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Date: 16-03-2016

Prestige Constructions Limited,
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Sirs,

Sub: Scrutiny and title report with respect to residentially converted land bearing Survey No. 187/4, measuring 22 guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District.

DESCRIPTION OF PROPERTY

ALL THAT PIECE AND PARCEL of the residentially converted land bearing Survey No. 187/4, measuring 22 guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (earlier Bangalore South Taluk), Bangalore District and bounded on the:

East by : Property bearing Survey No. 188,
West by : Property bearing Survey No. 187/2,
North by : Properties bearing Survey Nos. 187/3 and 187/5,
South by : Property bearing Survey No. 186.

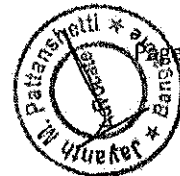
The below mentioned photocopies of the documents are produced for verification of the marketable right, title and interest of the owner to the Subject Property.

| Doc. No. | Date of execution/ issue | Description of documents |
|--------------|--------------------------|--|
| 1. <i>LC</i> | 15-11-1971 | Partition Deed entered between Sri. Nanjundappa, son of Sri. Venkatappa and others, registered vide document No. 4633/71-72 of Book I, Volume 903, pages 211 to 224, in the office of the Sub-Registrar, Bangalore Taluk. |
| 2. <i>PL</i> | 19-04-2005 | Family Tree of Late Nanjundappa, attested by the Village Accountant, Gunjur Village Panchayath, Varthur Hobli, Bangalore East Taluk. |
| 3. <i>PL</i> | 29-03-1990 | Partition Deed entered between Sri. G.N. Gurappa Reddy, son of Late Nanjundappa and his brothers, registered vide document No. 7409/89-90 of Book I, Volume 3248, pages 15 to 26, in the office of the Sub-Registrar, Bangalore South Taluk. |



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| Doc. No. | Date of execution/issue | Description of documents |
|----------|-------------------------|---|
| 4. CC | - | Mutation Register extract in serial No. 12/90-91, issued by the TalukShirasthedar, Krishnarajapura, Bangalore East Taluk. |
| 5. CC | - | Mutation Register extract in serial No. 1/97-98, issued by the Tahsildar, Krishnarajapura, Bangalore East Taluk. |
| 6. CC | 28-01-2000 | Mortgage Deed executed by Sri. G.N. Muninanjappa and his sons namely, Sri. G. Ramprakash, Sri. Harikrishna Reddy and Sri. Girish Reddy in favour of Co-operative Agricultural and Rural Development Bank, Bangalore East and South Taluk, registered vide document No. 61/99-2000 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk. |
| 7. CC | 31-01-2009 | Discharge deed executed by Secretary, Bangalore East and South Taluk Co-operative Agricultural and Rural Development Bank Limited, registered vide document No. 5125/08-09 of Book I, stored in C.D. No. 41, in the office of the Sub-Registrar, Varthur, Bangalore Urban District. |
| 8. O | 23-04-2005 | Sale Deed executed by Sri. G.N. Muninanjappa, son of Late Nanjundappa and his sons in favour of Sri. S. Akarsh, son of Sri. H.R.S. Reddy, registered vide document No. 2228/05-06 of Book I, stored in C.D. No. 64, in the office of the Sub-Registrar, Bangalore South Taluk. |
| 9. CC | 21-12-2012 | Mutation Register extract in serial No. 228/04-05, issued by the Village Accountant, Krishnarajapura, Bangalore East Taluk. |
| 10. CC | - | R.T.C's for the period 1967-68 to 1976-77 and 1982-83 to 2015-16, issued by the Tahsildar and Village Accountant, Krishnarajapura, Bangalore East Taluk. |
| 11. CC | 25-06-2013 | Endorsement in No. RK.CR/ 838/13-14, issued by the Tahsildar, Krishnarajapura, Bangalore East Taluk. |
| 12. CC | - | Akarband, issued by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore. |
| 13. CC | 19-03-2005 | Hissa/ Karda, issued by the Village Accountant, Bangalore East Taluk, Bangalore. |
| 14. CC | 20-06-2013 | Tippany, issued by the Village Accountant, Bangalore East Taluk, Bangalore. |
| 15. CC | 19-03-2005 | Atlas, issued by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore. |
| 16. CC | - | Village Map of Gunjur. |
| 17. CC | 14-01-2016 | Endorsement in No. RK.CR 2634/15-16, issued by the Thasildar, Bangalore East Taluk. |



| Doc. No. | Date of execution/ issue | Description of documents |
|---------------|--------------------------|---|
| 18. <i>cc</i> | 08-07-2013 | Endorsement (Nil Tenancy), issued by the Tahsildar, Bangalore East Taluk. |
| 19. <i>pc</i> | 20-06-2013 | Endorsement in No. LRF (BE) CR/295/13-14, issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore. |
| 20. <i>pc</i> | 17-06-2013 | Endorsement in No. PTCL. CR: 536/13-14, issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore. |
| 21. <i>pc</i> | 01-10-2013 | Endorsement in No. BNG/SLAO-2/1635/13-14, issued by the Special Land acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore. |
| 22. <i>pc</i> | 27-09-2013 | Endorsement in No. BDA/DC (LAQ)/3489/13-14, issued by the Land acquisition Officer, Bangalore Development Authority, Bangalore. |
| 23. <i>pc</i> | 15-04-2010 | Report in No. ALN/ SR: 09/10-11, issued by the Tahsildar, Krishnarajapura, Bangalore East Taluk. |
| 24. <i>o</i> | 22-06-2010 | Official Memorandum in No. ALN [EVH] SR: 17/10-11, issued by the Special Deputy Commissioner (Revenue), Bangalore District. |
| 25. <i>o</i> | 19-02-2016 | Encumbrance Certificate in S.A. No. 47543/15-16 for the period 01-04-1940 to 14-02-1957, issued by the Sub-Registrar, Peenya, Bangalore. |
| 26. <i>o</i> | 23-03-2005 | Encumbrance Certificate in S.A. No. 24050/04-05 for the period 15-02-1957 to 31-03-2004, issued by the Sub-Registrar, Central Record Room, Bangalore South Taluk. |
| 27. <i>o</i> | 19-02-2006 | Encumbrance Certificate in S.A. No. 44959/15-16 for the period 15-02-1957 to 31-03-2004, issued by the Sub-Registrar, Bommanahalli. |
| 28. <i>o</i> | 10-07-2013 | Encumbrance Certificate in S.A. No. 16396/13-14 for the period 01-04-2004 to 08-07-2013, issued by the Sub-Registrar, Krishnarajapura, Bangalore. |
| 29. <i>o</i> | 21-09-2015 | Encumbrance Certificate in S.A. No. 22699/15-16 for the period 01-04-2004 to 18-09-2015, issued by the Sub-Registrar, Bommanahalli, Bangalore. |
| 30. | 05-02-2016 | Encumbrance Certificate in S.A. No. 42805/15-16 for the period 19-09-2015 to 04-02-2016, issued by the Sub-Registrar, Bommanahalli. |

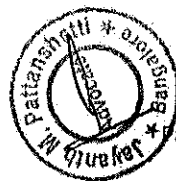


TITLE OF SRI. S. AKARSH, SON OF SRI. H.R.S. REDDY

On perusal of the above documents, it is observed that the then agricultural land bearing Survey No. 187/4, measuring 22 guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (earlier Bangalore South Taluk), Bangalore District ("Subject Property") was originally owned and possessed by Sri. Nanjundappa and Sri. Ramaiah Reddy. There are no documents to show as to how Sri. Nanjundappa and Sri. Ramaiah Reddy acquired title to the Subject Property. On perusal of the Karda, it is observed that a survey was conducted on 17-05-1958 and the names of Sri. Nanjundappa and Sri. Ramaiah Reddy are entered as the owners of the Subject Property and also in the RTC's from the year 1967-68 onwards Sri. Nanjundappa and Sri. Ramaiah Reddy are entered as the owners in column No. 9. Hence, we have relied upon the entries made in the revenue and survey records and it can be construed that Sri. Nanjundappa and Sri. Ramaiah Reddy owned and possessed the Subject Property as the owners thereof.

