of following documents and observations / recommendations:

Observations:

The following documents are recommended to be obtained.

1. *RTC extract for the period from 1973-74 to 1977-78, from 1985-86 to 1987-88, for 2012-13 and 2022-23.*
2. *Latest tax paid receipts;*
3. *Encumbrance Certificate from 07.07.2022 to till date;*
4. *Endorsements from the Tahsildar confirming that there are no proceeding initiated or pending under section 48 A and section 77 A of Karnataka Land Reforms Act of 1961.*
5. *Latest Endorsement issued by the jurisdictional Assistant Commissioner indicating that the foregoing authority has not initiated any proceedings under the provisions of Schedule Caste and Schedule Tribes (Prohibition of Transfer and Sale of Certain Lands) Act.*
6. *Latest Endorsement from the Acquisition Officer Satellite Town Ring Road Planning Authority (STRR), KHB, KIADB stating that the land has not been acquired or notified for any of the developmental purposes.*
7. *Latest from Endorsement from National Highway Authority of India (NHAI), stating that the land has not been acquired for road widening from the said authority;*
8. *Latest from Endorsement from State Highway Authority, stating that the land has not been acquired for road widening from the said Authority.*
9. *Production of original documents for verification;*

V. OUR UNDERSTANDING

We understand that **M/s. Arvind Smarthomes Pvt Ltd** intended to acquire the Schedule Property and hence intended to know the marketable title of the Schedule Property and accordingly had instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

The Report on Title **(Report)** prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the

recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VI. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates (**'FM'**) to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as **'Documents'**).
2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.
3. We have not undertaken any litigation search on the Schedule Property. Therefore, the Report is subject to the specific case details, if any that have been provided by the Client.
4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.
5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

(a) All signatures appearing on the reviewed documents are genuine;
(b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);
(c) The Documents on which the Report relies remain accurate;
(d) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places

in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.

3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1968. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

VIII. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

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For Fox Mandal & Associates

Partner

FoxMandal
Solicitors & Advocates

Report on Title

November 16, 2023

To,

Arvind Smarthomes Pvt Ltd
Having its office at 24,
Government Servant Society,
NR.Municipal Market, C.G.Road, Ahmedabad,
Gujarat, 380009

Hereunder referred to as '**the Client**'

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Title Report. Please find below Title Report issued based on the copies of the documents furnished to us.

Report On Title

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II. SCHEDULE PROPERTY

All that piece and parcel of the converted land bearing Survey No. 162, measuring 05 Acres 05 Guntas, exclusive of 02 Guntas of kharab, situated at Soluru Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District and bounded as follows:

East by	Survey No. 201;
West by	Survey No. 164;
North by	Survey No. 78 and Vishwanathapura Village Boundary;
South by	Survey Nos. 163 and 200;

[Boundaries mentioned herein are as indicated in the Official Memorandum dated 19.05.2023]

II. DOCUMENTS FURNISHED FOR SCRUTINY

Sl. No.	DESCRIPTION OF DOCUMENT
1.	Order in Case bearing No. 79/1958-59 dated 09.04.1960 passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore Circle with regard to Survey No. 162;
2.	Register VIII Extract with regard to Survey No. 162;
3.	Order dated 25.05.1982 in Case bearing Nos. 284/1979-80, 283/1979-80, 282/1979-80, 281/1979-80, 218/1980-81 and 219/1980-81 passed by the Land Tribunal, Devanahalli Taluk;
4.	Endorsement dated 04.12.1985 bearing No. LRF (INA) 284/1979-80 issued by the Special Tahsildar for Land Reforms, Devanahalli Taluk, Devanahalli;
5.	Sammathi Lekha dated 24.08.1989 in Case bearing No. LRF (INA) 218/1980-81 issued by the Special Tahsildar for Land Reforms, Devanahalli Taluk, Devanahalli;
6.	Mutation Register Extract bearing MR No. 2/1992-93 issued by the Deputy Tahsildar, Taluk Office, Kundana, Devanahalli Taluk;
7.	Order in proceedings bearing No. RRT CR 47/1990-91 dated 24.06.1992 passed by the Assistant Tahsildar, Devanahalli;

8.	Mutation Register Extract bearing MR No. 3/1992-93 issued by the Assistant Tahsildar, Taluk Office, Kundana, Devanahalli Taluk;
9.	Order bearing No. R.A. 68/1992-93 dated 13.05.1998 passed by the Assistant Commissioner, Doddaballapur Sub-Division;
10.	Affidavit dated 09.07.2022 deposed by S. Narasimha Raju, son of S.M. Somanna, with regard to Genealogical/Family tree of S.M. Somanna;
11.	Death Certificate of S.M. Somanna issued by the Village Accountant, Vishwanathapura, Devanahalli Taluk;
12.	Digitally signed copy of Mutation Register Extract bearing MR No. H33/2013-14;
13.	Affidavit dated 11.07.2022 deposed by S.M. Rajanna, son of late S.N. Doddamalappa with regard to Genealogical/Family of S.M. Rajanna;
14.	Affidavit dated 11.07.2022 deposed by Meenakshamma, wife of late Gopal, with regard to Genealogical/Family of Gopal S.M;
15.	Death Certificate of S.M. Gopal issued by the Village Accountant, Vishwanathapura, Devanahalli Taluk;
16.	Affidavit dated 11.07.2022 deposed by S.M. Dodda Anjinappa, son of late S.N. Doddamalappa, with regard to Genealogical/Family S.M. Dodda Anjinappa;
17.	Affidavit dated 08.07.2022 deposed by Shekar Babu M.C, son of late S.N. Doddamalappa, with regard to Genealogical/Family of Shekar Babu M.C;
18.	Affidavit dated 11.07.2022 deposed by Chandrashekar, son of late S.M. Kalleshaiah, with regard to Genealogical/Family tree of S.M. Kalleshaiah;
19.	Death Certificate of S.M. Kalleshaiah issued by the Bruhat Bangalore Mahanagara Palike ("BBMP"), Bangalore;
20.	Affidavit dated 09.07.2022 deposed by S.M. Vijay Kumar, son of late S.N. Doddamalappa, with regard to Genealogical/Family of S.M. Vijay Kumar;
21.	Digitally signed copy of Mutation Register Extract bearing MR No. H25/2014-15;
22.	Digitally signed copy of Mutation Register Extract bearing MR No. H81/2018-19;
23.	Mutation Register Extract bearing MR. No. T57/2021-22;
24.	Mutation Register Extract bearing MR. No. H3/2022-23;
25.	Office Note with regard to sanction of sale permission with regard to Survey No. 162;
26.	No Objection Certificate (NOC) dated 07.09.2022 bearing No. LRF/CR/16/2022-23 issued by the Tahsildar, Devanahalli Taluk with regard to Survey No. 162;

27.	Sale Deed dated 15.09.2022 registered as Document No. DNH-1-10694/2022-23 in Book-I, stored in CD No. DNHD1682, in office of the Sub-Registrar, Devanahalli;
28.	Official Memorandum dated 19.05.2023 bearing No. 496055 issued by the Deputy Commissioner, Bangalore Rural District with regard to Survey No. 162;
29.	Record of Tenancy and Crops Certificate for the period from 1968-69 to 1972-73, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, and 1997-98 to 2001-02 with regard to Survey No. 162 measuring 05 Acres 07 Guntas, inclusive of 02 Guntas of kharab;
30.	Record of Tenancy and Crops Certificate for the period from 2002-03 to 2004-05, 2008-09 to 2022-23, with regard to Survey No. 162 measuring 05 Acres 07 Guntas, inclusive of 02 Guntas of kharab;
31.	Moola Tippani with regard to Survey No. 162;
32.	Village Map of Soluru Village;
33.	Endorsement dated 01.07.2022 bearing No. ADLR/RK/TCNO/1340/2022-23 issued by the Superintendent, office of the Assistant Director of Land Records, Devanahalli Taluk with regard to non-availability of Akarband;
34.	Encumbrance Certificate for the period 01.04.1981 to 31.03.2004 issued by office of the Senior Sub-Registrar, Devanahalli with regard to Survey No. 162;
35.	Encumbrance Certificate for the period 01.04.2004 to 22.06.2022 issued by office of the Senior Sub-Registrar, Devanahalli with regard to Survey No. 162;
36.	Encumbrance Certificate for the period 22.06.2022 to 09.08.2022 issued by office of the Sub-Registrar, Devanahalli with regard to Survey No. 162;

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III. TITLE FLOW

1. Upon review of the documents furnished to us, we observe that the agricultural land bearing Survey No. 162, measuring 05 Acres 05 Guntas, exclusive of 02 Guntas of kharab, situated at Soluru Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District, was an Inam Land. On an application made by K.C. Ramaiah, seeking occupancy rights in respect of Survey No. 162, an enquiry was conducted in Case No.79/1958-59 by the Special Deputy Commissioner for Abolition of Inams, Bangalore Circle and Survey No. 162 was registered in the name of Vastava Gowrishankara Devaru temple under the provisions of Section 8 of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 vide Order dated 09.04.1960.

2. The Register VIII Extract furnished to us discloses the temple inam in the name of K.C. Ramaiah with regard to Survey No. 162.

3. Thereafter, it is gathered from the Order dated 25.05.1982 passed in Case Nos. 284/1979-80, 283/1979-80, 282/1979-80, 281/1979-80, 218/1980-81 that S.N. Doddamalappa filed an application before the Special Deputy Commissioner for Abolition of Inams, Bangalore Circle, seeking occupancy rights with regard to Survey No. 162 measuring 05 Acres 05 Guntas under the provisions of the Karnataka (Religious and Charitable) Inam Abolition Act, 1955. It appears that said S.N. Doddamalappa demised during the pendency of the proceedings.

4. Pursuant to the death of S.N. Doddamalappa, his sons namely, S.M. Somanna, and Rajanna filed an application seeking occupancy rights in respect of Survey No. 162 inter-alia along with another property. Thereafter, an enquiry was conducted in Case Nos. 284/1979-80, 283/1979-80, 282/1979-80, 281/1979-80, 218/1980-81, and 219/1980-81, by the Land Tribunal, Devanahalli Taluk, and confirmed the occupancy rights to S.M. Somanna, and Rajanna, both sons of Doddamalappa and recorded them as the joint occupants under the provisions of section 5 (a) and 6 (a) of the Karnataka (Religious and Charitable) Inam Abolition Act, 1955 vide Order dated 25.05.1982 with regard to Survey No. 162 measuring 05 Acres 05 Guntas, exclusive of 02 Guntas of kharab.

