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Our Ref: SUM/PBT/SKY

17 October 2024

To
Puravankara Limited
130/1, Ulsoor Road,
Bangalore- 560 042

Attn: Mr Nagananda

Re: Title Due Diligence Report in relation to immovable property being converted land measuring 3 acres 1 gunta along with 3 guntas of kharabh totally measuring 3 acres 4 guntas bearing old PID No/khatha No/Survey No 757/31/13, formed in Survey No 31/13 situated at Hennur Village, Kasaba Hobli, Bangalore North Taluk, Bangalore District (more particularly described in the Schedule below and hereinafter referred to as the "**Schedule Property**").

1. **Schedule**

Description of the Schedule Property

All that piece and parcel of immovable property bearing property address 31/13, Hennur Main Road, Kalyan Nagar Park, Bangalore, 560043, being converted land measuring 3 acres 1 gunta along with 3 guntas of 'B' kharabh in all totally measuring 3 acres 4 guntas formed in Survey No 31/13, situated at Hennur Village, Kasaba Hobli, Bangalore North Taluk, Bangalore District and bounded on the:

East by	:	Road and Hennur Village Boundary;
West by	:	Road;
North by	:	Land in Survey No 31/12; and
South by	:	Land in Survey Nos 32 and 33.

The boundaries mentioned hereinabove are based on the information available in the survey sketch certified by Asian Surveys ***(Document No 77)***.

Hennur Village Map indicates that Survey No 31 forms a part of the aforesaid Village ***(Document No 1)***.

2. **Flow of Title**

The total extent of land in Survey No 31/13 is 3 acres 4 guntas which includes 3 guntas of kharabh.

It is gathered from the Hissa Survey Tippani dated 17 March 1930 ***(***refer ***Document No 56)***, that land in Survey No 31/13 originally belonged to one Mr Basaiah son of Doddananjappa.

Mr Basappa (also called as Mr Basaiah) along with his minor sons namely (i) Master Muninanjappa, (ii) Master Narayana Swamy and (iii) Master Nanjappa (all represented by their father and natural guardian Mr Basappa), under the Sale Deed dated 23 June 1952 registered as document No 1913/1952-53, volume 1281, pages 216 to 218, at the office of the Sub-Registrar, Bangalore Taluk ***(Document No 2)***, conveyed the land measuring 3 acres 1 gunta in Survey No 31/13, in favour of Mr Dyavanna son of Mr Hanumappa.

Under the Sale Deed dated 11 October 1954 registered as document No 3331/1954-55 ***(Document No 3)***, the said Mr Dyavanna conveyed land measuring 3 acres 1 gunta in Survey No 31/13 in favour of Mr Pillanna son of Mr Bachanna. The Record of Right bearing RR No 1124 ***(Document No 4)***, reflects that Mr Dyavanna conveyed land measuring 3 acres 1 gunta in Survey No 31/13, in favour of Mr Pillanna. The name of Mr Pillanna has been mutated in the revenue records as the owner of land measuring 3 acres 1 gunta in Survey No 31/13 in terms of Mutation Register Extract bearing MR No 11/1975-76 ***(Document No 5)***.

Mr Pillanna gifted land measuring 3 acres 1 gunta in Survey No 31/13 in favour of Mr Muninanjappa, Mr Narayana Swamy, Mr Nanjaiah (all sons of Mr Basappa) and Ms Venkatamma (daughter of Late Mr Marappa and wife of Mr Basappa), in terms of Gift Deed dated 11 October 1954 registered as document No 3333/1954-55, book 1, pages 67-69, volume 1436, at the office of the Sub-Registrar, Rajajinagar (Peenya), ***(Document No 6)***. Records of Right bearing RR No 1125 ***(Document No 7)***, reflects that Mr Pillanna conveyed land measuring 3 acres 1 gunta in favour of Mr Muninanjappa, Mr Narayana Swamy, Mr Nanjaiah and Ms Venkatamma.
It appears that Master Nanjappa, son of Mr Basappa was also called Mr Nanjaiah. Further, it appears from the Gift Deed dated 11 October 1954 registered as document No 3333/1954-55, that Mr Pillanna was the paternal uncle of Ms Venkatamma.

<u>In relation to a portion of land measuring 1 acre 1 gunta</u>

The said Mr Muninanjappa, Mr Narayana Swamy, Mr Nanjaiah, Mr Ramamurthy and Ms Venkatamma conveyed a portion of land measuring 1 acre 1 gunta in favour of Mr Sreenivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy under the Sale Deed dated 1 September 1980 registered as document No 6851/1980-81, volume 3270, pages 92-94, at the office of the Sub-Registrar, Peenya, Bangalore ***(Document No 13)***. The names of Mr Sreenivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy have been mutated in the revenue record as the owners of land measuring 1 acre 1 gunta in Survey No 31/13 in terms of Mutation Register Extract bearing MR No 10/1986-87 ***(Document No 14)***.

In relation to a portion of land measuring 2 acres

Mr Muninanjappa, Mr Narayana Swamy, Mr Nanjaiah, Mr Ramamurthy (all sons of Mr Basappa) and Ms Venkatamma (wife of Mr Basappa) conveyed the balance portion of land measuring 2 acres from and out of land measuring 3 acres 1 gunta in Survey No 31/13 in favour of Mr P A Thomas son of Mr Anthony under the Sale Deed dated 21 September 1976 registered as document No 632/1976-77, book-1, pages 25-28, volume 3018, at the office of the Sub-Registrar Bangalore North Taluk ***(Document No 8)***. Record of Right bearing RR No 1137 ***(Document No 9)***, reflects that Mr P A Thomas is the owner of land measuring 2 acres in Survey No 31/13.
The name of Mr P A Thomas was mutated in the revenue records as the owner of land measuring 2 acres in Survey No 31/13 in terms of Mutation Register Extract bearing MR No 3/1976-77 ***(Document No 10)***.
It appears from the documents that Mr Ramamurthy (4th son of Mr Basappa) was not born at the time of the execution of the Gift Deed dated 11 October 1954 registered as document No 3333/1954-55 and hence had not acquired title in relation to land measuring 3 acres 1 gunta in Survey No 31/13. However, he has been made a party to the subsequent sale transactions.

The said Mr P A Thomas conveyed land measuring 2 acres in Survey No 31/13 in favour of Mr Sreenivasa Reddy son of Late Mr Guruva Reddy, Mr A Gurappa Reddy son of Mr Appi Reddy and Mr G Ramananda Reddy son of Gurappa Reddy in terms of Sale Deed dated 15 September 1980 registered as document No 7608/1980-81, book-1, volume 3281, pages 203-206, at the office of the Sub-Registrar, Bangalore North Taluk ***(Document No 11)***.
The names of Mr Sreenivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy have been mutated in the revenue record as the owners of land measuring 2 acres in Survey No 31/13 in terms of Mutation Register Extract bearing MR No 9/1986-87 ***(Document No 12)***.

Accordingly, Mr Sreenivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy acquired title to land measuring 3 acres 1 gunta in Survey No 31/13.

In relation to the portion of land belonging to Mr Gurrappa Reddy in the Schedule Property

It is gathered from the affidavit dated 20 April 1995 sworn by Mr Gurappa Reddy ***(Document No 15)*** that Mr Gurappa Reddy has eight children, namely (i)Mr Ramananda Reddy, (ii) Mr G Radhakrishna Reddy, (iii) G Sathyanarayana Reddy, (iv) Ms Prabhavathi, (v) Ms Leelavathi, (vi) Mr Jagadeesh Reddy, (vii) Mr Vijayalakshmi and (viii) Mr Muralidhar.

The Death Certificate of Mr Gurappa Reddy dated 4 April 2005 issued by the Health Inspector, Department of Births and Death, Bangalore Mahanagara Palike, ***(Document No 16)***, reflects that Mr Gurappa Reddy died on 27 March 2005. Subsequent to the death of Mr Gurappa Reddy, the said land measuring 3 acres 1 gunta in Survey No 31/13 was mutated in the names of children of Late Mr Gurappa Reddy, namely, Mr Ramananda Reddy, Ms Leelavathi, Mr Janardhana, Ms Devaki, Ms Prabhavathi, Mr Jagadeesh Reddy, Mr Vijayalakshmi and Mr Muralidhar along with Mr Sreenivasa Reddy and Mr G Ramananda Reddy in terms of Mutation Register Extract bearing MR No 1/2010-11 ***(Document No 17)***.