By virtue of the Partition Deed dated 15-11-1971, (1) Sri. Nanjundappa, son of Sri. Venkatappa and (2) Sri. G. A. Ramaiah Reddy, (3) Sri. G. Krishnappa, (4) Sri. Lakshmana Reddy, (5) Sri. G. A. Venkatappa and (6) Sri. G. A. S. Govinda Reddy all sons of Sri. Siddappa alias Appanna (brother of Sri. Nanjundappa), partitioned the family properties including the Subject Property. Under the said partition, the Subject Property was allotted to the share of Sri. Nanjundappa. Further it is observed that Sri. Gurappa Reddy, Sri. Narayana Reddy, Sri. Muninanjappa and Sri. Sidda Reddy, all sons of Sri. Nanjundappa have signed as Consenting Witnesses to the said Partition Deed. The said Partition Deed is registered vide document No. 4633/71-72 of Book I, in the office of the Sub-Registrar, Bangalore Taluk and a copy of the same could be evidenced from **Document No. 1.**

On perusal of the Family Tree of Nanjundappa (deceased), it is observed that he was married to Nanjamma (deceased) and they have four sons, namely (1) Sri. G. N. Gurappa Reddy, (2) Dr. G. N. Narayana Reddy, (3) Sri. G.N. Muninanjappa and (4) Sri. G.N. Sidda Reddy. Sri. G.N. Gurappa Reddy is married to Lakshmamima. Dr. G.N. Narayana Reddy is married to Chandramukhi. Sri. G.N. Muninanjappa is married to Ramadevi and they have three sons, namely Sri. G. Ramprakash, Sri. Harikrishna Reddy and Sri. Girish Reddy. Sri. G. M. Ramprakash is married to Bhuvaneshwari Reddy. Sri. Harikrishna Reddy is married to Sridevi. Sri. Sidda Reddy is married to Devi. The copy of the said Family Tree of Late Nanjundappa could be evidenced from **Document No. 2.**



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Date: 16-03-2016

Prestige Constructions Limited,
Falcon House,
Main Guard Cross Road,
Bangalore - 560 001.

Sirs,

Sub: Scrutiny and title report with respect to residentially converted lands bearing Survey No. 187/1, measuring 29 guntas and Survey No. 190/3, measuring 2 acres, both situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District.

DESCRIPTION OF PROPERTY

Item No.1:

ALL THAT PIECE AND PARCEL of the residentially converted land bearing Survey No. 187/1, measuring 29 guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (earlier Bangalore South Taluk), Bangalore District and bounded on the:

East by : Property bearing Survey No. 187/3,
West by : Property bearing Survey No. 183,
North by : Property bearing Survey No. 190,
South by : Property bearing Survey No. 187/2.

Item No. 2:

ALL THAT PIECE AND PARCEL of the residentially converted land bearing Survey No. 190/3, measuring 02 acres (excluding 01 gunta kharab land), situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (earlier Bangalore South Taluk), Bangalore District and bounded on the:

East by : Properties bearing Survey Nos. 190/4 and 189,
West by : Property bearing Survey No. 190/2,
North by : Property bearing Survey No. 190/1,
South by : Properties bearing Survey Nos. 187 and 183.



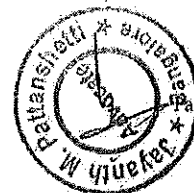
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The below mentioned photocopies of the documents are produced for verification of the marketable right, title and interest of the owner to the Subject Property,

| Sl. No. | Date of execution/ issue | Description of documents |
|----------------|--------------------------|--|
| 1. | 03-03-2005 | Family Tree of Late Munishamappa, attested by the Village Accountant, Bangalore East Taluk. |
| 2. | 30-06-1956 | Mortgage Deed executed by Sri. Venkatappa alias Abbaiah, son of Sri. Munishamappa in favour of L.M.C.S. Co-operative Society Limited, Dodda Kannelli, registered vide document No. 2763/56-57 of Book I, Volume 1544, page 214, in the office of the Sub-Registrar, Bangalore Taluk. |
| 3. | 17-03-1966 | Mortgage Discharge Receipt executed by Secretary, L.M.C.S. Co-operative Society Limited, Dodda Kannelli in favour of Sri. Venkatappa alias Abbaiah, registered vide document No. 5585/65-66 of Book I, Volume 573, page 168, in the office of the Sub-Registrar, Bangalore South Taluk. |
| 4. | 15-06-2005 | Sale Deed executed by Sri. G.M. Venkatappa alias Abbaiah, son of Late Munishamappa and others in favour of Sri. S. Akarsh, son of Sri. H.R.S. Reddy, registered vide document No. 4301/05-06 of Book I, stored in C.D. No. 172, in the office of the Sub-Registrar, Bangalore South Taluk. |
| 5. | 21-12-2012 | Mutation Register extract in serial No. 135/08-09, issued by the Village Accountant, Krishnarajapura, Bangalore East Taluk. |
| 6. | 06-10-2015 | Endorsement in No. RK. CR/ 1727/15-16, issued by the Thasildar, Krishnarajapura, Bangalore East Taluk. |
| 7. | 14-01-2016 | Endorsement in No. RK. CR/ 2634/15-16, issued by the Thasildar, Krishnarajapura, Bangalore East Taluk. |
| 8. | - | R.T.C's for the period 1967-68 to 1976-77 and 1982-83 to 2015-16, issued by the Thasildar, Taluk Shirasthedar and Village Accountant, Krishnarajapura, Bangalore East Taluk with respect to Survey No. 187/1. |
| 9. | - | R.T.C's for the period 1967-68 to 1976-77 and 1982-83 to 2015-16, issued by the Thasildar and Village Accountant, Krishnarajapura, Bangalore East Taluk with respect to Survey No. 190/3. |
| 10. | 25-06-2013 | Endorsement in No. RK.CR/ 838/13-14, issued by the Thasildar, Krishnarajapura, Bangalore East Taluk. |
| 11. | 17-03-2005 | Akarband, issued by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore. |