5. Endorsement dated 04.12.1985 bearing No. LRF (INA) 284/1979-80 issued by the Special Tahsildar for Land Reforms, Devanahalli Taluk, Devanahalli indicates a sum of Rupees 425/- (Rupees Four Hundred and Twenty Five Only) as Premium payable by S.M. Somanna and Rajanna, both sons of late Doddamalappa with respect to acquisition of ownership with respect to Survey No. 162 measuring 05 Acres 05 Guntas, exclusive of 02 Guntas of kharab.

Note: *Receipt indicating payment of the aforementioned Premium amount of Rupees 425/- (Rupees Four Hundred and Twenty Five Only) by S.M. Somanna and Rajanna, both sons of late Doddamalappa to be furnished.*

6. Sammathi Lekha dated 24.08.1989 in Case bearing No. LRF (INA) 218/1980-81 issued by the Special Tahsildar for Land Reforms, Devanahalli Taluk, Devanahalli discloses the names of S.M. Rajanna, and S.M. Somanna, both sons of late Doddamalappa as the occupants with regard to Survey No. 162 measuring 05 Acres 05 Guntas, exclusive of 02 Guntas of kharab. The said Endorsement further discloses the condition for non-alienation with regard to Survey No. 162.

7. Subsequently, the Khata with regard to Survey No. 162 measuring 05 Acres 05 Guntas was transferred/mutated in the name of S.M. Somanna and S.M. Rajanna, both sons of late Doddamalappa vide Mutation Register Extract bearing MR No.2/1992-93.

8. It is gathered from the Order in proceedings bearing No. RRT CR 47/1990-91 dated 24.06.1992 passed by the Assistant Tahsildar, Devanahalli Taluk that the legal heirs of late Doddamalappa partitioned their family properties *interalia* including Survey No.162 measuring 05 Acres 05 Guntas under an Oral Partition dated 28.06.1983 and under the said Partition, Nagarathnamma and Muni Akkayamma, both wives of late Doddamalappa and S.M. Rajanna, S.M. Somanna, S.M. Gopal, S.M. Shekar Babu, S.M. Kalleshappa, S.M. Vijay Kumar and Dodda Anjinappa, all sons of late Doddamalappa were each allotted with 1/9th share in Survey No.162 measuring 05 Acres 05 Guntas.

9. Pursuant to the Oral Partition dated 28.06.1983, S.M. Vijay Kumar (as Petitioner) filed an application against his family members namely, (1) S.M. Rajanna, (2) S.M. Somanna, (3) Nagarathnamma, (4) Muni Akkayamma, (5) S.M. Gopal, (6) S.M. Shekar Babu, (7) S.M. Kalleshappa, and (8) Dodda Anjinappa (as Respondents) before the Court of the Deputy Tahsildar, Nada Kacheri, Kundana Hobli, Devanahalli Taluk, Devanahalli in proceedings bearing No. RRT CR 47/1990-91 to get the khata transferred to their names against their respective shares in Survey No.162 measuring 05 Acres 05 Guntas. Upon conducting an enquiry, the Deputy Tahsildar, Nada Kacheri, Kundana Hobli, Devanahalli Taluk, Devanahalli vide his Order dated 24.06.1992 in proceedings bearing No. RRT CR 47/1990-91 accorded the transfer of khata to the names of the aforementioned legal heirs of late Doddamalappa against their respective 1/9th shares in Survey No.162 measuring 05 Acres 05 Guntas.

10. Later, Nagarathnamma and Muni Akkayamma, both wives of late Doddamalappa and S.M. Somanna, S.M. Rajanna, S.M. Gopal, S.M. Shekar Babu, S.M. Kalleshappa, S.M. Vijay Kumar, and S.M. Anjinappa, all sons of late Doddamalappa, were recorded as the Owners/ Khatedars of 1/9th share each with regard to said property vide Mutation Register Extract bearing MR No. 3/1992-93 in terms of the Order bearing No. RRT CR 47/1990-91, passed by the Assistant Tahsildar, Kundana Hobli, Devanahalli Taluk.

11. Thereafter, S.M. Rajanna and S.M. Sonnappa, both sons of late Doddamalappa preferred an appeal before the Assistant Commissioner, Doddaballapur Sub-Division in appeal bearing RA No. 68/1992-93 claiming that they acquired title in respect of Survey No. 162 measuring 05 Acres 05 Guntas vide Order dated 25.05.1982 in Case bearing LRF No. 284/1979-80 and hence, the said portion could not be considered as

their father's i.e., Doddamalappa's ancestral property. On the said grounds the appellants challenged the impugned Order dated 24.06.1992 in proceedings bearing No. RRT CR 47/1990-91 wherein the Partition dated 28.06.1983 was accorded by the Deputy Tahsildar that Survey No. 162 measuring 05 Acres 05 Guntas. However, the said appeal was dismissed vide an Order dated 13.05.1998 passed by the Assistant Commissioner, Doddaballapura Sub-Division.

12. We have been furnished with the Affidavit dated 09.07.2022 deposed by S. Narasimha Raju, son of S.M. Somanna, with regard to Genealogical/Family tree of S.M. Somanna (deceased), son of S.N. Doddamalappa (deceased), and it indicates that, Somanna was married to Gangamma and they had seven children namely, (1) S. Narasimha Raju, (2) S. Lalithamma, (3) S. Anusuyamma, (4) S. Chandranna, (5) S. Kousalya, (6) S. Shylaja, and (7) S. Raghavendra. The said Genealogical Tree further discloses the lineage as follows:-

    - S. Narasimha Raju is married to Saraswathamma, and their children are Mahesha, Soundarya, and Aishwarya;
    - Chandranna is married to Bhuvaneshwari, and their children are Nitin, and Varshitha;
    - Raghavendra is married to Gouthami, and their children are Anusha, and Kallesh;

13. S.M. Somanna, son of late S.N. Doddamalappa demised on 13.10.2012 as indicated in the Death Certificate issued by the Village Accountant, Vishwanathapura, Devanahalli Taluk.

14. Pursuant to the death of S.M. Somanna, his wife Gangamma was recorded as the Hissadar along with other hissadars namely, Nagarathnamma, Muni Akkayamma, S.M. Rajanna, S.M. Gopal, S.M. Shekar Babu, S.M. Kalleshappa, S.M. Vijay Kumar, and S.M. Anjinappa, vide Mutation Register Extract bearing MR No. H33/2013-14.

15. We have been furnished with the Affidavit dated 11.07.2022 deposed by S.M. Rajanna, son of late S.N. Doddamalappa, with regard to his Genealogical/Family, and it indicates that he was married to Gangamma and they have eight children namely, (1) Maheshwaramma S.R, (2) Sujatha S.R, (3) Anjanakumari S.R, (4) Sarojamma S.R, (5) Umeshkumar S.R, (6) Bhagyamma S.R, (7) Jyothi S.R, and (8) Mahesh S.R. The said Genealogical Tree further discloses the lineage as follows:-

    - Umeshkumar S.R is married to Uma, and their daughters are Kusuma, and Manasa Thejomayi;
    - Mahesh S.R is married to Veena, and their sons are Jayanth Samrudh, and Harshank;

16. We have been furnished with the Affidavit dated 11.07.2022 deposed by Meenakshamma, wife of late Gopal, with regard to Genealogical/Family of Gopal S.M, son of late S.N. Doddamalappa, and it indicates that he is married to Meenakshamma

and they have four children namely, (1) Mamatha, (2) Raghavendra, (3) Shilpa, and (4) Madhusudhan. The said Genealogical Tree further discloses the lineage as follows:-

- Raghavendra is married to Harini;
- Madhusudhan is married to Manasa;

17. S.M. Gopal, son of late S.N. Doddamalappa demised on 27.08.2001 as indicated in the Death Certificate issued by the Village Accountant, Vishwanathapura, Devanahalli Taluk.

18. We have been furnished with the Affidavit dated 11.07.2022 deposed by S.M. Dodda Anjinappa, son of late S.N. Doddamalappa with regard to his Genealogical/Family and it indicates that he was married to Parvathamma (Deceased) and they have two children namely, (1) Maheshwari Mala, and (2) Sriram. The said Genealogical Tree further discloses that Sriram was married to Srimathi.

19. We have been furnished with the Affidavit dated 08.07.2022 deposed by Shekar Babu M.C, son of late S.N. Doddamalappa, with regard to his Genealogical/Family and it indicates that he is married to Padma and they have two children namely, (1) Preetham, and (2) Harini Raksha.

20. We have been furnished with the Affidavit dated 11.07.2022 deposed by Chandrashekar, son of late S.M. Kalleshaiah, with regard to Genealogical/Family tree of S.M. Kalleshaiah (deceased), son of late S.N. Doddamalappa and it indicates that S.M. Kalleshaiah was married to Vijayalakshmi, and they have three children namely, (1) Chandrashekar, (2) Suma, and (3) Nalini. The said Genealogical Tree further discloses that Chandrashekar is married to Pushpa, and they have one daughter namely Thanushree.

21. S.M. Kalleshaiah, son of late S.N. Doddamalappa demised on 12.11.2017 as indicated in the Death Certificate, issued by the Bruhat Bangalore Mahanagara Palike ("BBMP"), Bangalore.

22. We have been furnished with the Affidavit dated 09.07.2022 deposed by S.M. Vijay Kumar, son of late S.N. Doddamalappa, with regard to his Genealogical/Family, and it indicates that, he was married to Siddamma, and they have five children namely, (1) Kalavathi, (2) Anand V, (3) Manjunath V, (4) Girish V, and (5) Kavitha. The said Genealogical Tree further discloses the lineage as follows:-

- Anand V was married to Kavitha, and their sons are Shashank, and Sagar;
- Manjunath V was married to Suma, and their children are Jeevith Tejasvi, Pratham Mayur, and Druvanka Mayuri;
- Girish V was married to Kavya, and they have one daughter namely Rithnya;

23. We observe from the Mutation Register Extract bearing MR No. H25/2014-15 that the kharab in Survey No. 162 measuring 02 Guntas which was initially classified as 'A' kharab was later classified as 'B' kharab vide Order bearing No. Adalat CR 929/2014 dated 18.10.2014 passed by the Deputy Commissioner.

    Note: *We have not been furnished with the Order bearing No. Adalat CR 929/2014 dated 18.10.2014 passed by the Deputy Commissioner.*

24. Pursuant to the death of S.M. Kalleshappa, and S.M. Gopal, the names of their respective wives namely K. Vijayalakshmi (wife of late Kalleshappa) and Meenakshamma (wife of late S.M. Gopal) were transferred/mutated against their respective shares in Survey No. 162 measuring 05 Acres 05 Guntas, exclusive of 02 Guntas of kharab, vide Mutation Register Extract bearing MR No. H81/2018-19. However, it is observed that the names of K. Vijayalakshmi wife of late Kaleshappa and Meenakshamma wife of late S.M. Gopal were not reflected as khatedars in Column No. 9 in the RTCs with respect to Survey No. 162 for the periods 2019-20 and 2020-21.