We note from the family tree of Mr A Gurrappa Reddy dated 25 September 2024 bearing reference No RD0038208663395, issued by the Deputy Tahsildar, Beguru Hobli, Bengaluru South Taluk, Bengaluru ***(Document No 18)*** that Mr A Gurappa Reddy was married to Ms Lakshmi Kanthamma and they had eight children namely (i) Mr Ramananda Reddy, (ii) Mr G Radhakrishna Reddy, (iii) G Sathyanarayana Reddy, (iv) Ms Prabhavathi, (v) Ms Leelavathi, (vi) Mr Jagadeesh Reddy, (vii) Mr Vijayalakshmi and (viii) Mr Muralidhar.

We note from the said family tree that Mr A Gurappa Reddy, Ms Lakshmi Kanthamma, Mr Ramananda Reddy, Mr G Radhakrishna Reddy, G Sathyanarayana Reddy, Ms Prabhavathi and Ms Leelavathi have expired.

The Death Certificate of Ms Lakshmikanthamma issued by Chief registrar of Births and Death, Hennur Hobli, Anekal Taluk, dated 13 June 1980 ***(Document No 19)***, reflects that Ms Lakshmikanthamma wife of Late Mr Gurappa Reddy died on 7 May 1980.

Mr Ramananda Reddy was married to Ms Rukmini Reddy and they had three children namely Ms R Nanda, Mr Vishwambara Ramananda and Mr Giridhar Ramananda.

We note from the said family tree that Mr Ramananda Reddy is expired.

The Death Certificate of Mr Ramananda Reddy issued by Health Minister, Chief registrar of Births and Death, dated 16 November 2021 ***(Document No 20)***, reflects that Mr Ramananda Reddy son of Late Mr Gurappa Reddy died on 27 October 2021.

Mr G Radhakrishna Reddy was married to Ms Nirmala and they had three children namely Mr Janardhana Reddy R, Mr Prashanth and Ms Danan Jyothi. Mr Janardhana Reddy R is married to Ms Sindhu Gopalaiah and they have two sons namely Mr Ankush Reddy and Mr Karthikeya.

We note from the said family tree that Mr G Radhakrishna Reddy, Ms Nirmala, Mr Prashanth and Ms Dhanamjyothi have expired.

The Death Certificate of Mr Radhakrishna Reddy issued by Tahsildar, Bangalore North Taluk, dated 24 September 1987 ***(Document No 21)***, reflects that Mr Radhakrishna Reddy son of Late Mr Gurappa Reddy died on 22 August 1987.

The Death Certificate of Ms Nirmala issued by Tahsildar, Bangalore North Taluk, dated 24 September 1987 ***(Document No 22)***, reflects that Ms Nirmala wife of Late Mr Radhakrishna Reddy died on 22 August 1987.

The Death Certificate of Mr Prashanth issued by Tahsildar, Bangalore North Taluk, dated 24 September 1987 ***(Document No 23)***, reflects that Mr Prashanth son of Late Mr Radhakrishna Reddy died on 22 August 1987.

The Death Certificate of Ms Dhanan Joyti issued by Tahsildar, Bangalore North Taluk, dated 24 September 1987 ***(Document No 24)***, reflects that Ms Dhanan Jothi daughter of Late Mr Radhakrishna Reddy died on 22 August 1987.

Mr Sathyanarayana was married to Ms Devaki, and they had two children namely Ms Hima Bindu S and Mr G S Suman Reddy.

We note from the said family tree that Mr Sathyanarayana and Ms Devaki have expired.

The Death Certificate of Mr Sathyanarayana Reddy issued by Chief registrar of Births and Death, Hennur Hobli, Anekal Taluk, dated 23 May 1984 ***(Document No 25)***, reflects that Mr Sathyanarayana Reddy son of Late Mr Gurappa Reddy died on 23 April 1984.
The Death Certificate of Ms Devaki issued by the Office of the Registrar of Births and Death, dated 11 June 2020 ***(Document No 26)***, reflects that Ms Devaki wife of Late Mr Sathyanarayana Reddy died on 22 April 2020.

Ms Prabavathi was married to Mr Ranga Reddy, and they had two children namely Ms Hemalatha and Mr Mahesh Babu. Mr Mahesh Babu was married to Ms Radhika and they had two children namely Ms Sowmya and Mr Eshwar.

We note from the said family tree that Ms Prabhavathi, Mr Ranga Reddy, Mr Mahesh Babu and Mr Eshwar have expired.

Death Certificate of Ms Prabhavathi issued by BBMP, dated 4 October 2021 ***(Document No 27)***, reflects that Ms Prabhavathi Ranga Reddy wife of Late Mr Ranga Reddy (daughter of Mr A Gurappa Reddy) has died on 12 September 2021.

Death Certificate of Mr Ranga Reddy issued by Registrar (Birth and Death), Division-3-Hosur Municipality, dated 10 March 2020 ***(Document No 28)***, reflects that Mr Ranga Reddy son of Mr Jogi Reddy (husband of Ms Prabhavathi) has died on 12 February 2020.

Death Certificate of Mr Mahesh Babu R issued by BBMP, dated 24 February 2020 ***(Document No 29)***, reflects that Mr Mahesh Babu R son of Late Mr Ranga Reddy and Late Ms Prabhavathi has died on 17 January 2020.

Death Certificate of Mr Eshwar M issued by Medical Officer of Health, Yelahanka Zone, BBMP, dated 22 June 2020 ***(Document No 30)***, reflects that Mr Eshwar son of Late Mr Mahesh Babu R has died on 16 June 2020.

Ms Leelavathi was married to Mr Mari Reddy, and they had six children namely Ms Lakshmikanta, Ms Shyamala, Ms Gayathri, Mr Purushotham, Ms Sathyavathi and Mr Raghavendra M. Ms Shyamala was married to Mr Krishna Reddy, and they had two children namely Mr Vamshi Krishna Reddy and Mr Varun Krishna Reddy.

We note from the said family tree that Ms Leelavathi, Mr Mari Reddy and Ms Shyamala have expired.

Death Certificate of Ms Leelavathy issued by Department of Forensic Medicine, Kathimandu, Nepal, dated 29 December 2010 ***(Document No 31)***, reflects that Ms Leelavathy daughter of Late Mr Gurrappa Reddy has died on 28 December 2010.

Death Certificate of Mr Mari Reddy issued by Registrar of Birth and Death, Municipal Office, Hosur, dated 5 April 2010 ***(Document No 32)***, reflects that Mr Mari Reddy son of Mr Muninanja Reddy (husband of Ms Leelavathy) has died on 26 March 2010.

Death Certificate of Ms M Shyamala issued by Commissioner Hosur Municipality, dated 13 September 2013 ***(Document No 33)***, reflects that Ms M Shyamala daughter of Ms Leelavathi and Mr Mari Reddy has died on 22 August 1999.

Mr Jagadish Reddy is married to Ms Vijayalakshmi, and they have three children namely Mr Prithvi J, Ms Bhavya J and Mr Raghavendra J.

Ms Vijayalakshmi G was married to Mr Ramaiah and they have three daughters namely Ms Savitha G R, Ms Leena G R and Ms Harishilpa G R.

We note from the said family tree that Mr Ramaiah V is expired.
Death Certificate of Mr Ramaiah V issued by Chief Registrar of Birth and Death, dated 19 February 2022 ***(Document No 34)***, reflects that Mr Ramaiah V son of Mr Venkatappa (husband of Ms Vijayalakshmi) has died on 2 February 2022.

Mr Muralidhar G is married to Ms Komala, and they have three children namely Ms Priyadharshini, Mr Muralidhara Madhusudana and Ms Ramya M Reddy.

<u>In relation to the portion of land belonging to Mr Ramananda Reddy in the Schedule Property</u>

It is gathered from the affidavit dated 20 April 1995 sworn by Mr Gurappa Reddy ***(***refer ***Document No 15)*** that Mr Ramananda Reddy was married to Ms Rukmini Reddy and they had three children namely Ms R Nanda, Mr Vishwambhara Ramananda, and Mr Giridhar Ramananda.