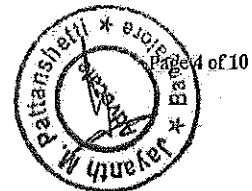
| Sl. No. | Date of execution/ issue | Description of documents |
|----------------|--------------------------|---|
| 12. | 17-05-1958 | Karda/ Hissa, issued by the Village Accountant, Bangalore East Taluk, Krishnarajapuram with respect to Survey No. 187. |
| 13. | 16-03-2005 | R.R. Pakka Book (Balabhagada Nakalu), issued by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore with respect to Survey No. 190/3. |
| 14. | 20-06-2013 | Tippany, issued by the Thasildar, Krishnarajapura, Bangalore East Taluk with respect to Survey No. 187. |
| 15. | - | Tippany with respect to Survey No. 190. |
| 16. | 19-03-2005 | Atlas, issued by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore with respect to Survey No. 187/1. |
| 17. | 16-03-2005 | Atlas, issued by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore with respect to Survey No. 190/3. |
| 18. | - | Village Map of Gunjur, issued by the Director, Land Revenue Settlement and Land Records, Bangalore. |
| 19. | 08-07-2013 | Endorsement (Nil Tenancy), issued by the Thasildar, Bangalore East Taluk. |
| 20. | 20-06-2013 | Endorsement in No. LRF (BE) CR: 295/13-14, issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore. |
| 21. | 17-06-2013 | Endorsement in No. PTCL. CR: 536/13-14, issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore. |
| 22. | 27-09-2013 | Endorsement in No. BDA/ DC (LAQ)/ 3489/ 2013-14, issued by the Deputy Commissioner (LAQ), Bangalore Development Authority, Bangalore. |
| 23. | 01-10-2013 | Endorsement in No. BNG/ SLAO - 2/ 1635/ 2013-14, issued by the Special Land Acquisition Officer - 2, Karnataka Industrial Areas Development Board, Bangalore. |
| 24. | 15-04-2010 | Report in No. ALN/ SR: 12/10-11, issued by the Thasildar, Krishnarajapura, Bangalore East Taluk. |
| 25. | 22-06-2010 | Official Memorandum in No. ALN [EVH] SR: 14/10-11, issued by the Special Deputy Commissioner (Revenue), Bangalore District. |



| Sl. No. | Date of execution/ issue | Description of documents |
|----------------|--------------------------|--|
| 26. | 19-02-2016 | Encumbrance Certificate for the period 01-04-1940 to 14-02-1957, issued by the Sub-Registrar, Peenya, Bangalore with respect to Survey No. 187/1. |
| 27. | 19-02-2016 | Encumbrance Certificate for the period 01-04-1940 to 14-02-1957, issued by the Sub-Registrar, Peenya, Bangalore with respect to Survey No. 190/3. |
| 28. | 30-09-2015 | Encumbrance Certificate for the period 15-02-1957 to 31-03-2004, issued by the Sub-Registrar, Bommanahalli with respect to Survey No. 187/1. |
| 29. | 30-09-2015 | Encumbrance Certificate in S.A. No. 24006/15-16 for the period 15-02-1957 to 31-03-2004, issued by the Sub-Registrar, Bommanahalli with respect to Survey No. 190/3. |
| 30. | 10-07-2013 | Encumbrance Certificate in S.A. No. 16394/13-14 for the period 01-04-2004 to 08-07-2013, issued by the Sub-Registrar, Krishnarajapura, Bangalore. |
| 31. | 19-09-2015 | Encumbrance Certificate for the period 09-07-2013 to 18-09-2015, issued by the Sub-Registrar, Bommanahalli with respect to Survey No. 187/1. |
| 32. | 05-02-2016 | Encumbrance Certificate in S.A. No. 42804/15-16 for the period 19-04-2015 to 04-02-2016, issued by the Sub-Registrar, Bommanahalli with respect to Survey No. 187/1. |
| 33. | 05-02-2016 | Encumbrance Certificate in S.A. No. 42803/15-16 for the period 09-07-2013 to 04-02-2016, issued by the Sub-Registrar, Bommanahalli with respect to Survey No. 190/3. |

TITLE OF SRI. S. AKARSH, SON OF SRI. H.R.S. REDDY

On perusal of the above documents it is observed that, the then agricultural lands bearing Survey Nos. (i) 187/1, measuring 29 guntas and (ii) 190/3, measuring 02 acres (excluding 01 gunta kharab land), measuring in total 02 acres 29 guntas (excluding 01 gunta kharab land), both situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (earlier Bangalore South Taluk), Bangalore District ("Subject Property") was originally owned and possessed by Sri. Venkatappa alias Abbaiah son of Sri. Munishamappa. There are no documents to show as to how Sri. Venkatappa alias Abbaiah acquired title to the Subject Property. The name of Sri. Venkatappa alias Abbaiah is entered as the owner of the Subject Property in the R.T.C's from the year 1967-68 to 1982-83. Therefore, we have based our opinion upon the entries made in the revenue records which depicts Sri. Venkatappa alias Abbaiah as the owner of the Subject Property.



On perusal of the Family Tree of Late Munishamappa, It is observed that he was married to Venkatamma (deceased) and they have two sons, namely (1) Sri. G. M. Venkatappa and (2) Sri. G. M. Marishamappa (unmarried). Sri. G.M. Venkatappa is married to Ramakka and they have two sons and three daughters namely, Sri. G. V. Mariyappa alias Mariyappa Reddy, Sri. G. V. Venugopala Reddy, Smt. G.V. Shamalamma, Smt. Sundaramma and Smt. G.V. Vageshwari respectively. Sri. G.V. Mariyappa Reddy is married to Savithramma. Sri. G.V. Venugopala Reddy is married to S. Leela. The copy of the said Family Tree of Late Munishamappa could be evidenced from **Document No. 1**. The details of the children of Sri. G.V. Mariyappa Reddy and Sri. G.V. Venugopala Reddy are missing in the aforementioned Family Tree.

By virtue of the Mortgage Deed dated 30-06-1956, Sri. Venkatappa alias Abbaiah, son of Sri. Munishamappa had mortgaged the Subject Property in favour of L.M.C.S. Co-operative Society Limited, Dodda Kannelli for a sum of Rs. 500/- as continuing mortgage for the sum borrowed not exceeding Rs. 500/-. The said Mortgage Deed is registered vide document No. 2763/56-57 of Book I, in the office of the Sub-Registrar, Bangalore Taluk and a copy of the same could be evidenced from **Document No. 2**. Upon repayment of the mortgage amount, the Secretary, L.M.C.S. Co-operative Society Limited, Dodda Kannelli discharged the said mortgage on 17-03-1966 in favour of Sri. Venkatappa alias Abbaiah. The said Mortgage discharge Receipt is registered vide document No. 5585/65-66 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk and a copy of the same could be evidenced from **Document No. 3**.