25. Thereafter, an application was made by K. Vijayalakshmi wife of late Kaleshappa and Meenakshamma wife of late S.M. Gopal to have their names recorded as khatedars in Column No. 9 in the RTCs with respect to Survey No. 162 vide Order dated 27.01.2022 in proceedings bearing No. RRT/AC/CR/32/21 passed by the Tahsildar. Thereafter, it is gathered from Mutation Register Extract bearing MR No. T57/2021-22 that an order was passed by the Tahsildar pursuant to which, the names of K. Vijayalakshmi wife of late Kaleshappa and Meenakshamma wife of late S.M. Gopal were recorded as khatedars in Column No. 9 in the RTCs with respect to Survey No. 162. The said MR No. T57/2021-22 further discloses the demise of Muni Akkayamma, wife of Doddamalappa.

26. We are given to understand that Nagarathnamma, wife of late Doddamalappa, and Muni Akkayamma, wife of Doddamalappa have both demised, and pursuant to the death of Nagarathnamma and Muni Akkayamma, the Khata with regard to Survey No.162 measuring 05 Acres 05 Guntas was transferred/ mutated in favour of their legal heirs namely, S.M. Rajanna, Gangamma, wife of late S.M. Somanna, M.C. Shekar Babu, S.M. Anjinappa, K. Vijayalakshmi, wife of late Kalleshappa, Meenakshamma, wife of S.M Gopal, and Siddamma, wife of late S.M. Vijay Kumar vide Mutation Register Extract bearing MR No. H3/2022-23.

27. On an application made by Rajanna, son of Doddamalappa seeking permission for sale with regard to Survey No.162, and upon perusal of the records, the Shirastedar, Devanahalli Taluk forwarded an Office Note to Tahsildar, Devanahalli Taluk, stating that by virtue of the Order dated 25.05.1982 bearing No. LRF (INA) 284/1979-80, the occupancy rights with regard to Survey No. 162 was confirmed in favour of the family members of Doddamalappa namely Nagarathnamma and others. Further, a condition of non-alienation was imposed under Section 12 (2) of the Karnataka Certain Inams Abolition Act, 1977. The Shirastedar, Devanahalli Taluk stated that the occupancy rights were conferred under Section 5(a) of the Karnataka (Religious and Charitable)

Inam Abolition Act, 1955 and Section 61 of the Karnataka Land Reforms Act, 1961. The Shirastedar, Devanahalli further made note of the elapse of a period of 15 years since the date of passing the Order i.e., 25.05.1982 and hence recommended the issue of the NOC for sale of Survey No. 162 measuring 05 Acres 05 Guntas, exclusive of 02 Guntas of kharab.

28. Subsequently, the Tahsildar, Devanahalli Taluk issued the No Objection Certificate (NOC) dated 07.09.2022 bearing No. LRF/CR/16/2022-23 in favour of Rajanna, son of Doddamalappa with regard to sale of Survey No. 162 measuring 05 Acres 05 Guntas.

29. Thereafter, (1) Gangamma, wife of late Somanna, and her children (2) Narasimha Raju S, and his children (3) Mahesh S.N, (4) Soundarya, and (5) Aishwarya, (6) S. Lalithamma, daughter of late Somanna, (7) S. Anasuyamma, daughter of late Somanna, (8) S. Chandranna, son of late Somanna, and his children (9) Nithin Kumar, (10) Varshitha, (11) S. Kowshayla, daughter of late Somanna, (12) Raghavendra S, son of late Somanna, for himself and also on behalf of his minor son Kallesh, and his daughter (13), Anusha, (14) S.M. Rajanna, son of late Somanna, his wife (15) Gowramma, his daughters (16) Maheshwaramma S.R, (17) Sujatha R, (18) Kumari S.R, (19) Sarojamma SR, (20) Umesh Kumar SR, son of S.M. Rajanna, for himself and also on behalf of his minor daughters Kusuma, and Manasa Tejomayee, (21) Bhagyamma, daughter of late S.M Rajanna, (22) Mahesh SR, son of S.M. Rajanna, for himself and also on behalf of his minor sons, Jayanth Samrudh, and Harshank, (23) Vijayalakshmi, wife of late Kalleshaiah S.M. for himself and also on behalf of his minor son Adithya, and his daughter (24) Tanushree, (25) Sumangala SK, daughter of late Kalleshiah S.M, and (26) Nalini Devi, daughter of late Kalleshiah S.M, (27) Prabhavathi S.M, daughter of late Doddamalappa, (28) Siddamma, wife of late Vijay Kumar, (29) Kalavathi, daughter of late Vijaykumar, (30) V. Anand, son of late Vijay Kumar, for himself and also on behalf of his minor sons Shashank, and Sagar, (31) V. Manjunath, son of late Vijaykumar, for himself and also on behalf of his minor sons Jeevith Tejaswi, and Pratham Mayur, (32) Girish V, son of late Vijaykumar for himself and also on behalf of his minor daughter Rithanya, (33) Kavitha, daughter of late Vijay Kumar, (34) Meenakshmma, wife of late Gopal S.M, (35) S.G. Guruprasad, son of late Gopal, for himself and also on behalf of minor children Moshith, Pranith, and Sukhi Sudhan, (36) Madhusudhan, son of late Gopal, (37) Mamatha S.G, daughter of late Gopal, (38) Shilpa S.G, daughter of late Gopal, (39) M.C Skekar Babu, son of late S.N. Doddamalappa, and his children (40) Lakshmikath Preetham, and (41) Harini Raksha S, (42) S.M. Dodda Anjinappa, son of late S.N. Doddamalappa, (43) Rathnamma, daughter of S.M. Doddamalappa, (44) Maheshwari Mala, daughter of S.M. Dodda Anjinappa, and (45) Sriram, son of Dodda Anjinappa, for himself and also on behalf of minor daughters Amritha Pallavi, and Deepika, have jointly conveyed the Survey No. 162 measuring 05 Acres 05 Guntas in favour of M/s. Arvind Smarthomes Private Limited, under a Sale Deed dated 15.09.2022 registered as Document No.DNH-1-10694/2022-23 of Book-I, recorded in CD No. DNHD1682, in office of the Sub-Registrar, Devanahalli.

30. Thereafter, M/s. Arvind Smarthomes Private Limited filed an application for conversion of land bearing Survey No. 162 measuring 05 Acres 05 Guntas from agricultural purposes to non-agricultural Layout-Residential purposes, and upon the payment of necessary conversion fee/fine, the Deputy Commissioner, Bangalore Rural District accorded the conversion of land bearing Survey No. 162, measuring 05 Acres 05 Guntas, exclusive of 02 Guntas of kharab from agricultural purposes to non-agricultural Layout-Residential purpose vide Official Memorandum dated 19.05.2023 bearing No. 496055.

31. The land duly converted for Layout-Residential purposes bearing Survey No. 162 measuring 05 Acres 05 Guntas, exclusive of 02 Guntas of kharab is herein and hereinafter referred to as **"Schedule Property"**.

32. We have perused the RTCs with respect of Survey No. 162, measuring 05 Acres 07 Guntas, inclusive of 02 Guntas of kharab, situated at Soluru Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District, and our observation are as under:

Sl.No.	Period of RTCs	Name of the Owner
1.	1968-69 to 1972-73, 1978-79 to 1982-83 and 1983-84 to 1987-88,	Srivatsa Gowrishankara Devaru.
2.	1988-89 to 1992-93, 1993-94 to 1996-97 and 1997-98 to 2001-02	S.M. Rajanna, S.M. Somanna – MR No. 2/1992-93 Nagarathnamma, Muni Akkayamma, S.M. Rajanna, S.M. Gopal, S.M. Shekar Babu, S.M. Kalleshappa, S.M. Vijay Kumar, and S.M. Anjinappa, - MR No. 3/1992-93
3.	2002-03 to 2004-05, and 2008-09 to 2012-13	Nagarathnamma, Muni Akkayamma, S.M. Somanna, S.M. Rajanna, S.M. Gopal, S.M. Shekar Babu, S.M. Kalleshappa, S.M. Vijay Kumar, and S.M. Anjinappa, - MR No. 3/1992-93
4.	2013-14 to 2019-20	Nagarathnamma, Muni Akkayamma, Gangamma, wife of S.M. Somanna, S.M. Rajanna, S.M. Gopal, S.M. Shekar Babu, S.M. Kalleshappa, S.M. Vijay Kumar, and S.M. Anjinappa, - MR No. H33/2013-14
33.	2020-21	Nagarathnamma, Muni Akkayamma, Gangamma, S.M. Rajanna, S.M. Shekar Babu, S.M. Anjinappa, Vijayalakshmi, Meenakshmamma, and S.M. Vijaykumar- MR No. H81/2018-19.

5.	2021-22	Nagarathnamma, Muni Akkayamma, Gangamma, S.M. Rajanna, S.M. Shekar Babu, S.M. Anjinappa, Vijayalakshmi, Meenakshmamma, and S.M. Vijaykumar-MR No. T57/2021-22.
6.	2022-23	Nagarathnamma, Muni Akkayamma, Gangamma, S.M. Rajanna, S.M. Shekar Babu, S.M. Anjinappa, Vijayalakshmi, Meenakshmamma, and Siddamma-MR No. H3/2022-23.

34. Moola Tippani with regard to 162 discloses the shape, and Village Map of Soluru Village discloses the shape and boundaries of Survey No. 162. As per the Village Map, Survey No. 162 is bounded on the East by Survey No. 201 & Village Border of Vishwanathapura, on the West by Survey Nos. 164 & lake comprised in Survey No. 160, on the North by Village Border of Vishwanathapura and on the South by Survey Nos. 163 & 200.

Note: It is observed in the Village Map of Soluru that a Pathway is passing through Survey No. 162.

35. We had sought for the Karnataka Revision Settlement Akarband with respect to Survey No. 162, however, we have been furnished with the Endorsement dated 01.07.2022 bearing No. ADLR/RK/TCNO/1340/2022-23 issued by the Superintendent, office of the Assistant Director of Land Records, Devanahalli Taluk stating that the Settlement Akarband with respect to Survey No. 162 is in a dilapidated condition and hence cannot be furnished.

