Vinay Kademane & Associates
ADVOCATES

Date: 06/12/2025

Ananthay Properties Private Limited,
29th & 30th Floor,
No. 26/1, WTC, Brigade Gateway Campus,
Dr. Rajkumar Road, Malleswaram,
Bengaluru – 560 055.

Sirs,

Sub: Scrutiny and Title Report with respect to residential / commercial Plots bearing Nos. CS-02, CS – 04, and CS – 01 & 03, carved out of Survey Nos. 1, 5, 6, 7, 12, 13, 14, 15 and 16, situated at Konadasapura Village, Bidarahalli Hobli, Bengaluru East Taluk.

The title search with respect to the property mentioned above is scrutinized by us at your request to facilitate and determine the marketability of the title of the landowner to the Property described in the title search report. Use of this title search report for any other purpose or by any other person is not authorized. This title search report shall be relied upon by any other person nor relied upon for any other purpose/s. No liability is assumed by us for any unauthorized use or reliance.

Thanking you,

Yours faithfully,

Vinay K. S.
Advocate

Encl: Title Search Report

Vinay Kademane & Associates Advocates

1. **Description of the Property:**

1.1 All that piece and parcel of the residential / commercial Plot No. CS-02, PID No. 6000079569, carved out of Survey Nos. 6, 7, 13, 14 and 15, situated at Konadasapura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District measuring in total 33,795.98 square meters and is bounded on the:

East by: Road;

West by: C.S. Nos. 01 and 03;

North by: Road; and

South by: C.S. No. 04.

1.2 All that piece and parcel of the residential / commercial Plot No. CS-04, PID No. 6000079568, carved out of Survey Nos. 12, 13, 14, 15 and 16, situated at Konadasapura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District measuring in total 46,187 square meters and is bounded on the:

East by: Road;

West by: C.S. No. 03 and Road;

North by: C.S. No. 02; and

South by: Road.

1.3 All that piece and parcel of the residential / commercial Plot No. CS-01 & 03, PID No. 6000084850, carved out of Survey Nos. 1, 5, 6, 15 and 16, situated at Konadasapura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District measuring in total 81,712.71 square meters and is bounded on the:

East by: CS Nos. 02 & 04;

West by: Tank Bund Road;

North by: Road; and

South by: Private Property & Village Boundary.



2. **Discussion on Title:**

2.1. The residential / commercial Plot bearing No. CS – 02, carved out of Survey Nos. 6, 7, 13, 14 and 15 ("Plot CS-02") and the residential / commercial Plot bearing No. CS – 04, carved out of Survey Nos. 12, 13, 14, 15 and 16 ("Plot CS – 04") and the residential / commercial Plot bearing Nos. CS – 01 & 03, carved out of Survey Nos. 1, 5, 6, 15 and 16 ("Plot CS – 01 & 03"), all situated at Konadasapura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District are the subject matter of this title report and unless specifically mentioned are collectively referred to as "Subject Property".

2.2. It is noted that the Subject Property forms part of the Survey Nos. 1, 5, 6, 7, 12, 13, 14, 15 and 16 of Konadasapura Village, Bidarahalli Hobli, Bengaluru East Taluk that were acquired by the Bangalore Development Authority, Bengaluru ("BDA") (along with other properties) for formation of layout called "Shifting of the Whole Sale Steel Market" by virtue of the Final Notification dated 24/01/1996 in No. HUD/917/MNX/95 published in the Official Gazette issued by the Order and in the name of the Governor of Karnataka, by the Under Secretary to Government, Urban Development Department. The properties bearing Survey No. 1, measuring 13 acres 22 guntas, Survey No. 5, measuring 11 acres 27 guntas, Survey No. 6, measuring 11 acres 1 gunta, Survey No. 7, measuring 4 acres 32 guntas, Survey No. 12, measuring 17 acres 24 guntas, Survey No. 13, measuring 2 acres 35 guntas, Survey No. 14 (Government land), measuring 38 guntas, Survey No. 15, measuring 3 acres 18 guntas and Survey No. 16, measuring 10 acres 30 guntas of Konadasapura Village are part of the said Final Notification for acquisition. The copy of the Final Notification dated 24/01/1996 could be evidenced from **Document No. 1**.