By virtue of the Sale Deed dated 15-06-2005, (1) Sri. G. M. Venkatappa alias Abbaiah, son of Late Munishamappa, (2) Sri. G. V. Mariyappa, (3) Smt. G.V. Shamalamma, (4) Smt. Sundaramma, (5) Smt. G. V. Vageshwari, (6) Sri. G. V. Venugopala Reddy (serial Nos. 2 to 6, all children of Sri. G. M. Venkatappa and (7) Sri. G. M. Marishamappa, son of Late Munishamappa sold the Subject Property in favour of Sri. S. Akarsh, son of Sri. H.R.S. Reddy. It is recited in the said Sale Deed, Sri. G.M. Venkatappa alias Abbaiah is the head and kartha of the joint family comprising of his brother Sri. G. M. Marishamappa who is a bachelor and his two sons and five daughters namely, Sri. G. V. Mariyappa Reddy, Sri. G. V. Venugopala Reddy, Smt. G. V. Shamalamma, Smt. Sundaramma and Smt. G.V. Vageshwari are the members of the co-parceners. The Subject Property has been conveyed by the members of the co-parcener for the benefit of the family necessity, family benefit and also interest of the vendors to acquire suitable alternate property yielding income. The said Sale Deed is registered vide document No. 4301/05-06 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk and a copy of the same could be evidenced from **Document No. 4**.



Note: The details of the children if any of Sri. G.V. Mariyappa Reddy and Sri. G.V. Venugopala Reddy are not mentioned in the family tree furnished to us. The children of Sri. G.V. Mariyappa Reddy and Sri. G.V. Venugopala Reddy, should have been made necessary conveying parties to the aforementioned Sale Deed. As recited in the Sale Deed, the Subject Property having been conveyed for a family necessity and hence the sale will be binding on all the family members unless the sale of the Subject Property for a family necessities etc., is disputed by the members of the family who are not made necessary party to the Sale Deed.

The khatha/ mutation of the Subject Property was transferred/ registered in the name of Sri. S. Akarsh in accordance to the aforementioned Sale Deed, vide serial No. 135/08-09 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 5.**

The Thasildar, Krishnarajapura, Bangalore East Taluk, vide his Endorsement dated 06-10-2015 in No. RK. CR/ 1727/15-16 has certified that Index of Land and Record of Rights with respect to Survey No. 187/1 are not available. The copy of the said Endorsement dated 06-10-2015 could be evidenced from **Document No. 6.**

The Thasildar, Krishnarajapura, Bangalore East Taluk, vide his Endorsement dated 14-01-2016 in No. RK. CR/ 2634/15-16 has certified that the Index of Land and Record of Rights with respect to Survey No. 190/3 are not available. The copy of the said Endorsement dated 06-10-2015 could be evidenced from **Document No. 7.**

The R.T.C's of Survey No. 187/1 produced for the period 1967-68 to 2015-16, reflect the total extent of land as 29 guntas with no kharab land. For the period 1967-68 to 1982-83 the name of Sri. Venkatappa alias Abbaiah is entered as the owner in column No. 9 and in column No. 12 for the period 1967-68 to 1974-75 no name is entered as the cultivator and thereafter for the period 1975-76 to 1982-83 the name of Sri. Venkatappa is entered as the cultivator. For the period 1982-83 to 2008-09 the name of Sri. Venkatappa alias Abbaiah is rounded off and the name of Sri. Venkatappa is entered as the owner in column No. 9 and in column No. 12 for the period 1982-83 to 1994-95 the name of Sri. Venkatappa alias Abbaiah is entered as the cultivator and thereafter for the period 1995-96 to 2008-09 the name of Sri. G.M. Venkatappa is entered as the cultivator. For the period 2009-10 to 2015-16 the name of Sri. S. Akarsh is entered as the owner and cultivator in column Nos. 9 and 12, respectively. The copies of the said R.T.C's of Survey No. 187/1 could be evidenced from **Document No. 8.**

The R.T.C's of Survey No. 190/3 produced for the period 1967-68 to 1976-77 and 1982-83 to 2015-16, reflect the total extent of land as 2 acres 1 gunta including 1 gunta kharab

land. For the period 1967-68 to 1976-77 the name of Sri. Venkatappa alias Abbaiah is entered as the owner in column No. 9 and in column No. 12 for the period 1967-68 to 1970-71 no name is entered as the cultivator and for the period 1971-72 to 1975-76 the name of Sri. Venkatappa is entered as the cultivator and thereafter for the period 1976-77 the name of Sri. Venkatappa alias Abbaiah is entered as the cultivator. For the period 1982-83 to 2008-09 the name of Sri. Venkatappa alias Abbaiah is rounded off and the name of Sri. Venkatappa is entered as the owner in column No. 9 and in column No. 12 for the period 1982-83 to 1997-98 the name of Sri. G.M. Venkatappa alias Abbaiah is entered as the cultivator and thereafter for the period 1998-99 to 2008-09 the name of Sri. Venkatappa is entered as the cultivator. For the period 2009-10 to 2015-16 the name of Sri. S. Akarsh is entered as the owner and cultivator in column Nos. 9 and 12, respectively. The copies of the said R.T.C's of Survey No. 190/3 could be evidenced from **Document No. 9.**

The Thasildar, Krishnarajapura, Bangalore East Taluk, vide his Endorsement dated 25-06-2013 in No. RK.CR/ 838/13-14 has certified that R.T.C's of Survey No. 190/3 for the period 1977-78 to 1981-82 are not available. The copy of the said Endorsement dated 25-06-2013 could be evidenced from **Document No. 10.**

On perusal of the Akarband produced it is observed that, Survey No. 187/1, measures 29 guntas and Survey No. 190/3, measures 02 acres 01 gunta including 01 gunta kharab land and the same are in conformity with the extent mentioned in the R.T.C's. The copy of the said Akarband could be evidenced from **Document No. 11.**

On perusal of the Karda/ Hissa, it is observed that a survey was conducted on 17-05-1958 and Survey No. 187 has been bifurcated into 5 portions i.e., Survey Nos. 187/1 to 187/5 and the name of Sri. Madde Venkatappa alias Abbaiah is entered as the hissedar/ owner of Survey No. 187/1. The copy of the said Hissa could be evidenced from **Document No. 12.**

On perusal of the R.R. Pakka Book (Balabhagada Nakalu) it is observed that, Survey No. 190 has been bifurcated into 4 portions i.e., Survey Nos. 190/1 to 190/4 and the name of Sri. Chikkamareppa, son of Sri. Venkatappa is entered as the owner of Survey No. 190/3. The copy of the said R.R. Pakka Book (Balabhagada Nakalu) could be evidenced from **Document No. 13.**

The Tippany, Atlas and Village Map of Gunjur produced by the party confirms the shape and location of Survey Nos. 187/1 and 190/3. The copies of the said Tippany, Atlas and Village Map could be evidenced from **Document Nos. 14 to 18.**

Note: The party is advised to produce copies of Hissa Tippany with respect to Survey Nos. 190/3.