36. We have been furnished the Encumbrance Certificates for the following periods with respect to Survey No. 162 for our perusal and their respective entries are as follows :

Sl. No.	Period	Issued by	Transaction
1.	01.04.1981 to 31.03.2004	Office of the Senior Sub-Registrar, Devanahalli.	• Nil,
2.	01.04.2004 to 22.06.2022	Office of the Senior Sub-Registrar, Devanahalli.	• Nil,
3.	22.06.2022 to 09.08.2022	Office of the Sub-Registrar, Devanahalli.	• Nil,

IV. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **M/s. Arvind Smarthomes Private Limited** is the owner and has a marketable title with regard to Survey No. 162 measuring 05 Acres 05 Guntas, i.e., Schedule Property. Our opinion is subject to the production of following documents and observations / recommendations:

1. In the Sale Deed dated 15.09.2022 Manjunath son of Vijay Kumar represents only two of his minor sons namely, Jeevith Tejaswi and Pratham Mayur. His other son Druvank Mayur has not joined in the said Sale Deed.
2. Record of Tenancy and Crops (RTC) for the period 1973-74 to 1977-78 and 2005-06 to 2007-08, with regard to Survey No. 162;
3. Encumbrance Certificate for the period from 09.08.2022 to till date, with regard to Survey No. 162 measuring 05 Acres 07 Guntas;
4. Endorsements from the Assistant Commissioner/ Tahsildar confirming that there are no proceedings initiated or pending under Section 48 A and Section 77 A of the Karnataka Land Reforms Act of 1961, with regard to Survey No. 162;
5. Endorsement from the Assistant Commissioner confirming that Survey No. 162 doesn't fall under the purview of the PTCL Act;
6. Latest Endorsement from the Acquisition BIAAPA, KHB, KIADB stating that the land has not been acquired or notified for any of the developmental purposes;
7. Owners to confirm whether any litigations are pending / decided on the property;
8. Owners to confirm whether any mortgage/s are created on the property. If yes, please furnish the necessary documents;
9. Production of original documents for verification;

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V. OUR UNDERSTANDING

We understand that **ARVIND HOMES PVT LIMITED** intends to acquire the Schedule Property and hence intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

The Report on Title **(Report)** prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VI. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates (**'FM'**) to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as **'Documents'**).
2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.
3. We have not undertaken any litigation search on the Schedule Property. Therefore, the Report is subject to the specific case details, if any that have been provided by the Client.
4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.
5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

(a) All signatures appearing on the reviewed documents are genuine;
(b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);
(c) The Documents on which the Report relies remain accurate;
(d) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1960. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

VIII. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

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For Fox Mandal & Associates LLP

For Senior Partner

FoxMandal
Solicitors & Advocates

Report on Title

November 16, 2023

To,

Arvind Smarthomes Pvt Ltd
Having its office at 24,
Government Servant Society,
NR.Municipal Market, C.G.Road, Ahmedabad,
Gujarat, 380009

Hereunder referred to as **'the Client'**

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Title Report. Please find below Title Report issued based on the copies of the documents furnished to us.

Report On Title

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I. SCHEDULE PROPERTY

All that piece and parcel of the converted land bearing Survey No. 201, measuring 06 Acres 10 Guntas, exclusive of 06 Guntas of kharab, situated at Soluru Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District and bounded as follows:

East by	Survey No. 202;
West by	Survey No. 162;
North by	Vishwanathapura Village Boundary;
South by	Survey Nos. 200 and 202;

[Boundaries mentioned herein are as indicated in the Official Memorandum dated 19.05.2023]

II. DOCUMENTS FURNISHED FOR SCRUTINY

Sl. No.	DESCRIPTION OF DOCUMENT
1.	Order Sheet and Order dated 30.09.1982 in Case No. LRF (INA) 71/1981-82 passed by the Land Tribunal, Devanahalli Taluk;
2.	Order bearing No. RRT.CR.47/1990-91 dated 24.06.1992 passed by the Assistant Tahsildar, Devanahalli;
3.	Mutation Register Extract bearing MR. No. 3/1992-93 issued by the Assistant Tahsildar, Taluk Office, Kundana, Devanahalli Taluk;
4.	Order bearing No. R.A. 68/1992-93 dated 13.05.1998 passed by the Assistant Commissioner, Doddaballapura Sub-Division;
5.	Affidavit dated 09.07.2022 deposed by S. Narasimha Raju, son of S.M. Somanna, with regard to Genealogical/Family tree of S.M. Somanna;
6.	Death Certificate of S.M. Somanna, issued by the Village Accountant, Vishwanathapura, Devanahalli Taluk;
7.	Mutation Register Extract bearing MR. No. H33/2013-14 issued by the office of the Tahsildar, Devanahalli Taluk;
8.	Affidavit dated 09.07.2022 deposed by S.M. Rajanna, son of late S.N. Doddamalappa with regard to Genealogical/Family of S.M. Rajanna;

9.	Affidavit dated 09.07.2022 deposed by Meenakshamma, wife of late Gopal, with regard to Genealogical/Family of Gopal S.M;
10.	Death Certificate of S.M. Gopal issued by the Village Accountant, Vishwanathapura, Devanahalli Taluk;
11.	Affidavit dated 09.07.2022 deposed by S.M. Dodda Anjinappa, son of late S.N. Doddamalappa, with regard to Genealogical/Family S.M. Dodda Anjinappa;
12.	Affidavit dated 08.07.2022 deposed by Shekar Babu M.C, son of late S.N. Doddamalappa, with regard to Genealogical/Family of Shekar Babu M.C;
13.	Affidavit dated 09.07.2022 deposed by Chandrashekar, son of late S.M. Kalleshaiah, with regard to Genealogical/Family tree of S.M. Kalleshaiah;
14.	Death Certificate of S.M. Kalleshaiah issued by the Bruhat Bangaloire Mahanagara Palike ("BBMP"), Bangalore;
15.	Affidavit dated 09.07.2022 deposed by S.M. Vijay Kumar, son of late S.N. Doddamalappa, with regard to Genealogical/Family of S.M. Vijay Kumar;
16.	Mutation Register Extract bearing MR. No. H81/2018-19 issued by the office of the Tahsildar, Devanahalli Taluk;
17.	Mutation Register Extract bearing MR. No. T57/2021-22 issued by the office of the Tahsildar, Devanahalli Taluk;
18.	Mutation Register Extract bearing MR. No. H3/2022-23 issued by the office of the Tahsildar, Devanahalli Taluk;
19.	Sale Deed dated 15.09.2022 registered as Document No. DNH-1-10675/2022-23 in Book-I, stored in CD No. DNHD1682, in office of the Sub-Registrar, Devanahalli;
20.	Official Memorandum dated 19.05.2023 bearing No. 496056 issued by the Deputy Commissioner, Bangalore Rural District, with regard to Survey No. 201;
21.	Record of Tenancy and Crops Certificate for the period from 1973-74 to 1977-78, 1978-79 to 1980-81, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1995-96 and 1997-98 to 2001-02 with regard to Survey No. 201 measuring 06 Acres 16 Guntas, inclusive of 06 Guntas of kharab;
22.	Record of Tenancy and Crops Certificate for the period from 2002-03 to 2021-22 with regard to Survey No. 201 measuring 06 Acres 16 Guntas, inclusive of 06 Guntas of kharab;
23.	Moola Tippani with regard to Survey No. 201;
24.	Village Map of Soluru Village;

25.	Encumbrance Certificate for the period 01.04.2004 to 23.06.2022 with regard to Survey No. 201;

III. TITLE FLOW

1. Upon review of the documents furnished to us, we observe that, on an application made by Narayanappa (**"as Petitioner"**) seeking occupancy rights with regard to the agricultural land bearing Survey No. 201, measuring 06 Acres 16 Guntas, inclusive of 06 Guntas of kharab, situated at Soluru Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District, an enquiry was conducted in Case No. LRF (INA) 71/1981-82 by the Land Tribunal, Devanahalli against Doddamalappa, son of late Narasimhaiah and others (**as Respondents**). It appears that during the pendency of the said proceedings, Doddamalappa demised. After the enquiry, the claim of Narayanappa was rejected and the legal heirs of late Doddamalappa, namely, S.M. Somanna, Rajanna, Nagarathnamma and Akkayamma, being the legal heirs of late Doddamalappa, were recorded as the joint occupants with regard to Survey No. 201 measuring 06 Acres 10 Guntas, exclusive of 06 Guntas of kharab under the provisions of Section 10 of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 vide order dated 30.09.1982.

2. It is gathered from the Order in proceedings bearing No. RRT CR 47/1990-91 dated 24.06.1992 passed by the Assistant Tahsildar, Devanahalli Taluk that the legal heirs of late Doddamalappa partitioned their family properties *interalia* including Survey No.201 measuring 06 Acres 10 Guntas under an Oral Partition dated 28.06.1983 and under the said Partition, Nagarathnamma and Muni Akkayamma, both wives of late Doddamalappa and S.M. Rajanna, S.M. Somanna, S.M. Gopal, S.M. Shekar Babu, S.M. Kalleshappa, S.M. Vijay Kumar and Dodda Anjinappa, all sons of late Doddamalappa were each allotted with 1/9th share in Survey No.201 measuring 06 Acres 10 Guntas.

3. Pursuant to the Oral Partition dated 28.06.1983, S.M. Vijay Kumar (as Petitioner) filed an application against his family members namely, (1) S.M. Rajanna, (2) S.M. Somanna, (3) Nagarathnamma, (4) Muni Akkayamma, (5) S.M. Gopal, (6) S.M. Shekar Babu, (7) S.M. Kalleshappa, and (8) Dodda Anjinappa (as Respondents) before the Deputy Tahsildar, Nada Kacheri, Kundana Hobli, Devanahalli Taluk, Devanahalli in proceedings bearing No. RRT CR 47/1990-91 to get the khata transferred to their names against their respective shares in Survey No. 201 measuring 06 Acres 10 Guntas, exclusive of 06 Guntas of kharab. Upon conducting an enquiry, the Deputy Tahsildar, Nada Kacheri, Kundana Hobli, Devanahalli Taluk, Devanahalli vide its Order dated 24.06.1992 in proceedings bearing No. RRT CR 47/1990-91 accorded the transfer of khata to the names of the aforementioned legal heirs of late Doddamalappa against their respective 1/9th shares in Survey No. 201 measuring 06 Acres 10 Guntas, exclusive of 06 Guntas of kharab.

4. Later, Nagarathnamma and Muni Akkayamma, both wives of late Doddamalappa and S.M. Somanna, S.M. Rajanna, S.M. Gopal, S.M. Shekar Babu, S.M. Kalleshappa, S.M. Vijay Kumar, and S.M. Anjinappa, all sons of late Doddamalappa were recorded as the Owners/ Khatedars of 1/9th share each with regard to Said Property vide Mutation Register Extract bearing MR No. 3/1992-93, in terms of the Order bearing No. RRT CR 47/1990-91, passed by the Assistant Tahsildar, Kundana Hobli, Devanahalli Taluk.