2.3. The Plot CS-02 and Plot CS-04 were disposed by way of E-Auction on "as is where is" basis by the BDA. The Notice intimating the date of commencement of e-Auction on 03/10/2024 was intimated on 26/09/2024 *vide* No. BDA/EM/e-Auction/T-03/2024-25 by the Engineer Member, BDA intimating the general terms and conditions for E-Auction. In terms of the E-Auction Notice, the successful bidder shall remit 25% of the final bid amount and shall pay the balance 75% of the bid amount within 45 days of receiving the allotment from the BDA. The copy of the E-Auction Notice dated 26/09/2024 could be evidenced from **Document No. 2**.



2.4. As scheduled, the Plot CS-02 and Plot CS-04 were disposed off by the BDA through E-Auction conducted on 30/10/2024. M/s Ananthay Properties Private Limited ("Ananthay") was the successful/highest bidder for purchase of the Plot CS-02 and Plot CS-04 at ₹ 270,32,80,000/- with respect to Plot CS-02 and at ₹ 359,84,34,840/- with respect to Plot CS-04. Accordingly, in confirmation of the E-Auction sale of the Plot CS-02 and Plot CS-04 to Ananthay, the BDA by the Confirmation of Auction Sale of Commercial Plot dated 30/10/2024 in No. BDA/AS/E-Auction/CS-02/2024-25 confirmed the sale of the Plot CS-02 in favour of Ananthay at ₹ 270,32,80,000/- and by the Confirmation of Auction Sale of Commercial Plot dated 30/10/2024 in No. BDA/AS/E-Auction/CS-04/2024-25 confirmed the sale of the Plot CS-04 in favour of Ananthay at ₹ 359,84,34,840/-. The copies of the Confirmation of Auction Sale of Commercial Plot both dated 30/10/2024 could be evidenced from **Document Nos. 3 and 4**.

2.5. The Plot CS-01 & 03 was also disposed by way of E-Auction on "as is where is" basis by the BDA. The Notice intimating the date of commencement of E-Auction on 17/04/2025 was intimated on 08/04/2025 *vide* No. BDA/EM/E-Auction/T-01/2025-26 by the Engineer Member, BDA intimating the general terms and conditions for E-Auction. In terms of the E-Auction Notice, the successful bidder shall remit 25% of the final bid amount and shall pay the balance 75% of the bid amount within 45 days of receiving the allotment from the BDA. The copy of the E-Auction Notice dated 08/04/2025 could be evidenced from **Document No. 5**.

2.6. As scheduled, the Plot CS-01 & 03 was disposed off by the BDA through E-Auction conducted on 17/04/2025. Ananthay was the successful/highest bidder for purchase of the Plot CS-01 & 03 at ₹ 588,33,15,120/-. Ananthay has remitted the full auction bid amount of ₹ 5,88,33,15,120/- to the BDA, and the BDA by its Letter dated 07/02/2025 has acknowledged the receipt of the said full sale price towards Plot CS-01 & 03. The copy of the Letter dated 07/02/2025 of the BDA could be evidenced from **Document No. 6**.

2.7. In terms of the Confirmation of Auction Sale of Commercial Plot, the BDA acknowledged the receipt of 25% of the bid amount and further directed to remit the balance bid amount within 45 days with respect to Plot CS-02 and Plot CS-04. The payment of the balance of the bid amount carried no interest upto 45 days and thereafter upto 90 days at the interest of 18% per annum and thereafter upto 120 days at the interest of 21%



per annum. We are furnished copies of the Remittance Challan for having remitted the initial bid amount of ₹ 55,08,22,000/- and ₹ 77,46,08,710/- to the BDA on 29/10/2024 (*i.e.*, a day before the date of E-Auction sale). The copies of the said Challans both dated 29/10/2024 issued by the BDA could be evidenced from **Document Nos. 7 and 8**. Further, we are furnished with copy of the Letter dated 18/12/2024 written by Ananthay to the BDA detailing the remittance of the full sale price towards the Plot CS – 02 and Plot CS -04. From the Letter it is noted that the total sum of ₹ 2,70,36,78,400/- is paid towards Plot CS – 02 and the sum of ₹ 360,26,23,440/- is paid towards Plot CS – 04. The copy of the Letter dated 18/12/2024 of Ananthay could be evidenced from **Document No. 9**.

2.8. By the Auction Sale Deed dated 21/12/2024, the BDA, represented by its Deputy Secretary has conveyed the Plot CS-02 in favour of Ananthay absolutely without any conditions or restrictions. The Sale Deed is registered *vide* Document No. BDA-1-02936/2024-25 of Book I, stored in the Central Data Repository in the office of the Additional District-Registrar, Bengaluru Urban District. The copies of the Sale Deed and the sketch of the Plot CS-02 could be evidenced from **Document No. 10**.