The Thasildar, Bangalore East Taluk, vide Endorsement dated 08-07-2013 has certified that there are no tenancy applications filed or pending with respect to the Subject Property under Sections 48A and 77A of the Karnataka Land Reforms Act, 1961. The copy of the said Endorsement dated 08-07-2013 could be evidenced from **Document No. 19.**

The Assistant Commissioner, Bangalore North Sub-Division, Bangalore, vide Endorsement dated 20-06-2013 in No. LRF (BE) CR: 295/13-14 has certified that there are no proceedings initiated or pending under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 with respect to the Subject Property. The copy of the said Endorsement dated 20-06-2013 could be evidenced from **Document No. 20.**

The Assistant Commissioner, Bangalore North Sub-Division, Bangalore, vide Endorsement dated 17-06-2013 in No. PTCL. CR: 536/13-14 has certified that there is no violation of the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to the Subject Property. The copy of the said Endorsement dated 17-06-2013 could be evidenced from **Document No. 21.**

The Deputy Commissioner (LAQ), Bangalore Development Authority, Bangalore, vide Endorsement dated 27-09-2013 in No. BDA/DC (LAQ)/3489/13-14 has stated that the Subject Property has been included in the proposal for the formation of layout called S. Nijalingappa Layout and it is stated that the Preliminary Notification for the acquisition of the land is not notified. The copy of the said Endorsement dated 27-09-2013 could be evidenced from **Document No. 22.**

The Special Land Acquisition Officer – 2, Karnataka Industrial Areas Development Board, Bangalore, vide Endorsement dated 01-10-2013 has certified that Survey Nos. 187/1 and 190/3 along with other properties have not been acquired for any of its developmental purposes in the Notifications in No. CI 49 SPQ 2006 dated 31-07-2006 and No. CI 239 SPQ 2008 dated 27-05-2008. The copy of the said Endorsement dated 01-10-2013 could be evidenced from **Document No. 23.**

The Thasildar, Krishnarajapura, Bangalore East Taluk, by his Report dated 15-04-2010 in No. ALN/ SR: 12/10-11 has intimated that there are no tenancy applications filed under section 48A and there are no proceedings initiated under sections 79A and 79B of the Karnataka Land Reforms Act, 1961 with respect to the Subject Property. He has further reported that the Subject Property is not a Darakasth land; not a Nowkari Inam land and



there are no proceedings initiated under Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978. The copy of the said Report dated 15-04-2010 could be evidenced from **Document No. 24.**

Note: To produce Latest Endorsements from BDA, KIADB and KHB regarding notification issued, if any for the acquisition of the Subject Property.

The Special Deputy Commissioner (Revenue), Bangalore District has converted the Subject Property from agricultural use to residential use, vide Official Memorandum dated 22-06-2010 in No. ALN [EVH] SR: 14/10-11. The copy of the said Official Memorandum could be evidenced from **Document No. 25.**

On perusal of the Encumbrance Certificates produced with respect to the Subject Property for the period 01-04-1940 to 04-02-2016, it is observed that there are two entries. The first being the execution of the Mortgage Discharge Receipt dated 17-03-1966 by L.M.C.S., Dodda Kannelli in favour of Sri. Venkatappa alias Abbaiah. The second entry being the execution of the Sale Deed dated 16-06-2005 by Sri. G.M. Venkatappa alias Abbaiah and others in favour of Sri. S. Akarsh. Apart from the above said entries there are no other entries for having encumbered the Subject Property. The copies of the said Encumbrance Certificates could be evidenced from **Document Nos. 26 to 33.**

Note: To produce Encumbrance Certificate for the period 05-02-2016 to date reflecting all the transactions, extent and boundaries with respect to the Subject Property.

Note: It is advised to take out a Public Notice in any of the daily News Paper/s with regard to the intended transaction and calling for objections if any, from any person/s claiming right, title or interest to the Subject Property.

OPINION

ON PERUSAL of the above documents and subject to the observation made the above, I am of the opinion that, Sri. S. Akarsh, son of Sri. H.R.S. Reddy is the owner of the residentially converted lands bearing (1) Survey No.187/1, measuring 29 guntas and (2) Survey No. 190/3, measuring 02 acres (excluding 01 gunta kharab land), measuring in total 02 acres 29 guntas (excluding 01 gunta kharab land), both situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (earlier Bangalore South Taluk), Bangalore District. However, my opinion with regard to the marketable right, title and interest of the owner to the Subject Property is subject to the production and scrutiny of the following documents:

1. Latest Endorsements from BDA, KIADB and KHB regarding notification issued, if any for the acquisition of the Subject Property.

Jayanth M. Pattanshetti

ADVOCATE

Continuation Sheet

2. Up to date tax paid receipts.
3. Hissa Tippiany with respect to Survey No. 190/3.
4. E-khatha certificate and khatha assessment extract issued by the Local Municipal Authority.
5. Encumbrance Certificate for the period 05-02-2016 to date reflecting all the transactions, extent and boundaries with respect to the Subject Property.
6. To produce original documents for verification.



Jayanth M. Pattanshetti
JAYANTH M. PATTANSHETTI
Advocate

08th December, 2017

Trishul Buildtech & Infrastructure Private Limited,
No. 2/55, Outer Ring Road,
Opp to Lumbini Garden, Veeranna Palya,
Nagavara, Bengaluru – 45.

Dear Sirs,

Attn: Ms.Manjula Madappa

We act as Legal Advisors to M/s. Trishul Buildtech and Infrastructure Private Limited, who have forwarded to us the photocopies of documents of title relating to all that piece and parcel of residentially converted land bearing Survey No. 187/3, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 28 Guntas ("Property" or "Said Land"), which is morefully set out in Para III below for scrutiny of title.

| I. DOCUMENTS FURNISHED | | |
|------------------------|------------|--|
| Sl. No. | Date | Document Details |
| 1. | 05.03.1975 | Sale Deed executed by Parvathamma wife of late V.Venkataramaiah duly consented by her sons V.Somasundara Rao, V.Prahalada Rao, V.Subbanna in favour of G.Vijayalakshmi wife of V.Ramaiah (registered on 31.03.1975 as Document No. 9033/1974-75 in Book-I, Volume 1134, at pages 235 to 237, in the office of Sub-Registrar, Bangalore South Taluk) with regard to Survey No. 187/3 measuring about 28 Guntas; |
| 2. | | Mutation Register Extract bearing MR No. 03/1996-97, issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura to G.Vijayalakshmi wife of Ramaiah with regard to Survey No. 187/3 measuring about 28 Guntas; |
| 3. | 20.09.2004 | Sale Deed executed by G.Vijayalakshmi wife of V.Ramaiah and her daughters G.R.Savitha, S.Leena, and G.R.Harishilpa in favour of D.R.Srinivasa Reddy son of Ramaiah Reddy (registered as Document No. 16138/2004-05 in Book-I, stored in C.D No. BASD 97, in the office of Sub-Registrar, Bangalore South Taluk) with regard to Survey No.187/3 measuring about 28 Guntas; |

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BENGALURU | CHENNAI

| Sl. No. | Date | Document Details |
|---------|------------|---|
| 4. | | Mutation Register Extract bearing MR No. 64/2004-05, issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura to D.R.Srinivasa Reddy son of Ramaiah Reddy with regard to Survey No. 187/3 measuring about 28 Guntas; |
| 5. | 20.04.2006 | Sale Deed executed by D.R.Srinivasa Reddy son of Ramaiah Reddy in favour of Kukkuپی Chennappa son of Kukkuپی Siddalingappa (registered as Document No. 1655/2006-07 in Book-I, stored in C.D No. BASD 235, in the office of Senior Sub-Registrar, Bangalore South Taluk) with regard to Survey No. 187/3 measuring about 28 Guntas; |
| 6. | | Mutation Register Extract bearing MR No. 272/2005-06, issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura to Kukkuپی Chennappa son of Kukkuپی Siddalingappa with regard to Survey No. 187/3 measuring about 28 Guntas; |
| 7. | 18.11.2008 | Demand Notice bearing No. ALN: (EVH): SR: 331/2008-09, issued by office of the Special Deputy Commissioner, Bangalore District, Bangalore to Kukkuپی Chennappa son of Kukkuپی Siddalingappa with regard to Survey No. 187/3 measuring about 28 Guntas; |
| 8. | 19.11.2008 | Receipt acknowledging the payment of conversion fine issued by State Bank of Mysore, Ramamurthynagar Branch, Bangalore to Kukkuپی Chennappa son of Kukkuپی Siddalingappa with regard to Survey No. 187/3; |
| 9. | 19.11.2008 | Official Memorandum bearing No. ALN (EVH) SR. 331/2008-09, issued by office of the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore to Kukkuپی Chennappa son of Kukkuپی Siddalingappa with regard to conversion of Survey No. 187/3 measuring about 28 Guntas; |