5. Thereafter, S.M. Rajanna and S.M. Sonnappa, both sons of late Doddamalappa preferred an appeal before the Court of the Assistant Commissioner, Doddaballapur Sub-Division in appeal bearing RA No. 68/1992-93, claiming that they acquired title in respect of Survey No. 201 measuring 06 Acres 10 Guntas vide Order dated 30.09.1982 in Case No. LRF (INA) 71/1981-82 and hence, the said portion could not be considered as their father's i.e., Doddamalappa's ancestral property. On the said grounds the appellants challenged the impugned Order dated 24.06.1992 in proceedings bearing No. RRT CR 47/1990-91 wherein the Partition dated 28.06.1983 was accorded by the Deputy Tahsildar with regard to properties *interalia* including Survey No. 201 measuring 06 Acres 10 Guntas. However, the said appeal was dismissed vide an Order dated 13.05.1998 passed by the Assistant Commissioner, Doddaballapura Sub-Division.

6. We have been furnished with the Affidavit dated 09.07.2022 deposed by S. Narasimha Raju, son of S.M. Somanna, with regard to Genealogical/Family tree of S.M. Somanna (deceased), son of S.N. Doddamalappa (deceased), and it indicates that Somanna was married to Gangamma and they have seven children namely, (1) S. Narasimha Raju, (2) S. Lalithamma, (3) S. Anusuyamma, (4) S. Chandranna, (5) S. Kousalya, (6) S. Shylaja and (7) S. Raghavendra. The said Genealogical Tree further discloses the lineage as follows:-

   - S. Narasimha Raju is married to Saraswathamma, and their children are Mahesha, Soundarya, and Aishwarya;
   - Chandranna is married to Bhuvaneshwari, and their children are Nitin, and Varshitha;
   - Raghavendra is married to Gouthami, and their children are Anusha, and Kallesh;

7. S.M. Somanna, son of late S.N. Doddamalappa, demised on 13.10.2012 as indicated in his Death Certificate issued by the Village Accountant, Vishwanathapura, Devanahalli Taluk.

8. Pursuant to the death of S.M. Somanna, his wife Gangamma was recorded as the Hissadar along with other hissadars namely, Nagarathnamma, Muni Akkayamma, S.M. Rajanna, S.M. Gopal, S.M. Shekar Babu, S.M. Kalleshappa, S.M. Vijay Kumar and S.M. Anjinappa, vide Mutation Register Extract bearing MR No. H33/2013-14.

9. We have been furnished with the Affidavit dated 11.07.2022 deposed by S.M. Rajanna, son of late S.N. Doddamalappa, with regard to his Genealogical/Family, and it indicates

that, he is married to Gangamma and they have eight children namely, (1) Maheshwaramma S.R, (2) Sujatha S.R, (3) Anjanakumari S.R, (4) Sarojamma S.R, (5) Umeshkumar S.R, (6) Bhagyamma S.R, (7) Jyothi S.R and (8) Mahesh S.R. The said Genealogical Tree further discloses the lineage as follows:-

- Umeshkumar S.R is married to Uma, and their daughters are Kusuma and Manasa Thejomayi;
- Mahesh S.R is married to Veena, and their sons are Jayanth Samrudh and Harshank;

10. We have been furnished with the Affidavit dated 11.07.2022 deposed by Meenakshamma, wife of late Gopal, with regard to Genealogical/Family of Gopal S.M, son of late S.N. Doddamalappa, and it indicates that, he is married to Meenakshamma and they have four children namely, (1) Mamatha, (2) Raghavendra, (3) Shilpa and (4) Madhusudhan. The said Genealogical Tree further discloses the lineage as follows:-

    - Raghavendra is married to Harini;
    - Madhusudhan is married to Manasa;

11. S.M. Gopal, son of late S.N. Doddamalappa demised on 27.08.2001 as indicated in the Death Certificate issued by the Village Accountant, Vishwanathapura, Devanahalli Taluk.

12. We have been furnished with the Affidavit dated 11.07.2022 deposed by S.M. Dodda Anjinappa, son of late S.N. Doddamalappa, with regard to his Genealogical/Family, and it indicates that he was married to Parvathamma (Deceased) and they have two children namely, (1) Maheshwari Mala and (2) Sriram. The said Genealogical Tree further discloses that Sriram was married to Srimathi.

13. We have been furnished with the Affidavit dated 08.07.2022 deposed by Shekar Babu M.C, son of late S.N. Doddamalappa, with regard to his Genealogical/Family, and it indicates that he is married to Padhma and they have two children namely, (1) Preetham and (2) Harini Raksha.

14. We have been furnished with the Affidavit dated 11.07.2022 deposed by Chandrashekar, son of late S.M. Kalleshaiah, with regard to Genealogical/Family tree of S.M. Kalleshaiah (deceased), son of late S.N. Doddamalappa, and it indicates that, S.M. Kalleshaiah, was married to Vijayalakshmi, and they have three children namely, (1) Chandrashekar, (2) Suma and (3) Nalini. The said Genealogical Tree further discloses that Chandrashekar is married to Pushpa, and they have one daughter namely Thanushree.

15. S.M. Kalleshaiah, son of late S.N. Doddamalappa demised on 12.11.2017 as indicated in the Death Certificate, issued by the Bruhat Bangalore Mahanagara Palike ("BBMP"), Bangalore.

16. We have been furnished with the Affidavit dated 09.07.2022 deposed by S.M. Vijay Kumar, son of late S.N. Doddamalappa, with regard to his Genealogical/Family, and it indicates that, he is married to Siddamma, and they have five children namely, (1) Kalavathi, (2) Anand V, (3) Manjunath V, (4) Girish V and (5) Kavitha. The said Genealogical Tree further discloses the lineage as follows:-

    - Anand V is married to Kavitha, and their sons are Shashank and Sagar;
    - Manjunath V is married to Suma, and their children are Jeevith Tejasvi, Pratham Mayur and Druvanka Mayuri;
    - Girish V is married to Kavya, and they have one daughter namely Rithnya;

17. Pursuant to the death of S.M. Kalleshappa, and S.M. Gopal, the names of their respective wives namely K. Vijayalakshmi (wife of late Kalleshappa) and Meenakshamma (wife of late S.M. Gopal) were transferred/mutated against their respective shares in Survey No. 201 measuring 06 Acres 10 Guntas, exclusive of 06 Guntas of kharab, vide Mutation Register Extract bearing MR No. H81/2018-19. However, it is observed that the names of K. Vijayalakshmi wife of late Kaleshappa and Meenakshamma wife of late S.M. Gopal were not reflected as khatedars in Column No. 9 in the RTCs with respect to Survey No. 201 for the periods 2019-20 and 2020-21.

18. Thereafter, an application was made by K. Vijayalakshmi wife of late Kaleshappa and Meenakshamma wife of late S.M. Gopal to have their names recorded as khatedars in Column No. 9 in the RTCs with respect to Survey No. 201. Thereafter, it is gathered from Mutation Register Extract bearing MR No. T57/2021-22 that an vide Order dated 27.01.2022 in proceedings bearing No. RRT/AC/CR/32/21 was passed by the Tahsildar pursuant to which the names of K. Vijayalakshmi wife of late Kaleshappa and Meenakshamma wife of late S.M. Gopal were recorded as khatedars in Column No. 9 in the RTCs with respect to Survey No. 201. The said MR No. T57/2021-22 further discloses the demise of Muni Akkayamma, wife of Doddamalappa.

19. We are given to understand that Nagarathnamma, wife of late Doddamalappa, and Muni Akkayamma, wife of Doddamalappa, have both demised, and pursuant to the death of Nagarathnamma and Muni Akkayamma, the khata with regard to Survey No.201 measuring 06 Acres 10 Guntas was transferred/ mutated in favour of their legal heirs namely, S.M. Rajanna, Gangamma, wife of late S.M. Somanna, M.C. Shekar Babu, S.M. Anjinappa, K. Vijayalakshmi, wife of late Kalleshappa, Meenakshamma, wife of S.M Gopal, and Siddamma, wife of late S.M. Vijay Kumar, vide Mutation Register Extract bearing MR No. H3/2022-23.

20. Thereafter, (1) Gangamma, wife of late Somanna, and her children (2) Narasimha Raju S, and his children (3) Mahesh S.N, (4) Soundarya, and (5) Aishwarya, (6) S. Lalithamma, daughter of late Somanna, (7) S. Anasuyamma, daughter of late Somanna, (8) S. Chandranna, son of late Somanna, and his children (9) Nithin Kumar, (10) Varshitha, (11) S. Kowshayla, daughter of late Somanna, (12) Raghavendra S, son

of late Somanna, for himself and also on behalf of his minor son Kallesh, and his daughter (13), Anusha, (14) S.M. Rajanna, son of late Somanna, his wife (15) Gowramma, his daughters (16) Maheshwaramma S.R, (17) Sujatha R, (18) Kumari S.R, (19) Sarojamma SR, (20) Umesh Kumar SR, son of S.M. Rajanna, for himself and also on behalf of his minor daughters Kusuma, and Manasa Tejomayee, (21) Bhagyamma, daughter of late S.M Rajanna, (22) Mahesh SR, son of S.M. Rajanna, for himself and also on behalf of his minor sons, Jayanth Samrudh, and Harshank, (23) Vijayalakshmi, wife of late Kalleshaiah S.M. for himself and also on behalf of his minor son Adithya, and his daughter (24) Tanushree, (25) Sumangala SK, daughter of late Kalleshiah S.M, and (26) Nalini Devi, daughter of late Kalleshiah S.M, (27) Prabhavathi S.M, daughter of late Doddamalappa, (28) Siddamma, wife of late Vijay Kumar, (29) Kalavathi, daughter of late Vijaykumar, (30) V. Anand, son of late Vijay Kumar, for himself and also on behalf of his minor sons Shashank, and Sagar, (31) V. Manjunath, son of late Vijaykumar, for himself and also on behalf of his minor sons Jeevith Tejaswi, and Pratham Mayur, (32) Girish V, son of late Vijaykumar for himself and also on behalf of his minor daughter Rithanya, (33) Kavitha, daughter of late Vijay Kumar, (34) Meenakshmma, wife of late Gopal S.M, (35) S.G. Guruprasad, son of late Gopal, for himself and also on behalf of minor children Moshith, Pranith, and Sukhi Sudhan, (36) Madhusudhan, son of late Gopal, (37) Mamatha S.G, daughter of late Gopal, (38) Shilpa S.G, daughter of late Gopal, (39) M.C Skekar Babu, son of late S.N. Doddamalappa, and his children (40) Lakshmikath Preetham, and (41) Harini Raksha S, (42) S.M. Dodda Anjinappa, son of late S.N. Doddamalappa, (43) Rathnamma, daughter of S.M. Doddamalappa, (44) Maheshwari Mala, daughter of S.M. Dodda Anjinappa, and (45) Sriram, son of Dodda Anjinappa, for himself and also on behalf of minor daughters Amritha Pallavi, and Deepika, have jointly conveyed the Survey No.201 measuring 06 Acres 10 Guntas in favour of M/s. Arvind Smarthomes Private Limited, under a Sale Deed dated 15.09.2022 registered as Document No. DNH-1-10675/2022-23 in Book-I, stored in CD No. DNHD1682, in office of the Sub-Registrar, Devanahalli.