Pursuant to the death of Mr Ramananda Reddy on 27 October 2021 ***(***refer ***Document No 20)***, Ms Rukmini Reddy, Ms R Nanda, Mr Vishwambhara Ramananda, and Mr Giridhar Ramananda have become entitled to the share of Mr Ramananda Reddy in the Schedule Property.

<u>In relation to the portion of land belonging to Mr Srinivasa Reddy in the Schedule Property</u>

It is gathered from the Notarized Family Tree of Mr Srinivasa Reddy dated 11 September 2024 ***(Document No 35)*** that Mr Srinivasa Reddy was married to Ms Leelavathy G S Reddy and they had two children namely Ms Shylaja and Mr Gurunath.

During his lifetime, Mr Srinivasa Reddy bequeathed his share in the Schedule Property in favour of his wife Ms Leelavathi, and son Mr G Gurunath Reddy under the Will dated 05 September 2013, registered as document No BNS-3-00094/2013-14, stored in CD No BNSD285, at the office of Senior Sub-registrar, Shivajinagar (Banasawadi) ***(Document No 36)***.

We note from the Death Certificate of Mr Srinivasa Reddy issued by the office of the Registrar Births and Death, dated 17 June 2023 ***(Document No 37)***, that Mr Srinivasa Reddy died on 25 March 2023 and subsequent to the death of Mr Srinivasa Reddy, Ms Leelavathi and Mr G Gurunath Reddy have become entitled to Mr Srinivasa Reddy's share in the Schedule Property.

Further, Mr G Gurunath Reddy, has executed General Power of Attorney in favour of his mother Ms Leelavathi G S Reddy, appointing her as his constituted attorney to sell, present the document and to do such other acts in relation to the Schedule Property *vide* Power of Attorney dated 29 July 2024, registered as document No BYP-4-00347/2024-25, at the office of the senior Sub-registrar, Byatarayanapura ***(Document No 38)***.

Conveyance of the Schedule Property in favour of the present owners

Under the Sale Deed dated 5 October 2024 registered as document No BYP-1-10060/2024-25, at the office of the Senior Sub-Registrar, Byatarayanapura, Bangalore ***(Document No 78)***, Ms Leelavathi G S Reddy, Mr G Gurunath Reddy, Ms Rukmini Reddy, Ms R Nanda, Mr Viswambhara Ramananda, Mr Giridhar Ramananda, Mr Janardhana Reddy, Ms Sindhu Gopalaiah, Mr Ankush J Reddy, Mr J Kaartikeya, Ms Himabindu S, Mr G S Suman Reddy, Ms Hemalatha Rangareddy, Ms Radhika Maheshbabu, Ms Sowmya M, Ms Lakshmikantha, Mr Krishna Reddy Gopal Reddy, Mr Vamshi Krishna Reddy, Mr Varun Krishna Reddy, Ms M Satyavathi, Ms Gayathri, Mr Purushothama Reddy, Mr Raghavendra M, Mr Jagadish Reddy, Ms Vijayalakshmi, Mr Prithvi J, Ms J Bhavya, Mr Raghavendra J, Ms Vijayalakshmi G, Ms Savitha G R, Ms Leena G R, Ms Harishilpa G R, Mr Muralidhara G jointly conveyed the Schedule Property in favour of Varishtha Property Developers Private Limited and Centurions Housing and Constructions Private Limited.

Accordingly, Varishtha Property Developers Private Limited and Centurions Housing and Constructions Private Limited are the owner of the Schedule Property.

3. **Conversion**

Vide Official Memorandum dated 31 July 1996 bearing No BDN:ALN:SR (N) 2/1996-97 issued by the Assistant Commissioner, Bangalore District, Bangalore ***(Document No 50)***, land measuring 3 acres 1 gunta in Survey No 31/13 has been converted from agricultural to non-agricultural residential purposes.

4. **Khatha and Property Taxes:**

Khatha certificate and Khatha Extract

The Khatha Extract dated 30 January 2015 bearing No DA/W 24/KTR/45/2014-15, issued by the Assistant Revenue Officer, BBMP, ***(Document No 51)***, reflects the names of Mr Sreenivasa Reddy, Mr G Ramananda Reddy, Ms Leelavathi, Mr Janardhana, Ms Devaki, Ms Prabhavathi, Mr Jagadeesh Reddy, Mr Ramananda Reddy, Mr Vijayalakshmi and Mr Muralidhar as the owners of land measuring 3 acres 1 gunta comprised in property bearing No 757/31/13, Hennur Division.

The Khatha Certificate dated 30 January 2015 bearing No DA/W 24/KTR/45/2014-15, issued by the Assistant Revenue Officer, BBMP, ***(Document No 52)***, reflects the names of Mr Sreenivasa Reddy, Mr G Ramananda Reddy, Ms Leelavathi, Mr Janardhana, Ms Devaki, Ms Prabhavathi, Mr Jagadeesh Reddy, Mr Ramananda Reddy, Mr Vijayalakshmi and Mr Muralidhar as the owners of land measuring 3 acres 1 gunta comprised in property bearing No 757/31/13, Hennur Division.

We note that the khatha has not been obtained in the name of Varishtha Property Developers Private Limited and Centurions Housing and Constructions Private Limited, i.e., the present owners. It is recommended to obtain the latest khatha in the name of the said present owners.

Property Taxes:

Property tax paid receipt dated 19 August 2024 bearing No 24253485412 ***(Document No 53)***, reflects that property taxes have been paid in relation to khatha No 757/31/13 by Mr Sreenivasa Reddy, Mr G Ramananda Reddy, Ms Leelavathi, Mr Janardhana, and Ms Prabhavathi, for the year 2024-2025.

5. **Revenue and Survey Records**

5.1 Record of Rights, Tenancy and Crops **("RTC/*s*") *(***collectively ***Document No 54)***

RTCs for the period 1965 to 1977 reflect the name of Mr Dyavanna son of Hanumappa as the owner and cultivator. RTCs further reflect that Mr Dyavanna has acquired title to land in Survey No 31/13 in terms of a sale deed.

RTCs for the period 1977 to 1982 reflect the name of Mr Dyavanna as the owner and the name of Mr P A Thomas as the cultivator.

RTCs for the period 1982 to 1988 reflects the names of Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy as the owners and the name of Mr P A Thomas as the cultivator.

RTCs for the period 1988 to 2002 reflects the names of Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy as the owners. (*name of the cultivator not clearly legible*).

RTCs for the period 2002 to 2011 reflects the names of Mr Sreenivasa Reddy, Mr Gurappa Reddy and Mr G Ramananda Reddy as the owners and cultivators in terms of MR Nos 9/1986-87 and 10/1986-87.

RTCs for the period 2011 to 2025 reflects the names of Mr Sreenivasa Reddy, Mr G Ramananda Reddy, Ms Leelavathi, Mr Janardhana, Ms Devaki, Ms Prabhavathi, Mr Jagadeesh Reddy, Mr Ramananda Reddy, Mr Vijayalakshmi and Mr Muralidhar as the owners and cultivators in terms of MR No 1/2010-11.

We have been provided with the certified copies of the RTCs only for the period 2003 to 2005 and 2009 to 2011. However, we note from the said RTCs that it is valid from the year 2001 to 2011. Hence, non-availability of certified copies of RTCs for the period 2002-03 and 2005 to 2009 will not materially be an issue.

5.2 Moola Tippani

Moola Tippani in relation to Survey No 31 ***(Document No 55)***, reflects that land in Survey No 31 originally admeasured 14 acres 3 guntas including 17 guntas kharabh. Further, it depicts the shape of Survey No 31.

5.3 Hissa Survey Tippani

Hissa Survey Tippani dated 17 March 1930 ***(Document No 56)***, in relation to Survey No 31, reflects that Survey No 31 has been phodied into Survey Nos 31/1, 31/2, 31/3, 31/4, 31/5, 31/6, 31/7, 31/8, 31/9, 31/10, 31/11, 31/12 and 31/13. Further, it reflects the name of Mr Basaiah son of Doddananjappa as the owner of land measuring 31/13.

The said Hissa Survey Tippani also depicts the shape of Survey Nos 31/1, 31/2, 31/3, 31/4, 31/5, 31/6, 31/7, 31/8, 31/9, 31/10, 31/11, 31/12 and 31/13.