Sunil R

| Sl. No. | Date | Document Details |
|---------|------------|--|
| 10. | | Conversion Sketch prepared by the Land Surveyor, Bangalore East Taluk, Bangalore and issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 187/3 measuring about 28 Guntas; |
| 11. | 26.11.2008 | Gift Deed executed by Kukkuppi Chennappa son of Kukkuppi Siddalingappa in favour of his wife Kukkuppi Nagamma (registered as Document No. 3832/2008-09 in Book-I, stored in C.D No. VRTD 37, in the office of Senior Sub-Registrar, Varthur, Bangalore Urban District) with regard to Survey No. 187/3 measuring about 28 Guntas; |
| 12. | 26.11.2008 | Gift Deed executed by Kukkuppi Nagamma wife of Kukkuppi Chennappa, (daughter of late G.Veerappa) in favour of her brother G.E Veerabhadrappe son of late G. Veerappa (registered as Document No. 3835/2008-09 in Book-I, stored in C.D No. VRTD 37, in the office of Senior Sub-Registrar, Varthur, Bangalore Urban District) with regard to Survey No. 187/3 measuring about 28 Guntas; |
| 13. | 15.05.2013 | Memorandum of Understanding entered into by and between G.E.Veerabhadrappe son of late G.Veerappa and M/s. Trishul Buildtech and Infrastructure Private Limited represented by its Managing Director K.Prakash Shetty with regard to Survey No. 187/3 measuring about 28 Guntas; |
| 14. | 09.05.2014 | Memorandum of Understanding entered into by and between G.E.Veerabhadrappe son of late G.Veerappa and M/s. Trishul Buildtech and Infrastructure Private Limited represented by its Managing Director K.Prakash Shetty with regard to Survey No. 187/3 measuring about 28 Guntas; |
| 15. | 21.08.2014 | Property Tax paid receipts for the period 2008-09 issued by Tax Inspector, Ramagondanahalli Contact Point, Whitefield Range, BBMP, Mahadevapura Zone to G.E.Veerabhadrappe son of late G.Veerappa with regard to Survey No. 187/3; |

Su. Jha R

| Sl. No. | Date | Document Details |
|---|------------|---|
| 16. | 22.08.2014 | Property Tax paid receipts for the periods 2009-10 to 2014-15, issued by Tax Inspector, Varthur Contact Point, Whitefield Range, BBMP, Mahadevapura Zone to G.E.Veerabhadrappa son of late G.Veerappa with regard to Survey No. 187/3; |
| Re: Endorsements: | | |
| 17. | 08.02.2007 | Endorsement bearing No. KIADB: LAQ: 1551/06-07 issued by office of the Special Land Acquisition Officer, (Bangalore International Airport) KIADB, Bangalore with regard to Varthur and Gunjur villages; |
| 18. | 06.10.2008 | Endorsement bearing No. LRF: CR: 341/2008-09, issued by office of the Special Tahsildar, Bangalore East Taluk, Krishnarajapura with regard to Survey No. 187/3; |
| 19. | 07.10.2008 | Endorsement bearing No. LRF: (BE): CR: 463/2008-09, issued by office of the Assistant Commissioner, Bangalore North Sub-division, Bangalore with regard to Survey No. 187/3 measuring about 28 Guntas; |
| 20. | 22.09.2014 | Endorsement bearing No. RK: CR: 1688/2014-15, issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura with regard to Survey No. 187/3; |
| Re: Record of Tenancy and Crops Extracts (RTC/Pahani): | | |
| 21. | | Record of Tenancy and Crops/Pahani Extract (RTC/Pahani) for the period 1967-68 to 1974-75, 1976-77, 1982-83 to 2000-01 issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura with regard to Survey No. 187/3 having the total and actual extent as 28 Guntas, there being no kharab; |
| 22. | | Record of Tenancy and Crops/Pahani Extract (RTC/Pahani) for the period 2001-02 to 2003-04, 2005-06, 2007-08 to 2013-14 issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Varthur Nada Kacheri, Varthur Hobli, Bangalore East Taluk |

S. R.

| Sl. No. | Date | Document Details |
|----------------------------|------------|--|
| | | with regard to Survey No. 187/3 having the total and actual extent as 28 Guntas, there being no kharab; |
| Re: Survey Records: | | |
| 23. | | Village Map of Gunjur, issued by office of the Director, Land Survey, Revenue, Settlement and Land Records, Bangalore; |
| 24. | | Survey Original Tippani issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 187; |
| 25. | | Re-Survey Tippani issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 187; |
| 26. | | Secondary Reclassification Tippani issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura with regard to Survey No. 187; |
| 27. | | Hissa Tippani Book issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura with regard to Survey No. 187; |
| 28. | | Karnataka Revision Settlement Akarband issued by Tahsildar, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 187/3; |
| Re: Search Reports: | | |
| 29. | 10.06.2014 | Search Report bearing S A No. 9357/2014-15, covering the period from 01.04.1960 to 31.03.2000, issued by office of the Sub-Registrar, Bommanahalli with regard to Survey No. 187/3, measuring about 28 Guntas; |

Sunil K

| Sl. No. | Date | Document Details |
|---------|------------|---|
| 30. | 07.06.2014 | Search Report bearing S A No. 9024/2014-15, covering the period from 01.04.2000 to 31.03.2004, issued by office of the Sub-Registrar, Bommanahalli, with regard to Survey No. 187/3, measuring about 28 Guntas; |
| 31. | 06.06.2014 | Search Report bearing S A No. 4234/2014-15, covering the period from 01.04.2004 to 05.06.2014, issued by office of the Senior Sub-Registrar, Varthur, Bangalore with regard to Survey No. 187/3; |
| 32. | 27.06.2017 | Search Report bearing S A No. 5255/2017-18, covering the period from 01.04.2014 to 26.06.2017, issued by office of the Senior Sub-Registrar, Gandhinagar (Hebbal), Bangalore with regard to Survey No. 187/3, measuring about 28 Guntas; |
| 33. | 05.12.2017 | Search Report bearing S.A.No. 14598/2017-18, covering the period from 26.07.2017 to 03.12.2017, issued by office of the Senior Sub-Registrar, Gandhinagar (Hebbal), Bangalore with regard to Survey No. 187/3, measuring about 28 Guntas; |