21. Thereafter, M/s. Arvind Smarthomes Private Limited, represented by its authorized signatory Yogesh Karel, has filed an application for conversion of land bearing Survey No. 201 measuring 06 Acres 10 Guntas from agricultural purposes to non-agricultural Layout-Residential purposes, and on the payment of necessary conversion fee/fine, the Deputy Commissioner, Bangalore Rural District accorded the conversion of land bearing Survey No. 201 measuring 06 Acres 10 Guntas, from agricultural purposes to non-agricultural Layout-Residential purpose vide Official Memorandum dated 19.05.2023 bearing No. 496056.

22. The land duly converted for Layout-Residential purposes bearing Survey No. 201 measuring 06 Acres 10 Guntas, exclusive of 06 Guntas of kharab is herein and hereinafter referred to as **"Schedule Property".**

23. We have perused the RTCs with respect of Survey No. 201, measuring 06 Acres 16 Guntas, inclusive of 06 Guntas of kharab, situated at Soluru Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District, and our observation are as under:

Sl.No.	Period of RTCs	Name of the Owner
1.	1973-74 to 1977-78, 1978-79 to 1980-81	Narayanappa, son of Narayanappa
2.	1983-84 to 1987-88	Doddamalappa, son of Narasimhaiah
3.	1988-89 to 1992-93, 1993-94 to 1995-96, 1997-98 to 2001-02	Nagarathnamma, Muni Akkayamma, S.M. Rajanna, S.M. Gopal, S.M. Shekar Babu, S.M. Kalleshappa, S.M. Vijay Kumar, and S.M. Anjinappa, - MR No. 3/1992-93
4.	2002-03 to 2012-13	Nagarathnamma, Muni Akkayamma, S.M. Somanna, S.M. Rajanna, S.M. Gopal, S.M. Shekar Babu, S.M. Kalleshappa, S.M. Vijay Kumar, and S.M. Anjinappa, -
5.	2013-14 to 2018-19	Nagarathnamma, Muni Akkayamma, Gangamma (w/o late S.M. Somanna), S.M. Rajanna, S.M. Gopal, S.M. Shekar Babu, S.M. Kalleshappa, S.M. Vijay Kumar, and S.M. Anjinappa, - MR No. H33/2013-14
6.	2019-20 to 2021	Nagarathnamma, Muni Akkayamma, Gangamma, S.M. Rajanna, S.M. Shekar Babu, S.M. Anjinappa, Vijaykumar - MR No. H81/2018-19.
7.	2021-22	Nagarathnamma, Muni Akkayamma, Gangamma, S.M. Rajanna, S.M. Shekar Babu, S.M. Vijaykumar, Anjinappa, Vijayalakshmi (w/o late Kaleshappa) and Meenakshmamma,(w/o late Gopal) - MR No. T57/2021-22.

24. Moola Tippani with regard to 201 discloses the shape, and Village Map of Soluru Village, discloses the shape and boundaries of Survey No. 201. As per the Village Map, Survey No. 201 is bounded on the East by Survey No. 202, on the West by Survey No.162, on the North by Village Border of Vishwanathapura and on the South by Survey Nos. 163 and 202.

25. We have been furnished the Encumbrance Certificate for the period 01.04.2004 to 23.06.2022 issued by the office of the Senior Sub-Registrar, Devanahalli with respect to Survey No. 201 and the same does not disclose any encumbrance for the said period.

IV. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **M/s. Arvind Smarthomes Private Limited** is the owner and has a marketable title with regard to Survey No. 201 measuring 06 Acres 10 Guntas, exclusive of 10 Guntas of kharab i.e., Schedule Property. Our opinion is subject to the production of following documents and observations / recommendations:

1. Record of Tenancy and Crops (RTC) for the period 1968-69 to 1972-73 and 1981-82 to 1982-83 with regard to Survey No. 201;
2. Karnataka Revision Settlement Akarband with regard to Survey No. 201;
3. Encumbrance Certificate for the period from 01.04.1982 to 31.03.2004 with regard to Survey No. 201 measuring 06 Acres 16 Guntas;
4. Encumbrance Certificate for the period from 23.06.2022 to till date with regard to Survey No. 201 measuring 06 Acres 16 Guntas;
5. Endorsements from the Assistant Commissioner/ Tahsildar confirming that there are no proceeding initiated or pending under Section 48 A and Section 77 A of the Karnataka Land Reforms Act of 1961, with regard to Survey No. 201;
6. Endorsement from the Assistant Commissioner confirming that Survey No. 201 doesn't fall under the purview of the PTCL Act;
7. Latest Endorsement from the Acquisition BIAAPA, KHB, KIADB stating that the land has not been acquired or notified for any of the developmental purposes;
8. Owners to confirm whether any litigations are pending / decided on the property;
9. Owners to confirm whether any mortgage/s are created on the property. If yes, please furnish the necessary documents;
10. Production of original documents for verification;

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V. OUR UNDERSTANDING

We understand that **ARVIND SMARTHOMES PVT LIMITED** intends to acquire the Schedule Property and hence intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

The Report on Title **(Report)** prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VI. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates (**'FM'**) to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as **'Documents'**).

2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.

3. We have not undertaken any litigation search on the Schedule Property. Therefore, the Report is subject to the specific case details, if any that have been provided by the Client.

4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.

5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

(a) All signatures appearing on the reviewed documents are genuine;
(b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);
(c) The Documents on which the Report relies remain accurate;
(d) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1982. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

VIII. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

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For Fox Mandal & Associates LLP

For Senior Partner

FoxMandal
Solicitors & Advocates

Report on Title

November 08, 2023

To,

Arvind Smarthomes Pvt Ltd
Having its office at 24,
Government Servant Society,
NR.Municipal Market, C.G.Road, Ahmedabad,
Gujarat, 380009

Hereunder referred to as '**the Client**'

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Title Report. Please find below Title Report issued based on the copies of the documents furnished to us.

Report On Title

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I. SCHEDULE PROPERTY

All that piece and parcel of the converted land bearing Survey No. 202, measuring 04 Acres 12 Guntas, exclusive of 15 Guntas of kharab, situated at Soluru Village, Kundana Hobli, Devanahalli Taluk, and bounded as follows:

East by	Survey No. 210;
West by	Survey No. 196;
North by	Survey No. 201 & Village Border of Vishwanathapura Village;
South by	Survey No. 195 & 210;

[Boundaries mentioned herein are as indicated in the Official Memorandum dated 18.04.2023]

II. DOCUMENTS FURNISHED FOR SCRUTINY

Sl. No.	DESCRIPTION OF DOCUMENT
1.	Order in Case bearing No. 107, dated 11.04.1960 passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore Circle, with regard to Survey No.202;
2.	Endorsement dated 24.06.1960 in Case bearing No. 107 issued by office of the Special Deputy Commissioner for Inams Abolition, Bangalore, Kolar and Tumkur Districts, with regard to Survey No.202;
3.	Register VIII Extract with respect to Survey No. 202;
4.	Genealogical/Family Tree of K.C. Ramaiah, issued by the Village Accountant, Saraki Circle, Uttarahalli Hobli, Bangalore South Taluk;
5.	Partition Deed dated 16.12.1972 effected amongst Puttamma, wife of K.C. Ramaiah, and her daughters namely K.R. Anandamma, K.R. Jagadamba, and K.R. Shanthamma;
6.	Endorsement issued by the Tahsildar, Devanahalli Taluk with respect to non-availability of MR No. 4/1985-86;
7.	Gift deed dated 05.01.2019 executed by K.R. Jagadamba, wife of late M.A. Venkataswamy in favour of her grandchildren, (1) Alok Medikepura Anil, and (2) Amala Medikepura Anil (both children of late. M.V. Anil), registered as Document No. DNH-1-09423/2018-19, Book No.1, recorded in CD No. DNHD685, in the office of the Sub-Registrar Devanahalli;

8.	Digitally signed copy of aMutation Register Extract bearing MR. No. H49/2018-19;
9.	Sale Deed dated 15.09.2022 executed by (1) Alok Medikepura Anil, and (2) Amala Medikepura Anil, both children of late M.V. Anil in favour of M/s. Arvind Smarthomes Private Limited, represented by its authorized signatory Yogesh Karel, son of Suresh, registered as Document No. DNH-1-07402/2022-23 in Book-I, stored in CD No.DNHD1628, in office of the Sub-Registrar, Devanahalli;
10.	Official Memorandum dated 18.04.2023 bearing No. 487942 issued by office of the Deputy Commissioner, Bangalore Rural District;
11.	Record of Rights, Tenancy and Crops Certificate (RTCs) for the period from 1968-69 to 1972-73, 1973-74 to 1977-78, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, and 1997-98 to 2001-02 with regard to Survey No. 202 measuring 04 Acres 27 Guntas, inclusive of 15 Guntas of kharab;
12.	Record of Rights, Tenancy and Crops Certificate (RTCs) for the period from 2002-03 to 2021-22 with regard to Survey No. 202 measuring 04 Acres 27 Guntas, inclusive of 15 Guntas of kharab;
13.	Endorsement dated 01.07.2022 bearing No. ADLR/RK/TCNO/1340/2022-23 issued by the Superintendent, office of the Assistant Director of Land Records, Devanahalli Taluk with regard to non-availability of Akarband;
14.	Moola Tippani with regard to Survey No. 202;
15.	Village Map of Soluru Village;
16.	Encumbrance Certificate for the period 01.04.1959 to 31.03.2004 issued by office of the Senior Sub-Registrar, Devanahalli with regard to Survey No. 202;
17.	Encumbrance Certificate for the period 01.04.2004 to 23.06.2022 issued by office of the Senior Sub-Registrar, Devanahalli with regard to Survey No. 202;

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III. TITLE FLOW

1. Upon review of the documents furnished to us, we observe that, the land bearing Survey No. 202, measuring 04 Acres 27 Guntas, inclusive of 15 Guntas of kharab, situated at Soluru Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District, was an Inam Land. On an application made by K.C. Ramaiah, seeking for the occupancy rights in respect of the Said Property along with other survey numbers, an enquiry was conducted in Case bearing No. 107, by the Special Deputy Commissioner for Abolition of Inams, Bangalore, thereafter, said K.C. Ramaiah, was recorded as the occupant of the Said Property under the provisions of Section 9 of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954.