5.4 Atlas

We have not been provided with a copy of Atlas. In this regard, we have placed reliance on Hissa Survey Tippani which depicts the shape of Survey No 31/13. Further, it appears from the sketch therein that the 3 guntas of kharabh pertain to nala which is located at the north-western portion of the said survey number.

5.5 Karnataka Revision Settlement Akarbandh

Karnataka Revision Settlement Akarbandh in relation to Survey No 31/13 ***(Document No 57)***, records the total extent of land in Survey No 31/13 as 3 acres 1 gunta along with 3 guntas of 'B' kharabh totally measuring 3 acres 4 guntas.

5.6 Village Map ***(***refer ***Document No 01)***

The Village map of Hennur Village indicates that Survey No 31/13 forms a part of the aforesaid Village.

6. **Endorsements:**

Endorsement under Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 ("**PTCL Act**"):

Endorsement dated 9 September 2024 bearing No PTCL/(B.N) CR/2024-25, issued by Deputy Commissioner, Bangalore North Sub-Division, Bangalore under Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 ***(Document No 58)***, reflects that there are no proceedings under the said Act in relation to land in Survey No 31/13.

Nil Tenancy Certificate under the Karnataka Land Reforms Act, 1961:

Nil Tenancy Certificate dated 20 September 2024, bearing No RD1218185062786, issued by the Tahsildar, Bangalore North Taluk ***(Document No 59)***, reflects that there are no tenancy claims under the provisions of Karnataka Land Reforms Act, 1961, in relation to the land measuring 3 acre 1 gunta in Survey No 31/13.

7. **Encumbrances Certificates ("EC/s") and Charges**

7.1 ECs *(*collectively ***Document No 60)***

EC bearing SA No 2726/2020-21 for the period 1 April 1952 to 31 March 1990 reflects the following transactions –

i. Sale Deed dated 18 June 1952 registered as document No 1913/1952-53 executed by Mr Basappa in favour of Mr Dyavanna;
ii. Sale Deed dated 11 October 1954 registered as document No 3331/1954-55 executed by Mr Dyavanna in favour of Pillanna;
iii. Gift Deed dated 11 October 1954 registered as document No 3333/1954-55;
iv. Sale Deed dated 21 September 1976 registered as document No 632/1976-77;
v. Sale Deed dated 03 September 1980 registered as document No 6851/1980-81; and
vi. Sale Deed dated 16 September 1980 registered as document No 7608/1980-81.

EC bearing SA No 6492/2024-25 for the period 1 April 1980 to 31 March 2004 reflects the following transactions –

i. Sale Deed dated 1 September 1980 registered as document No 6851/1980-81; and
ii. Sale Deed dated 15 September 1980 registered as document No 7608/1980-81.

EC bearing certificate No 21575/2014-15 for the period 1 April 2004 to 19 January 2015 reflects the following transactions –

i. Agreement to Sell dated 03 July 2004 registered as document No 15299/2004-05; and
ii. Development Agreement dated 1 April 2005 registered as document No 54514/2004-05.

EC bearing certificate No 707399/2024-25 for the period 1 April 2004 to 21 June 2024 reflects the following transactions –

i. Cancellation deed dated 4 January 2022 registered as document No 11/2021-22;
ii. Cancellation deed dated 4 January 2022 registered as document No 12/2021-22
iii. Agreement to Sell dated 03 July 2004 registered as document No 15299/2004-05; and

EC bearing certificate No 155002/2024-25 for the period 1 January 2004 to 9 September 2024 does not reflect any other transactions other than the Development Agreement dated 1 April 2005 registered as document No 54514/2004-05.

We note that the EC bearing certificate No 707399/2024-25 for the period 1 April 2004 to 21 June 2024 does not reflect the Development Agreement dated 1 April 2005 registered as document No 54514/2004-05 and in this regard, we have relied on the EC bearing certificate No 155002/2024-25 for the period 1 January 2004 to 9 September 2024.

EC bearing certificate No 184321/2024-25 for the period 6 June 2024 to 8 October 2024 does not reflect any other transactions other than the Sale Deed dated 3 October 2024 registered as document No BYP-1-10060/2024-25.

7.2 Charges

From the review of the documents provided, we note that there are no subsisting charges in relation to the Schedule Property.

8. **Litigations and Acquisition:**

8.1 Litigations

We note that -

i. Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy had entered into Deed of Joint Development dated 14 June 1996 ***(Document No 39)***, with Fern Valley Resorts Private Limited ("**Fern**") for development of the Schedule Property. Thereafter, Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy have executed Revised Deed of Joint Development dated 31 March 1998 ***(Document No 40)***, in favour of Fern wherein certain terms of the Deed of Joint Development dated 14 June 1996 were revised.
ii. Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy had also executed an unregistered Power of Attorney dated 1 April 1998 ***(Document No 41)***, in favour of Mr Paul A Fernandez to act as their constituted attorney.
We note that the Deed of Joint Development dated 14 June 1996 and Power of Attorney dated 1 April 1998 have been subsequently cancelled and revoked, the details of the same has been morefully setout hereunder in this Report.
iii. Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy along with Ferns thereafter had entered into Memorandum of Understanding dated 18 October 2001 ***(Document No 42)***, with Puravankara Projects Limited ("**Puravankara**") for development of

the Schedule Property. Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy have also executed notarised Power of Attorney dated 18 October 2001 ***(Document No 43)***, in favour of Mr Ravi Purvankara, Mr Nani R Choksey, Mr Ashish Puravankara to act as their constituted attorney.

iv. Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy represented by their constituted attorney Mr Paul A Fernandez under an Agreement to Sell dated 2 July 2004 registered as document No BLN-1-15299/2004-05, stored in CD No BLND23, at the office of the Sub-Registrar, Bangalore North Taluk ***(Document No 44)*** have agreed to convey the Schedule Property in favour of one Mr T Joseph.

v. Further, Mr G Srinivasa Reddy, Mr A Gurappa Reddy, Mr G Ramananda Reddy (represented by their constituted attorney Mr Paul A Fernandez), Ferns (represented by their constituted attorney) along with Mr T Joseph as the confirming party had entered into Development Agreement dated 1 March 2005 registered as document No BLN-1-54514/2004-05, stored in CD No BLND139, at the office of the Sub-Registrar, Bangalore North Taluk ***(Document No 45)***, with H M Estates and Properties to develop the Schedule Property.

vi. Under the Deed of Revocation of General Power of Attorney dated 11 April 2005 registered as document No BLN-4-00036/2005-06, stored in CD No BLND165, at the office of the Sub-Registrar, Bangalore North Taluk ***(Document No 46)***, the Power of Attorney dated 1 April 1998 that was executed in favour of Mr Paul A Fernandes was revoked by Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy.

vii. Under the Deed of Revocation of General Power of Attorney dated 11 April 2005 registered as document No BLN-4-00037/2005-06, stored in CD No BLND165, at the office of the Sub-Registrar, Bangalore North Taluk ***(Document No 47)***, the Power of Attorney dated 18 October 2001 that was executed in favour of Mr Ravi Puravankara, Mr Nani R Choksey, Mr Ashish Purvankara was revoked by Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy.

viii. Cancellation of Development Agreement dated 1 March 2005 and Agreement to sale dated 2 July 2004 - *Vide* Order dated 23 March 2020 passed in case bearing OS No 3721/2005 at the court of the VII Additional City Civil and Sessions Judge at Bangalore City, the Development Agreement dated 1 March 2005 registered as document No BLN-1-54514/2004-05 that was executed in favour of HM Estates and Properties and the Agreement to Sell dated 2 July 2004 registered as document No BLN-1-15299/2004-05 that was executed in favour of Mr T Joseph, were ordered to be canceled.

ix. Under the Decree dated 23 March 2020 in OS No 3721/2005 before the court of the VII Additional City Civil and Sessions Judge at Bangalore City was registered on 4 January 2022 registered as document No YAN-11/2021-22, at the office of the Sub-Registrar, Yelahanka Bangalore ***(Document No 48)*** and registered on 4 January 2022 as registered document No YAN-12/2021-22, at the office of the Sub-Registrar, Yelahanka Bangalore ***(Document No 49)***

and under the said Decree it was ordered and decreed that the Development Agreement dated 1 March 2005 was void and does not confer any rights to HM Estates and Properties and also it was ordered and decreed that the General Power of attorney dated 1 April 1998 was cancelled and not binding on the executant and their legal heirs. Further, it was also decreed that the Agreement dated 2 July 2004 is a void document.