II. GLOSSARY (indicative)

| Sl. No. | Term | Description |
|---------|-------------------------|--|
| 1. | Acre | 40 Guntas or 43,560 Square Feet; |
| 2. | Akarband | A Register showing the area and rate of assessment of holdings; |
| 3. | Atlas | A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number; |
| 4. | Encumbrance Certificate | Search Reports issued by the Registrar of Assurances (Land Registry); |
| 5. | Gunta | 1/40 th of an acre or 121 square yards or 1089 square feet; |

Sunitha R

| Sl. No. | Term | Description |
|---------|--------------------------|---|
| 6. | Hisse / Hissa | Portions formed in survey numbers after phoddi / sub-division by the Survey Department; |
| 7. | Hissadar | Co-owner / Co-sharer of the sub-divided portion of a Survey Number i.e., the sub-survey number; |
| 8. | Tippani | A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements; |
| 9. | Hobli | The sub-division of a taluk; |
| 10. | Khata | Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited; |
| 11. | Khatedar | Owner/ Occupant of the land in the revenue records of the Government; |
| 12. | Mutation Register | A revenue document which records the transfer of ownership of lands alongwith details of such transfer; |
| 13. | Pakka Book/RR Pakka Book | A Field Book which discloses the hissass and the hissedars of a survey number after phoddi along with the extent of the land; |
| 14. | Phoddi | Sub-division / partition of a survey number into hissass with survey sub-numbers or sub-dividing of fields; |
| 15. | Phut Kharab/Kharab | A piece or pieces of land classified as unarable and included in a survey number; |
| 16. | RTC/Pahani | Record of Tenancy & Crops and Pahani. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land; |
| 17. | Survey Number | A portion of land of which the area and other particulars are separately entered under an indicative number in the land records; |

Sun. Ila R

| Sl. No. | Term | Description |
|---------|--------------|---|
| 18. | Sub-division | A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion. |

III. PROPERTY DETAILS

All that piece and parcel of residentially converted land bearing Survey No. 187/3, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 28 Guntas and bounded on as follows:-

| | | |
|-------|---|--|
| EAST | : | Land bearing Survey No. 187/5; |
| WEST | : | Land bearing Survey No. 187/1 and 187/2; |
| NORTH | : | Land bearing Survey Nos. 190 & 189; |
| SOUTH | : | Land bearing Survey Nos. 187/4; |

IV. NOTE

This Report has been prepared for our client M/s. Trishul Buildtech and Infrastructure Private Limited ('Client') in the context of their proposed development of the property set out in the Property Details hereto and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or referred to in any public document, or filed in court proceedings. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes or to any authority. The information in this Title Report is derived solely from a review of the copies of the documents made available to us and the information furnished to us by the Client. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information and no information

withheld. This Report should not be assumed to state the general principles of law applicable to transactions of this kind.

V.

FLOW OF TITLE:

1. All that piece and parcel of agricultural land bearing Survey No. 187/3, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 28 Guntas, is hereinafter referred to as "**Survey No. 187/3**".
2. Parvathamma wife of late V.Venkataramaiah duly consented by her sons V.Somasundara Rao, V.Prahalada Rao, V.Subbanna by a Deed of Sale dated 05.03.1975 (Document No. 1) sold Survey No. 187/3 to G.Vijayalakshmi wife of V.Ramaiah. The khata with regard to Survey No. 187/3 stood transferred in the name of G.Vijayalakshmi wife of V.Ramaiah in the revenue records as may be gathered from the Mutation Register Extract bearing MR No. 03/1996-97 (Document No. 2).
3. G.Vijayalakshmi wife of V.Ramaiah and her daughters G.R.Savitha, S.Leena and G.R.Harishilpa by a Deed of Sale dated 20.09.2004 (Document No. 3) sold Survey No. 187/3 to D.R.Srinivas Reddy son of Ramaiah Reddy. The khata with regard to Survey No. 187/3 stood transferred in the name of D.R.Srinivas Reddy son of Ramaiah Reddy in the revenue records as may be gathered from the Mutation Register Extract bearing MR No. 64/2004-05 (Document No. 4).
4. D.R.Srinivas Reddy son of Ramaiah Reddy by a Deed of Sale dated 20.04.2006 (Document No. 5) sold Survey No. 187/3 to Kukkuppi Chennappa son of Kukkuppi Siddalingappa. The khata with regard to Survey No. 187/3 stood transferred in the name of Kukkuppi Chennappa son of Kukkuppi Siddalingappa in the revenue records as may be gathered from the Mutation Register Extract bearing MR No. 272/2005-06 (Document No. 6).
5. Kukkuppi Chennappa son of Kukkuppi Siddalingappa made an application to the Special Deputy Commissioner, Bangalore District, Bangalore for the conversion of Survey No. 187/3 from agricultural to non-agricultural use and the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore on the receipt of the

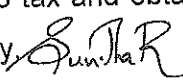
requisite conversion fines, by way of Official Memorandum bearing No. ALN: (EVH): SR: 331/2008-09, dated 19.11.2008, converted all that agricultural land bearing Survey No. 187/3 measuring about 28 Guntas to non-agricultural residential purpose. The Sketch prepared by the Surveyor, Bangalore East Taluk, Bangalore and issued by the Tahsildar, Bangalore East Taluk, Bangalore shows the location of Survey No. 187/3 converted to non-agricultural residential use (Document No. 9 read with Document Nos. 7, 8 and 10).

6. The piece and parcel of residentially converted land bearing Survey No. 187/3 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring about 28 Guntas is hereinafter referred to as "SAID LAND".

7. Kukkuppi Chennappa son of Kukkuppi Siddalingappa by a Deed of Gift dated 26.11.2008 (Document No. 11) gifted the Said Land to his wife Kukkuppi Nagamma, who in turn gifted the Said Land to her brother G.E.Veerabhadrappe son of late G.Veerappa under a Deed of Gift dated 26.11.2008 (Document No. 12).

8. G.E.Veerabhadrappe son of late G.Veerappa entered into an arrangement with M/s. Trishul Buildtech and Infrastructure Private Limited by a Memorandum of Understanding dated 15.05.2013 read with Memorandum of Understanding dated 09.05.2014 (Document Nos. 13 and 14) to develop the Said Land in to a residential apartment buildings.

9. It is evident from the tax paid receipt dated 21.08.2014 issued by the Tax Inspector, Ramagondanahalli Contact Point, Whitefield Range, Bruhat Bangalore Mahanagara Palike (BBMP), Mahadevapura Zone and the tax paid receipt dated 22.08.2014 issued by the Tax Inspector, Varthur Contact Point, Whitefield Range, BBMP, Mahadevapura Zone (Document Nos. 15 & 16), that G.E.Veerabhadrappe son of late G.Veerappa, has paid tax for the year 2008-09 to 2014-15 with regard to Said Land.

10. The Said Land has presently come within the jurisdiction of the BBMP and the present owner is required to get the Said Land assessed to tax and obtain khata in his name from the BBMP which is a jurisdictional Municipality. 

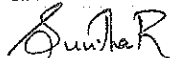
11. The Endorsement bearing No. KIADB: LAQ: 1551/06-07 dated 08.02.2007 issued by office of the Special Land Acquisition Officer, (Bangalore International Airport) KIADB, Bangalore (Document No. 17) confirms that no acquisition proceedings have been initiated with regard to lands situated in Varthur and Gunjur villages by the Karnataka Industrial Areas Development Board.