2. Endorsement dated 24.06.1960 in Case bearing No. 107 issued by office of the Special Deputy Commissioner for Inams Abolition, Bangalore, Kolar and Tumkur Districts discloses the name of K.C. Ramaiah as the occupant with regard to Survey No. 202 measuring 04 Acres 12 Guntas.

3. Register VIII Extract discloses Survey No. 202 measuring 04 Acres 12 Guntas, exclusive of 15 Guntas of kharab in case bearing No. 17.

4. We have been furnished with the Genealogical/Family Tree of K.C. Ramaiah, issued by the Village Accountant, Saraki Circle, Uttarahalli Hobli, Bangalore South Taluk, and it indicates that, K.C. Ramaiah, was married to Puttamma (deceased) and they had three daughters namely, (1) K.R. Ananda, (deceased) (2) K.R. Jagadamba, and (3) K.R. Shantha, The said Genealogical Tree further discloses the lineage as follows:-

   - K.R. Jagadamba, was married to Venkataswamy, (deceased), and their children are M.V. Anil (deceased), Manjunath, and Shobha;
   - M.V. Anil was married to Arathi and their children are Alok M Anil, and Amala M Anil;

5. Pursuant to the death of K.C. Ramaiah, his wife Puttamma, and his daughters namely K.R. Anandamma, K.R. Jagadamba, and K.R. Shanthamma, effected a partition of their family properties including Survey No. 202 under a Partition Deed dated 16.12.1972. Under the said partition, Survey No. 202 measuring 04 Acres 27 Guntas, was allotted to the share of K.R. Jagadamba, under the Schedule – C. Subsequently, it is gathered from Column No. 10 of the RTCs with respect to Survey No. 202 for the period 1985-86 to 2017-18 that the khata with regard to Survey No. 202 measuring 04 Acres 27 Guntas was transferred/mutated in the name of K.R. Jagadamba, vide Mutation Register Extract bearing MR No. 4/1985-86.

6. We had sought for the aforementioned MR No. 4/1985-86, however, we have been furnished with an issued by the Tahsildar, Devanahalli Taluk stating that MR No.4/1985-86 is not available on records and hence cannot be furnished.

7. Thereafter, K.R. Jagadamba, wife of late M.A. Venkataswamy, gifted Survey No. 202 measuring 04 Acres 27 Guntas, inclusive of 15 Guntas of kharab in favour of her grandchildren, (1) Alok Medikepura Anil, and (2) Amala Medikepura Anil (both children of late M.V. Anil) under the Gift Deed dated 05.01.2019, registered as Document No. DNH-1-09423/2018-19, Book No.1, recorded in CD No. DNHD685, in the office of the Sub-Registrar Devanahalli.

8. Subsequently the khata with regard to Survey No. 202 measuring 04 Acres 27 Guntas, inclusive of 15 Guntas of kharab was transferred/mutated in favour of (1) Alok Medikepura Anil, and (2) Amala Medikepura, vide Mutation Register Extract bearing MR No. H49/2018-19.

9. Thereafter, (1) Alok Medikepura Anil, and (2) Amala Medikepura Anil, both children of late M.V. Anil jointly conveyed Survey No. 202 measuring 04 Acres 27 Guntas, inclusive of 15 Guntas of kharab, in favour of M/s. Arvind Smarthomes Private Limited, represented by its authorized signatory Yogesh Karel, son of Suresh, under a Sale Deed dated 15.09.2022 registered as Document No. DNH-1-07402/2022-23 in Book-I, stored in CD No. DNHD1628, in office of the Sub-Registrar, Devanahalli.

10. Upon the application filed by M/s. Arvind Smarthomes Private Limited for conversion of land bearing Survey No. 202 measuring 04 Acres 12 Guntas, exclusive of 15 Guntas of kharab from agricultural purposes to non-agricultural Residential - Layout purposes, and upon payment of necessary conversion fee/fine, the Deputy Commissioner, Bangalore Rural District, has accorded the conversion of land bearing Survey No. 202 measuring 04 Acres 12 Guntas, exclusive of 15 Guntas of kharab, from agricultural purposes to non-agricultural Residential - Layout purpose vide Official Memorandum dated 18.04.2023 bearing No. 487942.

11. The land duly converted for Layout-Residential purposes bearing Survey No. 202 measuring 04 Acres 12 Guntas, exclusive of 15 Guntas of kharab is herein and hereinafter referred to as **"Schedule Property".**

12. We have perused the RTCs with respect to Survey No. 202, measuring 04 Acres 27 Guntas, inclusive of 15 Guntas of kharab, situated at Soluru Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District, and our observation are as under:

Sl.No.	Period of RTCs	Name of the Owner
1.	1968-69 to 1972-73, 1973-74 to 1977-78,	Puttamma, wife of K.C. Ramaiah, K.R. Anandamma, K.R Shanthamma.
2.	1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, and 1997-98 to	K.R. Jagadamba, wife of late M.A. Venkataswamy - MR No. 4/1985-86,

	2001-02,	
3.	2002-03 to 2017-18,	K.R. Jagadamba, wife of late M.A. Venkataswamy - MR No. 4/1985-86,
4.	2018-19 to 2021-22	Alok Medikepura Anil & Amala Medikepura Anil - MR No. H49/2018-19,

13. Moola Tippani with regard to 202 discloses the shape, and Village Map of Soluru Village, discloses the shape and boundaries of Survey No. 202. As per the Village Map, Survey No. 202 is bounded on the East by Survey Nos. 210, 203, & 204, on the West by Survey Nos. 201, 163, 196 & 195, on the North by Survey No. 201 & village boundary of Vishwanathapura Village, and on the South by Survey Nos. 195 and 210.

Note: It is observed in the Village Map that hallas pass through Survey No.202.

14. We had sought for the Karnataka Revision Settlement Akarband with respect to Survey No. 202, however, we have been furnished with the Endorsement dated 01.07.2022 bearing No. ADLR/RK/TCNO/1340/2022-23 issued by the Superintendent, office of the Assistant Director of Land Records, Devanahalli Taluk stating that the Settlement Akarband with respect to Survey No. 202 is in a dilapidated condition and hence cannot be furnished.

15. We have been furnished the Encumbrance Certificates for the following periods for our perusal and their respective entries are as follows:

Sl. No.	Period	Issued by	Transaction
Survey No. 202			
1.	01.04.1959 to 31.03.2004	Office of the Senior Sub-Registrar, Devanahalli.	• Receipt dated 07.02.1998 registered as document No.184,
2.	01.04.2004 to 23.06.2022	Office of the Senior Sub-Registrar, Devanahalli.	• Gift Deed dated 05.01.2018 registered as document No.9423/2018-19,

Note: We have not been furnished with the copy of the Receipt dated 07.02.1998 registered as Document No.184.

IV. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **M/s. Arvind Smarthomes Private Limited,** is the owner and having a marketable title with regard to Survey No. 202 measuring 04 Acres 12 Guntas, i.e., Schedule Property.

Our opinion is subject to the production of following documents and observations / recommendations:

1. RTCs for the period 1979-80 to 1982-83;
2. Encumbrance Certificate for the period from 23.06.2022 to till date, with regard to Survey No. 202 measuring 04 Acres 27 Guntas;
3. Endorsements from the Assistant Commissioner/ Tahsildar confirming that there are no proceeding initiated or pending under Section 48 A and Section 77 A of the Karnataka Land Reforms Act of 1961, with regard to Survey No. 202;
4. Endorsement from the Assistant Commissioner confirming that Survey No. 202 doesn't fall under the purview of the PTCL Act;
5. Latest Endorsement from the Acquisition BIAAPA, KHB, KIADB stating that the land has not been acquired or notified for any of the developmental purposes;
6. Latest Endorsement from National Highway Authority of India (NHAI) and State Highway Authority stating that the land has not been acquired for road widening from the said authority;
7. Owners to confirm whether any litigations are pending / decided on the property;
8. Owners to confirm whether any mortgage/s are created on the property. If yes, please furnish the necessary documents;
9. Production of original documents for verification;

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V. OUR UNDERSTANDING

We understand that **ARVIND SMARTHOMES PVT LIMITED** intends to acquire the Schedule Property and hence intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

The Report on Title **(Report)** prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VI. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates (**'FM'**) to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as **'Documents'**).

2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.

3. We have not undertaken any litigation search on the Schedule Property. Therefore, the Report is subject to the specific case details, if any that have been provided by the Client.

4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.

5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

(a) All signatures appearing on the reviewed documents are genuine;
(b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);
(c) The Documents on which the Report relies remain accurate;
(d) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1960. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

VIII. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

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For Fox Mandal & Associates LLP

S.T. Prashantha Kumar

Senior Partner

FoxMandal
Solicitors & Advocates

Report on Title

November 08, 2023

To,

Arvind Smarthomes Pvt Ltd
Having its office at 24,
Government Servant Society,
NR.Municipal Market, C.G.Road, Ahmedabad,
Gujarat, 380009

Hereunder referred to as '**the Client**'

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Title Report. Please find below Title Report issued based on the copies of the documents furnished to us.