OS No 7660/2003 filed before the court of the Hon'ble City Civil Judge at Bangalore ("**OS 7660**")

OS 7660 was filed by Puravankara Projects Limited as plaintiff against Mr G Srinivasa Reddy, Mr A Gurappa Reddy, Mr G Ramananda Reddy, Fern Valley Resorts Private Limited, Mr T Joseph and H M Estate and Properties as defendants, contending that the defendants have been delaying the execution of the Memorandum of Understanding dated 18 October 2001 ("**MOU**") and performance of their obligations, though the Plaintiff were ready and willing to perform all the terms of the contract and has intimated the same to the defendants multiple times so as to inform the defendants their willingness to comply with the obligations under the MOU and therefore the plaintiff have filed the said suit-

i. To declare MOU to be binding on the defendants;
ii. To order defendants to jointly and severally perform as per the terms of the MOU;
iii. Seeking a permanent injunction to restrain the defendants jointly and severally from -
    a. in any manner dealing or seeking to deal with or changing the character of the Suit Property;
    b. Transferring or alienating the Suit Property;
    c. interfere with the plaintiff's development and entitlement of 80% undivided share in the Suit Property; and
    d. from entering into any other development agreement or arrangement with respect to the Suit Property.

We have been provided with the plaint in OS 7660 ***(Document No 61)***

Further, it is gathered that the defendants had also entered into two Joint Venture Agreements dated 14 June 1996 and 31 March 1998 with the defendant No 4, through which possession of the property was handed over to the defendant No 4. Defendants 1 to 3 had also executed Power of Attorney dated 1 April 1998 in favour of defendant No 4 and as they could not carry on with the development of the property, they approached the plaintiff to develop the property and subsequently defendants 1 to 3 entered into MOU and also executed a Power of Attorney dated 18 October 2001 authorizing Mr Ravi Puravankara, Mr Nani R Choksey and Mr Ashish Puravankara to act as their constituted attorney.

OS 7660 and OS 3721 (morefully detailed hereunder) have been tagged together and an order was passed on 23 March 2020, wherein the said suit was dismissed. The details of the said order are morefully setout hereunder in this report.

OS No 3721/2005 filed before the court of the Hon'ble VII Additional City Civil Judge at Bangalore ("**OS 3721**")

OS 3721 was filed by Mr G Ramananda Reddy as plaintiff, against Fern Vally Resorts Private Limited, Mr Paul Fernandez, Mr T Joseph, H M Estates, Purvankara Projects Limited, Mr G Srinivasa Reddy, Mr G Janardhana Reddy, Ms Devaki, Mr Suman, Mr Himabindu, Mr Jagadish Reddy, Mr D Muralidhara, Ms G Prabhavathi, Ms G Vijaya Lakshmi as defendants seeking to cancel –

i. The Power of Attorney dated 1 April 1998 executed in favour of Mr Paul Fernandez.
ii. The registered agreement to sell dated 2 July 2004 executed by Mr Paul Fernandez, Mr Srinivasa Reddy, Mr Gurappa Reddy and Mr Ramananda Reddy in favour of Mr T Joseph;
iii. Development Agreement dated 1 March 2005 registered as document No BLN-1-54514/2004-05.

Puravankara had filed an impleading application seeking to be impleaded as a defendant on account of the MOU. We have been provided with the plaint in OS 3721 ***(Document No 62)***.

Vide the Order passed in OS 7660 combined with OS 3721 on 23 March 2020 ***(Document No 63)*** the following order was passed-

i. OS 7660 was dismissed on cost;
ii. OS 3721 was decreed with cost;
iii. To cancel the Power of Attorney dated 1 April 1998 executed by Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy in favour of Mr Paul A Fernandez and that the same is not binding on the legal heirs of Late Mr A Gurappa Reddy;
iv. To declare the Agreement to Sell dated 2 July 2004 registered as document No BLN-1-15299/2004-05 executed by Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy in favour of one Mr T Joseph, as void;
v. To Declare Development Agreement dated 1 March 2005 registered as document No BLN-1-54514/2004-05 executed by Mr G Srinivasa Reddy, Mr A Gurappa Reddy, Mr G Ramananda Reddy, Ferns along with Mr T Joseph as the confirming party with H M Estates and Properties, as void;
vi. To restrain Fern, Mr Paul Fernandez, Mr T Joseph, H M Estates and Purvankara Projects Limited or any person claiming under them, from interfering with the peaceful possession and enjoyment of Suit Property.

Writ Petition No 49071-49072/2019 before the High Court of Karnataka ("**WP 49071-49072**")

WP 49071-49072 was filed by HM Estates and Properties as petitioners against Mr G Ramananda Reddy, Ferns, Mr Paul A Fernandez, T Joseph, Puravankara Projects Limited, Mr Sreenivasa Reddy, Mr Janardhana Reddy, Ms Devaki, Mr Suman, Ms Himabindu, Mr Jagadeesh Reddy, Mr Muralidhar, Ms Leelavathi, Ms Prabhavathi and Mr Vijayalakshmi as respondents praying to quash the order dated 19 June 2019 in IA 19 and IA 20 passed in OS 3721, stating that petitioners who is the defendant in OS 3721/2005 was not given a right to cross examine. *Vide* order dated 15

October 2019 ***(Document No 64)*** the impugned applications were quashed and petitioner was permitted to cross examine the defendant.

Writ Petition No 27779/2019 before the High Court of Karnataka ("**WP 27779**") Writ Petition No 38704/2019 before the High Court of Karnataka ("**WP 38704**")

WP 27779 and WP 38704 was filed by HM Estates and Properties as petitioners against Mr G Ramananda Reddy, Ferns, Mr Paul A Fernandez, T Joseph, Puravankara Projects Limited, Mr Sreenivasa Reddy, Mr Janardhana Reddy, Ms Devaki, Mr Suman, Ms Himabindu, Mr Jagadeesh Reddy, Mr Muralidhar, Ms Leelavathi, Ms Prabhavathi and Mr Vijayalakshmi as respondents. The said writ petitions were filed seeking to quash the order dated 25 June 2019 passed in OS 3721, by allowing the present petitions and allow the application dated 25 June 2019 filed by the petitioners for re-opening the plaintiff side evidence for cross-examination. *Vide* order dated 22 August 2019 ***(Document No 65)***, the said writ petitions were disposed as the counsels for the parties were broadly in agreement with the suggestions of the court that –

i. Petitioner had limited right to cross examine the witness of the plaintiff, non-filing of the written statement being the reason for such limitation;
ii. The plaintiff's witness shall be cross examined by the petitioner on 27 August 2019 at the residence of Ms Leelavathi Reddy;
iii. A court commissioner was appointed; and
iv. Trail court was to deploy a responsible official with original file to the venue.

Writ Petition No 50247/2019 before the High Court of Karnataka ("**WP 50247**")

WP 50247 was filed by HM Estates and Properties as petitioners against Mr G Ramananda Reddy, Ferns, Mr Paul A Fernandez, T Joseph, Puravankara Projects Limited, Mr Sreenivasa Reddy, Mr Janardhana Reddy, Ms Devaki, Mr Suman, Ms Himabindu, Mr Jagadeesh Reddy, Mr Muralidhar, Ms Leelavathi, Ms Prabhavathi and Mr Vijayalakshmi as respondents praying to quash the order dated 17 September 2019 passed in OS 3721, stating that the application of the petitioner (who was the defendant 4 in OS 3721) in IA 19 and 20 in OS 3721 was refused. *Vide* order dated 4 November 2019 ***(Document No 66)*** the writ petition was allowed.

Writ Petition No 36494/2019 before the High Court of Karnataka ("**WP 36494**")

WP 36494 was filed by HM Estates and Properties as petitioners against Mr G Ramananda Reddy, Ferns, Mr Paul A Fernandez, T Joseph, Puravankara Projects Limited, Mr Sreenivasa Reddy, Mr Janardhana Reddy, Ms Devaki, Mr Suman, Ms Himabindu, Mr Jagadeesh Reddy, Mr Muralidhar, Ms Leelavathi, Ms Prabhavathi and Mr Vijayalakshmi as respondents praying to quash the order dated 14 June 2019 passed in OS 3721, wherein the application of the petitioner under the section 8 of Arbitration and Conciliation Act,1996, was refused. *Vide* order dated 19 September 2019 ***(Document No 67)*** the writ petition was rejected.