2.9. Pursuant to sale of the Plot CS-02, under the aforementioned Sale Deed, the vacant possession of the Plot CS-02 is handed over to Ananthay by the BDA *vide* the Possession Certificate dated 15/02/2025 in No. BD009S250000424 issued by the Deputy Secretary, BDA, Bengaluru and a copy of the Possession Certificate could be evidenced from **Document No. 11.**

2.10. By the Auction Sale Deed dated 21/12/2024, the BDA, represented by its Deputy Secretary has conveyed the Plot CS-04 in favour of Ananthay absolutely without any conditions or restrictions. The Sale Deed is registered *vide* Document No. BDA-1-02935/2024-25 of Book I, stored in the Central Data Repository in the office of the Additional District-Registrar, Bengaluru Urban District. The copies of the Sale Deed and the sketch of the Plot CS-04 and could be evidenced from **Document No. 12**.

2.11. Pursuant to sale of the Plot CS-04, under the aforementioned Sale Deed, the vacant possession of the Plot CS-04 is handed over to Ananthay by the BDA *vide* the Possession Certificate dated 15/02/2025 in No. BD009S250000425 issued by the Deputy Secretary, BDA, Bengaluru and a copy of the Possession Certificate could be evidenced from **Document No. 13**.



2.12. By the Auction Sale Deed dated 18/07/2025, the BDA, represented by its Deputy Secretary has conveyed the Plot CS-01 & 03 in favour of Ananthay absolutely without any conditions or restrictions. The said Sale Deed is registered *vide* Document No. BDA-1-01717/2025-26 of Book I, stored in the Central Data Repository in the office of the Additional District-Registrar, Bengaluru Urban District. The copies of the Sale Deed and the sketch of the Plot CS-01 & 03 could be evidenced from **Document No. 14**.

2.13. Pursuant to sale of the Plot CS-01 & 03, under the aforementioned Sale Deed, the vacant possession of the Plot CS-01 & 03 is handed over to Ananthay by the BDA vide the Possession Certificate dated 21/07/2025 in No. BD009S250001832 issued by the Deputy Secretary, BDA, Bengaluru and a copy of the Possession Certificate could be evidenced from **Document No. 15.**

3. **Constitution of Ananthay**

3.1 Ananthay Properties Private Limited is incorporated as a private limited company on 14/03/2022 in the office of the Registrar of Companies *vide* Corporate Identity Number U70109KA2022PTC158845. The main objects of the Ananthay is to purchase, take on lease or license or in exchange, hire or otherwise acquire any immovable or movable property, rights or privileges which the Company may think necessary or convenient for the business of the Company etc. The copies of the Certificate of Incorporation issued by the Deputy Registrar of Companies, the Memorandum of Association and the Articles of Association could be evidenced from **Document No. 16**.

4. ***Khatha* & Property Tax Receipts**

4.1. The *Khatha* of the Plot CS-02 is registered in the name of Ananthay in the revenue records of the BDA vide PID No. 6000079569 as evidenced from the *Khatha* Certificate dated 20/02/2025 in No. BD007S250003041 issued by the Revenue Officer – East, BDA and a copy of the *Khatha* Certificate could be evidenced from **Document No. 17**.

4.2. The *Khatha* of the Plot CS-04 is registered in the name of Ananthay in the revenue records of the BDA *vide* PID No. 6000079568 as evidenced from the *Khatha* Certificate dated 20/02/2025 in No. BD007S250003037 issued by the Revenue Officer – East, BDA and a copy of the *Khatha* Certificate could be evidenced from **Document No. 18**.

4.3. The *Khatha* of the Plot CS-01 & 03 is registered in the name of Ananthay in the revenue records of the BDA *vide* PID No. 6000084850 as evidenced from the *Khatha* Certificate

dated 06/08/2025 in No. BD007S2500010698 issued by the Revenue Officer – East, BDA and a copy of the *Khatha* Certificate could be evidenced from **Document No. 19**.

4.4. It is advised to pay the up-to-date property taxes to the BDA with respect to the Subject Property.

5. **Revenue & Survey Records**

5.1. Since, the Subject Property is part of the larger lands that was acquired by the Government of Karnataka for formation of layout called "Shifting of the Whole Sale Steel Market" by virtue of the Final Notification dated 24/01/1996 in No. HUD/917/MNX/95 published in the Official Gazette, there is no necessity for inspection of the revenue records (*i.e.*, RTC's and mutation register extracts) and survey records relating to the survey numbers out of which the Subject Property is carved out.