Report On Title

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I. SCHEDULE PROPERTY

All that piece and parcel of the converted land bearing Survey No. 203, measuring 02 Acres 17 Guntas, with no kharab, situated at Soluru Village, Kundana Hobli, Devanahalli Taluk, and bounded as follows:

East by	Survey No. 205;
West by	Survey No. 202;
North by	Village Boundary of Vishwanathapura Village;
South by	Land in Survey No. 202 & 204;

[Boundaries mentioned herein are as indicated in the Official Memorandum dated 18.04.2023]

II. DOCUMENTS FURNISHED FOR SCRUTINY

Sl. No.	DESCRIPTION OF DOCUMENT
1.	Order in Case bearing No. 107, dated 11.04.1960 passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore Circle, with regard to Survey No.203;
2.	Endorsement dated 24.06.1960 in Case bearing No. 107 issued by office of the Special Deputy Commissioner for Inams Abolition, Bangalore, Kolar and Tumkur Districts, with regard to Survey No.203;
3.	Register VIII Extract with regard to Survey No.203;
4.	Genealogical/Family Tree of K.C. Ramaiah, issued by the Village Accountant, Saraki Circle, Uttarahalli Hobli, Bangalore South Taluk;
5.	Partition Deed dated 16.12.1972 effected amongst Puttamma, wife of K.C. Ramaiah, and her daughters namely K.R. Anandamma, K.R. Jagadamba, and K.R. Shanthamma;
6.	Endorsement issued by the Tahsildar, Devanahalli Taluk with respect to non-availability of MR No. 4/1985-86;
7.	Gift deed dated 05.01.2019 executed by K.R. Jagadamba, wife of late M.A. Venkataswamy in favour of her grandchildren, (1) Alok Medikepura Anil, and (2) Amala Medikepura Anil (both children of late. M.V. Anil), registered as Document No. DNH-1-09423/2018-19, Book No.1, recorded in CD No. DNHD685, in the office of the Sub-Registrar Devanahalli;
8.	Digitally signed copy of Mutation Register Extract bearing MR. No. H49/2018-19;

9.	Sale Deed dated 15.09.2022 executed by (1) Alok Medikepura Anil, and (2) Amala Medikepura Anil, both children of late M.V. Anil in favour of M/s. Arvind Smarthomes Private Limited, represented by its authorized signatory Yogesh Karel, son of Suresh, registered as Document No. DNH-1-07402/2022-23 in Book-I, stored in CD No.DNHD1628, in office of the Sub-Registrar, Devanahalli;
10.	Official Memorandum dated 18.04.2023 bearing No. 487940 issued by the office of the Deputy Commissioner, Bangalore Rural District;
11.	Record of Tenancy and Crops Certificate for the period from 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, and 1997-98 to 2001-02 with regard to Survey No. 203 measuring 02 Acres 17 Guntas, with no kharab;
12.	Record of Tenancy and Crops Certificate for the period from 2002-03 to 2021-22 with regard to Survey No. 203 measuring 02 Acres 17 Guntas, with no kharab;
13.	Endorsement dated 01.07.2022 bearing No. ADLR/RK/TCNO/1340/2022-23 issued by the Superintendent, office of the Assistant Director of Land Records, Devanahalli Taluk with regard to non-availability of Akarband;
14.	Moola Tippani with regard to Survey No. 203;
15.	Village Map of Soluru Village;
16.	Encumbrance Certificate for the period 01.04.1959 to 31.03.2004 issued by office of the Senior Sub-Registrar, Devanahalli with regard to Survey No. 203;
17.	Encumbrance Certificate for the period 01.04.2004 to 23.06.2022 issued by office of the Senior Sub-Registrar, Devanahalli with regard to Survey No. 203;
18.	Encumbrance Certificate for the period 22.06.2022 to 09.08.2022 issued by office of the Sub-Registrar, Devanahalli with regard to Survey No. 203;

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III. TITLE FLOW

1. Upon review of the documents furnished to us, we observe that, the land bearing Survey No. 203, measuring 02 Acres 17 Guntas, with no kharab, situated at Soluru Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District, (**"Schedule Property"**) was an Inam Land. On an application made by K.C. Ramaiah, seeking for the occupancy rights in respect of the Schedule Property along with other survey numbers, an enquiry was conducted in Case bearing No. 107, by the Special Deputy Commissioner for Abolition of Inams, Bangalore, thereafter, said K.C. Ramaiah was recorded as the occupant of the Schedule Property under the provisions of Section 9 of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954.

2. Endorsement dated 24.06.1960 in Case bearing No. 107 issued by office of the Special Deputy Commissioner for Inams Abolition, Bangalore, Kolar and Tumkur Districts discloses the name of K.C. Ramaiah as the occupant with regard to Survey No. 203 measuring 02 Acres 17 Guntas.

3. Register VIII Extract discloses Survey No. 203 measuring 02 Acres 17 Guntas in case bearing No. 17.

4. We have been furnished with the Genealogical/Family Tree of K.C. Ramaiah, issued by the Village Accountant, Saraki Circle, Uttarahalli Hobli, Bangalore South Taluk, and it indicates that, K.C. Ramaiah was married to Puttamma (deceased) and they had three daughters namely, (1) K.R. Ananda, (deceased) (2) K.R. Jagadamba, and (3) K.R. Shantha, The said Genealogical Tree further discloses the lineage as follows:-

   - K.R. Jagadamba was married to Venkataswamy (deceased), and their children are M.V. Anil (deceased), Manjunath, and Shobha;
   - M.V. Anil was married to Arathi and their children are Alok M Anil, and Amala M Anil;

5. Pursuant to the death of K.C. Ramaiah, his wife Puttamma, and his daughters namely K.R. Anandamma, K.R. Jagadamba, and K.R. Shanthamma, effected a partition of their family properties including the Schedule Property under a Partition Deed dated 16.12.1972. In the said partition, the Schedule Property (i.e., Survey No. 203 measuring 02 Acres 17 Guntas) was allotted to the share of K.R. Jagadamba, under Schedule – C. Subsequently, it is gathered from Column No. 10 of the RTCs with respect to the Schedule Property for the period 1985-86 to 2017-18 that the khata with regard to Survey No. 203 measuring 02 Acres 17 Guntas was transferred/mutated in the name of K.R. Jagadamba, vide Mutation Register Extract bearing MR No. 4/1985-86.

6. We had sought for the aforementioned MR No. 4/1985-86, however, we have been furnished with an issued by the Tahsildar, Devanahalli Taluk stating that MR No.4/1985-86 is not available on records and hence cannot be furnished.

7. Thereafter, K.R. Jagadamba, wife of late M.A. Venkataswamy gifted the Schedule Property in favour of her grandchildren, (1) Alok Medikepura Anil, and (2) Amala Medikepura Anil (both children of late M.V. Anil), under the Gift Deed dated 05.01.2019, registered as Document No. DNH-1-09423/2018-19, Book No.1, recorded in CD No. DNHD685, in the office of the Sub-Registrar Devanahalli.

8. Subsequently the khata with regard to the Schedule Property was transferred/mutated in favour of (1) Alok Medikepura Anil, and (2) Amala Medikepura, vide Mutation Register Extract bearing MR No. H49/2018-19.

9. Thereafter, (1) Alok Medikepura Anil, and (2) Amala Medikepura Anil, both children of late. M.V. Anil jointly conveyed the Schedule Property in favour of M/s. Arvind Smarthomes Private Limited, represented by its authorized signatory Yogesh Karel, son of Suresh, under a Sale Deed dated 15.09.2022 registered as Document No. DNH-1-07402/2022-23 of Book-I, stored in CD No. DNHD1628, in office of the Sub-Registrar, Devanahalli.

10. Upon the application filed by M/s. Arvind Smarthomes Private Limited for conversion of land bearing Survey No. 203 measuring 02 Acres 17 Guntas (i.e., the Schedule Property) from agricultural purposes to non-agricultural Residential - Layout purposes, and upon the payment of necessary conversion fee/fine, the Deputy Commissioner, Bangalore Rural District, accorded the conversion of the Schedule Property from agricultural purposes to non-agricultural Residential - Layout purpose vide Official Memorandum dated 18.04.2023 bearing No.487940.

11. We have perused the RTCs with respect to Survey No. 203, measuring 02 Acres 17 Guntas, with no kharab, situated at Soluru Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District, and our observation are as under:

Sl.No.	Period of RTCs	Name of the Owner
1.	1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83,	Puttamma, wife of K.C. Ramaiah, K.R. Anandamma, K.R. Jagadamba, K.R Shanthamma.
2.	1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, and 1997-98 to 2001-02,	K.R. Jagadamba, wife of late M.A. Venkataswamy - MR No. 4/1985-86,
3.	2002-03 to 2017-18,	K.R. Jagadamba, wife of late M.A. Venkataswamy - MR No. 4/1985-86,
4.	2018-19 to 2021-22	Alok Medikepura Anil & Amala Medikepura Anil - MR No. H49/2018-19,

12. Moola Tippani with regard to 203 discloses the shape, and Village Map of Soluru Village, discloses the shape and boundaries of Survey No. 203. As per the Village Map, Survey No. 203 is bounded on the East by Survey Nos. 205 & 204, on the West by Survey No. 202, on the North by Village Border of Vishwanathapura Village, and on the South by Survey Nos. 202 and 204.

    Note: It is observed in the Village Map that hallas and a pathway pass through Survey No. 203. However, there is no record of kharab in the RTCs with respect to Survey No.203.

13. We had sought for the Karnataka Revision Settlement Akarband with respect to Survey No. 203, however, we have been furnished with the Endorsement dated 01.07.2022 bearing No. ADLR/RK/TCNO/1340/2022-23 issued by the Superintendent, office of the Assistant Director of Land Records, Devanahalli Taluk stating that the Settlement Akarband with respect to Survey No. 203 is in a dilapidated condition and hence cannot be furnished.

14. We have been furnished the Encumbrance Certificates for the following periods for our perusal and their respective entries are as follows:

Sl. No.	Period	Issued by	Transaction
Survey No. 203			
1.	01.04.1959 to 31.03.2004	Office of the Senior Sub-Registrar, Devanahalli.	• Nil.
2.	01.04.2004 to 23.06.2022	Office of the Senior Sub-Registrar, Devanahalli.	• Gift Deed dated 05.01.2018 registered as document No. 9423/2018-19.
3.	22.06.2022 to 09.08.2022	Office of the Sub-Registrar, Devanahalli.	• Nil.

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IV. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **M/s. Arvind Smarthomes Private Limited,** is the owner and having a marketable title with regard to Survey No. 203 measuring 02 Acres 17 Guntas, i.e., Schedule Property.

Our opinion is subject to the production of following documents and observations / recommendations:

1. Encumbrance Certificate for the period from 09.08.2022 to till date, with regard to Survey No. 203 measuring 02 Acres 17 Guntas;
2. Endorsements from the Assistant Commissioner/ Tahsildar confirming that there are no proceeding initiated or pending under Section 48 A and Section 77 A of the Karnataka Land Reforms Act of 1961, with regard to Survey No. 203;
3. Endorsement from the Assistant Commissioner confirming that Survey No. 203 doesn't fall under the purview of the PTCL Act;
4. Latest Endorsement from the Acquisition BIAAPA, KHB, KIADB stating that the land has not been acquired or notified for any of the developmental purposes;
5. Latest Endorsement from National Highway Authority of India (NHAI) and the State Highway Authority stating that the land has not been acquired for road widening from the said authority;
6. Owners to confirm whether any litigations are pending / decided on the property;
7. Owners to confirm whether any mortgage/s are created on the property. If yes, please furnish the necessary documents;
8. Production of original documents for verification;

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V. OUR UNDERSTANDING

We understand that **ARVIND SMARTHOMES PVT LIMITED** intends to acquire the Schedule Property and hence intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

The Report on Title **(Report)** prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VI. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates (**'FM'**) to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as **'Documents'**).

2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.

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VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

(a) All signatures appearing on the reviewed documents are genuine;
(b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);
(c) The Documents on which the Report relies remain accurate;
(d) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1960. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

VIII. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

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For Fox Mandal & Associates LLP

For Senior Partner