RFA No 1072/2020 before the High Court of Karnataka filed by Puravankara Limited against G Srinivasa Reddy and others ("**RFA 1072/2020**")

RFA 1072/2020 ***(Document No 68)*** was filed by Puravankara Limited against Mr Srinivasa Reddy, Ms Devaki, Mr Janardhana Reddy, Mr Suman, Ms Bindu, Mr Jagadeesh Reddy, Ms Leelavathi, Mr Muralidhar, Ms Prabhavathi, Mr Vijayalakshmi, Ferns, Mr Paul A Fernandez, T Joseph and HM Estates as respondents, praying to set aside the common judgement and decree dated 23 March 2020 passed in OS No 7660/2003 connected with OS No 3721/2005.

We note that the said RFA 1072/2020 is pending for disposal. Further, in case Puravankara, who is the appellant in the above RFA, acquires title to the Schedule Property under registered sale deed from the owners of the Schedule Property, who are also respondents in the RFA, then the RFA will become infructuous.

RFA No 1713/2021 before the High Court of Karnataka filed by Puravankara Limited against G Srinivasa Reddy and others ("**RFA 1713/2021**")

RFA 1713/2021 ***(Document No 69)*** was filed by Puravankara Limited against Mr Srinivasa Reddy, Ms Devaki, Mr Janardhana Reddy, Mr Suman, Ms Himabindu, Mr Jagadeesh Reddy, Ms Leelavathi, Mr Muralidhar, Ms Prabhavathi, Mr Vijayalakshmi, Mr Ramananda Reddy, Ferns, Mr Paul A Fernandez, T Joseph and HM Estates as respondents, praying to set aside the common judgement and decree dated 23 March 2020 passed in OS No 7660/2003 connected with OS No 3721/2005.

We note that the said RFA 1713/2021 is pending for disposal. Further, in case Puravankara, who is the appellant in the above RFA, acquires title to the Schedule Property under registered sale deed from the owners of the Schedule Property, who are also respondents in the RFA, then the RFA will become infructuous.

RFA No 155/2021 before the High Court of Karnataka filed by HM Estates and Properties against Mr Ramananda Reddy and others ("**RFA 155/2021**").

RFA 155/2021 ***(Document No 70)*** was filed by H M Estates and Properties against Mr Ramananda Reddy, Ferns, Mr Paul A Fernandez, T Joseph, Purvankara, Mr Srinivasa Reddy, Ms Devaki, Mr Janardhana Reddy, Mr Suman, Ms Himabindu, Mr Jagadeesh Reddy, Ms Leelavathi, Mr Muralidhar, Ms Prabhavathi, Mr Vijayalakshmi as respondents, praying to set aside the judgement and decree dated 23 March 2020 passed in OS No 3721/2005 and by allowing the present appeal, i.e., RFA 155/2021 and dismiss the suit bearing OS No OS 3721/2005.

The said RFA is pending for adjudication.
Further, it is to be noted that under the Decree dated 23 March 2020 in OS No 3721/2005 before the court of the VII Additional City Civil and Sessions Judge at Bangalore City was registered on 4 January 2022 as document No YAN-11/2021-22, at the office of the Sub-Registrar, Yelahanka Bangalore ***(***refer ***Document No 48)*** *and registered on 4 January 2022 as document No YAN-12/2021-22, at the office of the Sub-Registrar, Yelahanka Bangalore* ***(***refer ***Document No 49)*** *and under the said Decree it was ordered and decreed that the Development Agreement dated 1 March 2005 was void and does not confer any rights to HM Estates and Properties and also it was ordered*

and decreed that the General Power of attorney dated 1 April 1998 executed by Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy in favour of Mr Paul A Fernandez, which was cancelled vide under the Deed of Revocation of General Power of Attorney dated 11 April 2005 registered as document No BLN-4-00036/2005-06, stored in CD No BLND165, at the office of the Sub-Registrar, Bangalore North Taluk **(**refer ***Document No 46)*** *is not binding on the executant and their legal heirs. Further, it was also decreed that the Agreement to sell dated 2 July 2004 executed by Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy represented by their constituted attorney Mr Paul A Fernandez in favour of Mr T Joseph is a void document.*

8.2 Acquisition

Official Gazette dated 3 February 2003 bearing No BDA/Commr/ALAO/LA9/104/2002-03 ***(Document No 71)***, reflected that the Schedule Property was proposed for acquisitions for the purpose of formation of Arkavathi Layout. Subsequently, we note from the Official Gazette dated 23 February 2004 bearing No UDD 193 MNX 2004, issued by Urban Secretary, Urban Development Department, Government of Karnataka ***(Document No 72)***, that Survey No 31/13 did not form part of the said notification.

Additionally, we have been provided with final notification dated 18 June 2014 bearing No UDD 426 MNJ 2011 issued by the Urban Development Secretariat ***(Document No 73)***, which reflects that the Schedule Property was not notified for the proposed acquisitions for the purpose of formation of Arkavathi Layout.

Endorsement issued by Karnataka Housing Board

Endorsement dated 12 July 2024 bearing No KHB/Land Acquisition/Hennur/(31/13)/2024-25 issued by Special Land Acquisition Officer, Karnataka Housing Board, ***(Document No 74)***, in relation to land measuring 3 acres 1 guntas in Survey No 31/13 reflects that there are no acquisition proceedings by the said authority.

Endorsement issued by Karnataka Industrial Area Development Authority

Endorsement dated 5 July 2024 bearing No Bangalore/LAQ Authority-2/912/2024-25 issued by Special Land Acquisition officer, Karnataka Industrial Area Development Authority, Bangalore, ***(Document No 75)***, in relation to land measuring 3 acres 1 gunta in Survey No 31/13 reflects that there are no acquisition proceedings by the said authority.

Endorsement issued by Bangalore Development Authority

We have not been provided with the no acquisition endorsement from Bangalore Development Authority confirming that there are no acquisitions proceedings and/or proposed acquisitions in relation to the Schedule Property. It is recommended to obtain the same.

Endorsement issued by National Highway Authority of India and State Highway Authority of India

We have been informed that the Schedule Property does not abut National Highway Authority of India / State Highway Authority and hence we have not insisted on procuring the no acquisition endorsement.

9. **Loss of Originals:**

The originals of the Sale Deed dated 1 September 1980 registered as document No 6851/1980-81 and Sale Deed dated 15 September 1980 registered as document No 7608/1980-81 were not available, and in this regard, Public Notice dated 28 February 1995 was published in Deccan Herald ***(Document No 76)***. Further, we have reviewed the certified copies of (i) Sale Deed dated 1 September 1980 registered as document No 6851/1980-81 and (ii) Sale Deed dated 15 September 1980 registered as document No 7608/1980-81. *In the said public notices Survey No 31/12 instead of Survey No 31/13, which appears to be a typo error.*

We have not been provided with the police complaint filed recording the loss of the above-mentioned original documents. It is recommended that necessary indemnity be obtained in the sale deed from the landowners for any losses, claims/damages, that may arise on the account of loss of Sale Deed dated 1 September 1980 registered as document No 6851/1980-81 and Sale Deed dated 15 September 1980 registered as document No 7608/1980-81.

10. **Inspection of Originals**

The inspection of the originals of the documents was conducted on 19 August 2024 and our report is based on the review of the documents as set out in the list annexed hereto as Annexure 1.

11. **Opinion**

We have set out in **Annexure-2** to this Report, our scope of work and the limitations and assumptions and the same shall be read as forming part of this Report, including but not limited to the conclusion set out hereinbelow.

This Report on Title is only for the benefit of Puravankara Limited ("**Client**"). This Report is issued based on the documents provided as on the date of issue of this report and we assume no obligation to advise you of any changes which may thereafter occur, whether brought to our attention or not.

This Report is issued for the sole use of the addressee and without our consent it is not to be referred to and relied upon by any other person whatsoever. The content of this Report is confidential. Neither this Report nor any of its contents shall be copied, quoted, disclosed, referred to in any document or given to any third party, in whole or in part, other than you, your professional advisor, officer, employees, without our express written consent. We accept no responsibility or legal liability to any person in relation to the contents of this Report.