6. **Mortgages and Charges:**

6.1 We are not furnished with copies of the mortgage deeds for having created any charge/encumbrance on the Subject Property.

6.2 On verification of the web-portal of the Ministry of Corporate Affairs it is noted that no intimation of charges are filed with the Registrar of Companies for having created any charge, lien or encumbrance on the Subject Property.

7. **Endorsements – Statutory Authorities:**

7.1 The diligence with respect to verification of the endorsements from the statutory authorities and /or revenue offices relating to status of tenancy applications, acquisition and/or proceedings (including the claims under the PTCL Act and the Karnataka Land Reforms Act etc.,) does not apply as the Subject Property is part of the larger lands that are acquired by the Government of Karnataka in terms of the Final Notification dated 24/01/1996.

8. **Land Usage:**

8.1 The BDA in its E-Auction notice and the Auction Sale Deed has specifically categorized the Subject Property for residential / commercial usage. Hence, the Subject Property can be utilized for the purpose of residential / commercial development. Any



development to be made other than residential / commercial development, the change of land use shall be obtained from the BDA.

9. **Encumbrance Certificates & Search Report**

9.1. The Encumbrance Certificates are produced for the period mentioned herebelow with respect to the Subject Property and the details of the entries made therein are as follows:

Period		S.A. No.	Details of Entries
From	To		
01/04/2004	05/11/2025	ECC-05112025-6877563	1. Auction Sale Deed dated 21/12/2024 executed by BDA in favour of Ananthay with respect to Plot CS-02. 2. Auction Sale Deed dated 21/12/2024 executed by BDA in favour of Ananthay with respect to Plot CS-02. 3. Auction Sale Deed dated 18/07/2025 executed by BDA in favour of Ananthay with respect to Plot CS-01 & 03.

Except the entries mentioned in the table hereabove, there are no entries made for having encumbered the Subject Property. The copies of the said Encumbrance Certificates could be evidenced from **Document No. 20**.

10. **Litigations:**

10.1 We have not conducted any independent litigation search in the court registry as the courts do not maintain any separate index of litigations concerning immovable properties. As a part of our due diligence in preparation of the report, we have not come across any litigation where the Subject Property is the subject matter of such litigation.

11. **Public Notice:**

11.1 We are not instructed to publish public notice/s in daily newspaper/s notifying the intended transactions and calling for objections if any from the general public. Hence, no public notice is published in this regard.

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12. **Inspection of Original Title Deeds:**

12.1 We have inspected the original documents of title pertaining to the Subject Property and found that Ananthay is in possession of the original records/title deeds that are mentioned in Annexure 'B' appended to this Report.

13. **Conclusion**

13.1. On perusal of the above documents, I am of the opinion that, M/s Ananthay Properties Private Limited, a private limited company incorporated under the Companies Act, 1956 and having its registered office at No. 110/1, Citi Centre, J.C. Road (opp. Town Hall), Bengaluru is the absolute owner of the:

a) The residential / commercial Plot No. CS-02, carved out of Survey Nos. 6, 7, 13, 14 and 15, situated at Konadasapura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District measuring in total 33,795.98 square meters;

b) The residential / commercial Plot No. CS-04, PID No. 6000079568, carved out of Survey Nos. 12, 13, 14, 15 and 16, situated at Konadasapura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District measuring in total 46,187 square meters; and

c) The residential / commercial Plot No. CS-01 & 03, PID No. 6000084850, carved out of Survey Nos. 1, 5, 6, 15 and 16, situated at Konadasapura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District measuring in total 81,712.71 square meters.

Vinay Kademane & Associates Advocates

Vinay K.S.
Advocate

Annexure – 'A'

Standard Exceptions to the Title Search

i) Defects, liens, encumbrances, adverse claims or other matters, if any, created subsequent to the effective date of this Title Report.

ii) Any Testamentary dispositions made that are not disclosed or brought to our notice.

iii) Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.

iv) Rights or claims of a person are not shown by public records.

v) Any easements, lien or a right to lien not shown in public records or that may be ascertained by person in possession of the land.

vi) Taxes or assessments or deficit stamp duty/registration charges which are not shown as existing liens in the public records.

vii) All corporate matters.

viii) Any suits that are filed claiming rights, partition or attachments, if any, that are not disclosed by verification of the documents furnished for scrutiny.



Annexure – 'B'

This Title Report is prepared based on examination of the photocopies of the title deeds, revenue records, city survey records and search reports furnished to us that are described here below and based thereon, the title to the Property is vested in this current owner.

Sl. No.	Date of Execution / Issue	Description of the Document
1.	24/01/1996	Final Notification in No. HUD/917/MNX/95 published in the Official Gazette issued by the Order and in the name of the Governor of Karnataka, by the Under Secretary to Government, Urban Development Department.
2.	26/09/2024	E-Auction Notice *vide* No. BDA/EM/e-Auction/T-03/2024-25 issued by the Engineer Member, Bangalore Development Authority, Bengaluru.
3.	30/10/2024	Confirmation of Auction Sale of Commercial Plot in No. BDA/AS/e-Auction/CS-02/2024-25 issued by the Member-Financial, Bangalore Development Authority, Bengaluru with respect to Plot CS-02.
4.	30/10/2024	Confirmation of Auction Sale of Commercial Plot in No. BDA/AS/e-Auction/CS-04/2024-25 issued by the Member-Financial, Bangalore Development Authority, Bengaluru with respect to Plot CS-04.
5.	08/04/2025	E-Auction Notice *vide* No. BDA/EM/e-Auction/T-01/2025-26 issued by the Engineer Member, Bangalore Development Authority, Bengaluru.
6.	07/02/2025	Letter in No. BDA/AS/E-Auction/CS01-&03/2025-26 issued by the Bangalore Development Authority acknowledging the receipt of full auction bid amount of ₹ 5,88,33,15,120/- with respect to Plot CS-01 & 03.
7.	29/10/2024	Remittance Challan issued by the Bangalore Development Authority acknowledging the receipt of ₹ 55,08,22,000/-.
8.	29/10/2024	Remittance Challan issued by the Bangalore Development Authority acknowledging the receipt of ₹ 77,46,08,710/-.

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Sl. No.	Date of Execution / Issue	Description of the Document
9.	18/12/2024	Letter issued by Ananthay to the Bangalore Development Authority specifying the payment of full sale price towards Plot CS – 02 and Plot CS – 04.
10.	21/12/2024	Auction Sale Deed executed by the Bangalore Development Authority, Bengaluru, represented by its Deputy Secretary in favour of Ananthay Properties Private Limited registered *vide* Document No. BDA-1-02936/2024-25 of Book I, stored in the Central Data Repository in the office of the Additional District-Registrar, Bengaluru Urban District with respect to Plot CS-02.
11.	15/12/2025	Possession Certificate in No. BD009S250000424 issued by the Deputy Secretary, BDA, Bengaluru with respect to Plot CS-02.
12.	21/12/2024	Auction Sale Deed executed by the Bangalore Development Authority, Bengaluru, represented by its Deputy Secretary in favour of Ananthay Properties Private Limited registered *vide* Document No. BDA-1-02935/2024-25 of Book I, stored in the Central Data Repository in the office of the Additional District-Registrar, Bengaluru Urban District with respect to Plot CS-04.
13.	15/12/2025	Possession Certificate in No. BD009S250000425 issued by the Deputy Secretary, BDA, Bengaluru with respect to Plot CS-04.
14.	18/07/2025	Auction Sale Deed executed by the Bangalore Development Authority, Bengaluru, represented by its Deputy Secretary in favour of Ananthay Properties Private Limited registered *vide* Document No. BDA-1-01717/2025-26 of Book I, stored in the Central Data Repository in the office of the Additional District-Registrar, Bengaluru Urban District with respect to Plot CS-01 & 03.
15.	21/07/2025	Possession Certificate in No. BD009S250001832 issued by the Deputy Secretary, BDA, Bengaluru with respect to Plot CS-01 & 03.
16.	-	Certificate of Incorporation, Memorandum of Association and Articles of Association issued by the Registrar of Companies of Ananthay Properties Private Limited.



Sl. No.	Date of Execution / Issue	Description of the Document
17.	20/02/2025	*Khatha* Certificate in No. BD007S250003041 issued by the Revenue Officer – East, Bangalore Development Authority, Bengaluru.
18.	20/02/2025	*Khatha* Certificate in No. BD007S250003037 issued by the Revenue Officer – East, Bangalore Development Authority, Bengaluru.
19.	06/08/2025	*Khatha* Certificate in No. BD007S2500010698 issued by the Revenue Officer – East, Bangalore Development Authority with respect to Plot CS-01 & 03.
20.		Encumbrance Certificate in S.A. No. ECC-05112025-6877563 for the period 01/04/2004 to 05/11/2025 with respect to the Subject Property issued by the Sub-Registrar, Bidarahalli, Bengaluru.

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Vinay Kademane & Associates Advocates