KHAITAN &CO ADVOCATES SINCE 1911 LLP

On the basis of our scrutiny and examination of the photocopies of the documents produced and listed in the Annexure-1 and on the basis of information/documents furnished to us and after consideration of all relevant land laws applicable in the State of Karnataka, and subject to our observation and recommendations made in the Report, we are of the opinion that Varishtha Property Developers Private Limited and Centurions Housing and Constructions Private Limited are entitled to the Schedule Property in right, title and interest.

The Report is limited to certifying the legal right, title of the present owner based on an examination of photocopies of various documents noted herein and does not in any way certify the physical location and other physical encumbrance upon the Schedule Property.

Yours faithfully
For KHAITAN & CO LLP



Sudheer Madamaiah
Partner

KHAITAN &CO ADVOCATES SINCE 1911 LLP

Annexure – 1

List of Documents in relation to the Schedule Property

Sl No	Date	Description of Documents	Original/Certified Copy/Photocopy
1.		Hennur Village Map.	Photocopy
2.	23 June 1952	Sale Deed registered as document No 1913/1952-53, volume 1281, pages 216 to 218, at the office of the Sub-Registrar, Bangalore Taluk executed by Mr Basappa in favour of Mr Dyavanna.	Photocopy
3.	11 October 1954	Sale Deed registered as document No 3331/1954-55, executed by Mr Dyavanna in favour of Mr Pillanna.	Photocopy
4.		Records of Right bearing RR No 1124.	Original
5.		Mutation Register Extract bearing MR No 11/1975-76.	Photocopy
6.	11 October 1954	Gift Deed registered as document No 3333/1954-55, book-1, pages 67-69, volume 1436, at the office of the Sub-Registrar, Rajajinagar (Peenya), executed by Mr Pillanna in favour of Mr Muninanjappa, Mr Narayana Swamy, Mr Nanjaiah and Ms Venkatamma.	Certified Copy
7.		Records of Right bearing RR No 1125.	Original
8.	21 September 1976	Sale Deed registered as document No 632/1976-77, book-1, pages 25-28, volume 3018, at the office of the Sub-Registrar Bangalore North Taluk, executed by Mr Muninanjappa, Mr Narayana Swamy, Mr Nanjaiah and Ms Venkatamma in favour of Mr P A Thomas.	Original
9.		Records of Right bearing RR No 1137.	Original
10.		Mutation Register Extract bearing MR No 3/1976-77.	Photocopy
11.	15 September 1980	Sale Deed registered as document No 7608/1980-81, book-1, volume 3281, pages 203-206, at the office of the Sub-Registrar, Bangalore North Taluk executed by Mr P A Thomas in favour of Mr Sreenivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy.	Certified Copy
12.		Mutation Register Extract bearing MR No 9/1986-87.	Photocopy

13.	1 September 1980	Sale Deed registered as document No 6851/1980-81, volume 3270, pages 92-94, at the office of the Sub-Registrar, Peenya, Bangalore, executed by Mr Muninanjappa, Mr Narayana Swamy, Mr Nanjaiah, Mr Ramamurthy and Ms Venkatamma in favour of Mr Sreenivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy.	Certified Copy
14.		Mutation Register Extract bearing MR No 10/1986-87.	Photocopy
15.	20 April 1995	Affidavit sworn by Mr Gurappa Reddy.	Photocopy
16.	4 April 2005	The Death Certificate of Mr Gurappa Reddy issued by the Health Inspector, Department of Births and Death, Bangalore Mahanagara Palike.	Photocopy
17.		Mutation Register Extract bearing MR No 1/2010-11.	Photocopy
18.	25 September 2024	Family tree of Mr A Gurrappa Reddy bearing reference No RD0038208663395, issued by the Deputy Tahsildar, Beguru Hobli, Bengaluru South Taluk, Bengaluru.	Photocopy
19.	13 June 1980	The Death Certificate of Ms Lakshmikanthamma issued by Chief registrar of Births and Death, Hennur Hobli, Anekal Taluk.	Photocopy
20.	16 November 2021	The Death Certificate of Mr Ramananda Reddy issued by Health Minister, Chief registrar of Births and Death.	Photocopy
21.	24 September 1987	The Death Certificate of Mr Radhakrishna Reddyissued by Tahsildar, Bangalore North Taluk.	Photocopy
22.	24 September 1987	The Death Certificate of Ms Nirmala issued by Tahsildar, Bangalore North Taluk.	Photocopy
23.	24 September 1987	The Death Certificate of Mr Prashanth i issued by Tahsildar, Bangalore North Taluk.	Photocopy
24.	24 September 1987	The Death Certificate of Ms Dhanan Joyti issued by Tahsildar, Bangalore North Taluk.	Photocopy
25.	23 May 1984	The Death Certificate of Mr Sathyanarayana Reddy issued by Chief registrar of Births and Death, Hennur Hobli, Anekal Taluk.	Photocopy

26.	11 June 2020	The Death Certificate of Ms Devaki issued by the Office of the Registrar of Births and Death.	Photocopy
27.	4 October 2021	Death Certificate of Ms Prabhavathi issued by BBMP.	Photocopy
28.	10 March 2020	Death Certificate of Mr Ranga Reddy issued by Registrar (Birth and Death), Division-3-Hosur Municipality.	Photocopy
29.	24 February 2020	Death Certificate of Mr Mahesh Babu R issued by BBMP.	Photocopy
30.	22 June 2020	Death Certificate of Mr Eshwar M issued by Medical Officer of Health, Yelahanka Zone, BBMP.	Photocopy
31.	29 December 2010	Death Certificate of Ms Leelavathy issued by Department of Forensic Medicine, Kathimandu, Nepal.	Photocopy
32.	5 April 2010	Death Certificate of Mr Mari Reddy issued by Registrar of Birth and Death, Municipal Office, Hosur.	Photocopy
33.	13 September 2013	Death Certificate of Ms M Shyamala issued by Commissioner Hosur Municipality.	Photocopy
34.	19 February 2022	Death Certificate of Mr Ramaiah V issued by Chief Registrar of Birth and Death.	Photocopy
35.	11 September 2024	Notarized Family Tree of Mr Srinivasa Reddy.	Photocopy
36.	05 September 2013	Will registered as document No BNS-3-00094/2013-14, stored in CD No BNSD285, at the office of Senior Sub-registrar, Shivajinagar (Banasawadi), executed by Mr Srinivasa Reddy in favour of his wife Ms Leelavathi, and son Mr G Gurunath Reddy.	Photocopy
37.	17 June 2023	Death Certificate of Mr Srinivasa Reddy issued by the office of the Registrar Births and Death.	Photocopy
38.	29 July 2024	Power of Attorney registered as document No BYP-4-00347/2024-25, at the office of the senior Sub-registrar, Byatarayanapura, executed by Mr G Gurunath Reddy in favour of his mother Ms Leelavathi G S Reddy.	Photocopy

39.	14 June 1996	Deed of Joint Development executed by Mr Sreenivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy in favour of Ferns.	Photocopy
40.	31 March 1998	Revised Deed of Joint Development executed by Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy in favour of Ferns.	Photocopy
41.	1 April 1998	Power of Attorney executed by Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy in favour of Mr Paul A Fernandez.	Photocopy
42.	18 October 2001	Memorandum of Understanding executed by Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy in favour of Purvankara.	Original
43.	18 October 2001	Power of Attorney executed by Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy in favour of Mr Ravi Purvankara, Mr Nani R Choksey, Mr Ashish Purvankara.	Photocopy
44.	2 July 2004	Agreement to Sell registered as document No BLN-1-15299/2004-05, stored in CD No BLND23, at the office of the Sub-Registrar, Bangalore North Taluk, executed by Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy in favour of Mr T Joseph.	Photocopy
45.	1 March 2005	Development Agreement registered as document No BLN-1-54514/2004-05, stored in CD No BLND139, at the office of the Sub-Registrar, Bangalore North Taluk, executed by Mr G Srinivasa Reddy, Mr A Gurappa Reddy, Mr G Ramananda Reddy in favour of H M Estates and Properties.	Photocopy
46.	11 April 2005	Deed of Revocation of General Power of Attorney registered as document No BLN-4-00036/2005-06, stored in CD No BLND165, at the office of the Sub-Registrar, Bangalore North Taluk, executed by Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy in favour of Mr Paul A Fernandes.	Photocopy
47.	11 April 2005	Deed of Revocation of General Power of Attorney registered as document No BLN-4-00037/2005-06, stored in CD No BLND165, at the office of the Sub-Registrar, Bangalore North Taluk executed by Mr G Srinivasa Reddy, Mr A Gurappa Reddy and Mr G Ramananda Reddy in favour of Mr Ravi Purvankara, Mr Nani R Choksey, Mr Ashish Purvankara.	Photocopy

48.	4 January 2022	Cancellation Deed registered as document No YAN-11/2021-22.	Certified Copy
49.	4 January 2022	Cancellation Deed registered as document No YAN-12/2021-22.	Certified Copy
50.	31 July 1996	Official Memorandum bearing No BDN:ALN:SR (N) 2/1996-97 issued by the Assistant Commissioner, Bangalore District, Bangalore.	Photocopy
51.	30 January 2015	The Khatha Extract bearing No DA/W.24/KTR/45/2014-15, issued by the Assistant Revenue Officer, BBMP.	Certified Copy
52.	30 January 2015	The Khatha Certificate bearing No DA/W.24/KTR/45/2014-15, issued by the Assistant Revenue Officer, BBMP.	Certified Copy
53.	19 August 2024	Property tax paid receipt bearing No 24253485412.	Photocopy
54.		RTCs for the period 1965 to 2025.	Photocopy/Certified Copy
55.		Moola Tippani in relation to Survey No 31	Photocopy
56.	17 March 1930	Hissa Survey Tippani.	Photocopy
57.		Karnataka Revision Settlement Akarbandh in relation to Survey No 31/13.	Photocopy
58.	9 September 2024	Endorsement bearing No PTCL/(B.N) CR/2024-25, issued by Deputy Commissioner, Bangalore North Sub-Division, Bangalore under Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.	Photocopy
59.	20 September 2024	Nil Tenancy Certificate bearing No RD1218185062786, issued by the Tahsildar, Bangalore North Taluk.	Photocopy
60.		EC bearing SA No 2726/2020-21 for the period 1 April 1952 to 31 March 1990; EC bearing SA No 6492/2024-25 for the period 1 April 1980 to 31 March 2004 EC bearing SA No 21575/2014-15 for the period 1 April 2004 to 19 January 2015;	Certified Copy/Photocopy

		EC bearing certificate No 707399/2024-25 for the period 1 April 2004 to 21 June 2024 EC bearing certificate No 155002/2024-25 for the period 1 January 2004 to 9 September 2024 EC bearing certificate No 184321/2024-25 for the period 6 June 2024 to 8 October 2024	
61.		Plaint in OS 7660.	Photocopy
62.		Plaint in OS 3721.	Photocopy
63.	23 March 2020	Order copy passed in OS 7660 combined with OS 3721.	Photocopy
64.	15 October 2019	Order copy passed in WP 49071-49072.	Photocopy
65.	22 August 2019	Order copy passed in WP 27779 and WP 38704.	Photocopy
66.	4 November 2019	Order copy passed in WP 50247	Photocopy
67.	19 September 2019	Order copy passed in WP 36494	Photocopy
68.		RFA No 1072/2020 before the High Court of Karnataka.	Photocopy
69.		RFA No 1713/2021 before the High Court of Karnataka.	Photocopy
70.		RFA No 155/2021 before the High Court of Karnataka.	Photocopy
71.	3 February 2003	Official Gazette bearing No BDA/Commr/ALAO/LA9/104/2002-03.	Photocopy
72.	23 February 2004	Official Gazette bearing No UDD 193 MNX 2004.	Photocopy
73.	18 June 2014	Final notification bearing No UDD 426 MNJ 2011 issued by the Urban Development Secretariat.	Photocopy
74.	12 July 2024	Endorsement bearing No KHB/Land Acquisition/Hennur/(31/13)/2024-25 issued by Special Land Acquisition Officer, Karnataka Housing Board.	Photocopy

75.	5 July 2024	Endorsement bearing No Bangalore/LAQ Authority-2/912/2024-25 issued by Special Land Acquisition officer, Karnataka Industrial Area Development Authority, Bangalore.	Photocopy
76.	28 February 1995	Public Notice published in Deccan Herald.	Photocopy
77.		Sketch certified by Asian Surveys.	Photocopy
78.	5 October 2024	Sale Deed registered as document No BYP-1-10060/2024-25, at the office of the Senior Sub-Registrar, Byatarayanapura, Bangalore.	Photocopy

ANNEXURE – 2

Scope of work, limitations and assumptions

The scope of our legal review and issuance of title due diligence report in relation to the Schedule Property at the request of Client, is limited by the following general parameters:

(i) This Report is strictly based on the review of documents and clarifications provided to us by Client as on 8 October 2024.

(ii) This Report is limited to review of title to the Schedule Property.

(iii) This Report certifies the title of the Schedule Property for a period of past 50 (Fifty) years only. Any reference to any documents made to the period beyond 50 years is only for the purpose of linking or ascertaining the title flow of the Schedule Property. Further, we have not commented on the title issues, if any, associated with the title for the period beyond 50 years.

(iv) At the instruction of the Clients, we have not issued public notice during the process of conducting the due diligence of the Schedule Property.

(v) This Report seeks to describe the legal issues in relation to the title of the Schedule Property as on the date of its issue, on the basis of information and documents provided. We assume no obligation to advise Client of any changes which may thereafter occur, whether or not brought to our attention.

(vi) The contents of this Report are confidential in nature and have been prepared solely for the benefit of the Client. Neither this Report nor any of its contents may be disclosed, without our prior written consent, to any person other than Client, its officers and employees who are directly involved in the proposed transaction.

(vii) We have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as original, and the conformity of the copies or extracts submitted to us with that of the respective original documents.

(viii) We have assumed the existence, capacity, power and authority of each of the parties to the documents (which we have examined as above) to enter into and perform their respective obligations under the documents.

(ix) We have assumed that the documents submitted to us by Client in connection with any particular issue are the only documents relating to such issue.

(x) To the extent possible, we have relied upon documents and records maintained by Client. Where such documents/records were not available for review, we have relied upon the veracity of statements made by representatives of Client.

(xi) To the extent that this Report contains or refers to reports, memorandums, opinions or advice from any other person, that person remains exclusively responsible for the contents of such reports, memorandums, opinions or advice.

(xii) Since valuation and physical verification of the Schedule Property or any assets forming part thereof, including the buildings constructed or under construction or to be constructed in future, are not included in our scope of work, we have not opined on the same in this Report.

(xiii) This Report is limited to the matters expressly set out in it and should not be read as extending by implication to any other matter.

(xiv) We have also assumed that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents of immovable properties void or voidable.

(xv) It is recommended that specific legal advice be sought before taking any remedial steps in pursuance of the findings and/or observations made by us in this Report.

(xvi) The agreements comprised or referred to in the documents reviewed may not have been carried into effect, may have been breached or may have been amended orally or otherwise by the parties, including by conduct or by a course of dealing, without our being aware of the same. In addition, there may be agreements which are wholly oral which may not have been brought to our attention.

(xvii) We have not conducted any independent searches at the office of the Sub-Registrar of Assurances, Registrar of Companies, Registrar of Firms, High Court of Karnataka, City Civil and Sessions Court or any other government authorities and have relied solely on the documents and information furnished by the Client.

(xviii) We have reviewed the documents and records from the limited perspective of examining the title and legal compliance and have not sought to identify or evaluate financial, technical or commercial issues. Accordingly, we do not express any opinion as to commercial, technical, financial or fiscal issues.

(xix) This Report is issued for the sole use of the addressees and without our consent it is not to be referred to and relied upon by any other person whatsoever but may be relied upon by potential syndicate lenders or assignees and can be shared with them. The contents of this Report are confidential. Neither this Report nor any of its contents shall be copied, quoted, disclosed, referred to in any document or given to any third party, in whole or in part, other than you, your professional advisor, officer, employees, without our express written consent. We accept no responsibility or legal liability to any person in relation to the contents of this Report.