12. The Endorsement bearing No. LRF: CR: 341/2008-09, dated 06.10.2008 issued by office of the Special Tahsildar, Bangalore East Taluk, Krishnarajapura (Document No. 18) confirms that no tenancy applications have been filed with regard to Survey No. 187/3 in Form No. 7 under section 48(1) of Karnataka Land Reforms Act, 1961.

13. The Endorsement bearing No. LRF: (BE): CR: 463/2008-09, dated 07.10.2008 issued by office of the Assistant Commissioner, Bangalore North Sub-division, Bangalore (Document No. 19) confirms that no proceedings are pending with regard to Survey No. 187/3 under section 79 (A) & 79 (B) of Karnataka Land Reforms Act, 1961.

14. The Endorsements issued by office of the Deputy Commissioner confirming that the lands bearing Survey No. 187/3 are not grant/inam lands and that no proceedings have been initiated with regard to lands bearing Survey No. 187/3 under the provisions of the Karnataka Scheduled Caste and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, have not been furnished and the same are recommended to be obtained for sake of completion of records.

15. We have been informed by our client that they have verified with the offices of the Bangalore Development Authority and the Karnataka Housing Board for any acquisition of Survey No. 187/3, Gunjur Village, Varthur Hobli, Bangalore East Taluk and they have been informed that there are no acquisition with regard to Survey No. 187/3. Based on the said information we have presumed that there are no acquisitions. However, it is advisable to obtain such an endorsement from the offices of the Bangalore Development Authority and the Karnataka Housing Boards

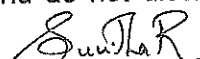


confirming that no acquisition proceedings have been initiated against Survey No. 187/3 for sake of update of records.

16. The Record of Tenancy and Crops Extracts (RTC/Pahani) for the period set out below with regard to Survey No. 187/3 (Document Nos. 21 and 22) discloses the total and actual extent as 28 Guntas, there being no kharab. The RTC/Pahani further discloses the following owners and occupants:-

| Period | Kathedar Column 9 | How acquired Column 10 | Other rights Column 11 | Occupant Column 12 |
|-----------------------|--|--------------------------------|---------------------------|------------------------|
| 1967-68 to 1973-74 | Parvathamma w/o Venkataramaiah | - | - | - |
| 1974-75 & 1976-77 | Parvathamma w/o Venkataramaiah | - | - | G.Vijayalakshmi |
| 1982-83 to 1994-95 | Parvathamma w/o Venkataramaiah | RR No.1589 | - | Parvathamma |
| 1995-96 to 2003-04 | G.Vijayalakshmi w/o Ramaiah | MR No. 3/1996-97 | - | G.Vijayalakshmi |
| 2005-06 | D.R.Srinivasa Reddy s/o Ramaiah Reddy | MR No. 64/2004- 05 Sale | - | D.R.Srinivasa Reddy |
| 2007-08 to 2013-14 | Kukkuppi Chennappa s/o Kukkuppi Siddalingappa | MR No. 272/2005- 06 Sale | - | Kukkuppi Chennappa |

17. The RTC/Pahani with regard to Survey No. 187/3 for the period 1975-76, 1977-78 to 1981-82, 2004-05, 2006-07 and 2014-15 to 2017-18 are not furnished to us. On requisition being raised for the production of the same, we have been furnished with an Endorsement bearing No. RK: CR: 1688/2014-15 dated 22.09.2014, issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura (Document No. 20) stating that the RTC/Pahani for the period 1977-78 to 1981-82 cannot be issued as the same are not available. Taking into consideration the fact that the Record of Tenancy and Crops/Pahani, both prior thereto and subsequent to the aforesaid missing periods have been furnished to us and the same corroborate with the documents of title furnished and do not disclose any change or deviation


-12-

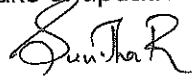
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either in the ownership or occupancy. We have not insisted upon the production of the Record of Tenancy and Crops/Pahani for the aforesaid missing periods. The RTC/Pahani for the period 1975-76, 2004-05, 2006-07 and 2014-15 to 2017-18 to be obtained and furnished for our review and comments.

18. The Village Map of Gunjur, issued by office of the Director, Land Survey, Revenue, Settlement and Land Records, Bangalore and Survey Original Tippani issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura (Document Nos. 23 & 24), shows the location, shape and boundaries of Survey No. 187. As per the Village Map, Survey No. 187 is bounded on the East by: Survey No. 188, West by: Survey No. 183, North by: Survey Nos. 190 & 188 and the South by: Survey Nos. 184 & 186.

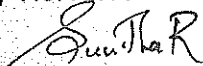
19. Re-Survey Tippani and the Secondary Reclassification Tippani, both issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura and Hissa Tippani Book Nakal issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura (Document Nos. 25, 26, and 27) disclose that upon phoddi being effected by the Survey Department on 17.05.1958, the land in Survey No. 187 measuring about 3 Acres 28 Guntas has been divided into 05 portions as Survey No. 187/1, 187/2, 187/3, 187/4 and 187/5. On such phoddi, portion of Survey No. 187 measuring about 28 Guntas was assigned with Survey No. 187/3. The Secondary Reclassification Tippani further discloses Parvathamma as the hissedar of Survey No. 187/3. The Hissa Tippani Book Nakal further discloses that the Survey No. 187/3 is bounded on the East by: Survey No. 187/5, West by: Survey Nos. 187/1 & 187/2, North by: Survey Nos. 189 & 190 and the South by: Survey No. 187/4.

20. The Karnataka Revision Settlement Akarband issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura (Document No. 28), shows the total and actual extent of Survey No. 187/3 as 28 Guntas, there being no kharab. Copies of Atlas and R.R.Balabagada Nakal of Survey No. 187/3 is recommended to be obtained from the Survey Department for sake of updation of records.



21. The Search Reports with regard to Survey No. 187/3, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk measuring in all about 28 Guntas, issued by the concerned Sub-Registrar (Document Nos. **Error! Reference source not found.** to 33) disclose the following transactions:-

| SA. No. | From | To | Transaction | Extent | | By | In favour of | Doc. No. |
|-------------|------------|------------|----------------------------|--------|----|--------------------------|---------------------|-------------|
| | | | | A | G | | | |
| 9357/14-15 | 01.04.1960 | 31.03.2000 | Sale Deed dated 05.03.1975 | 00 | 28 | Parvathamma | Vijayalakshmi | 9033 |
| 9024/14-15 | 01.04.2000 | 31.03.2004 | Nil | 00 | 28 | - | - | - |
| 4234/14-15 | 01.04.2004 | 05.06.2014 | Sale Deed dated 20.09.2004 | 00 | 28 | G.Vijayalakshmi & others | D.R.Srinivasa Reddy | 16138/04-05 |
| | | | Sale Deed dated 20.04.2006 | 00 | 28 | D.R.Srinivasa Reddy | Kukkuppi Chennappa | 1655/06-07 |
| | | | Gift Deed dated 26.11.2008 | 00 | 28 | Kukkuppi Chennappa | Kukkuppi Nagamma | 3832/08-09 |
| | | | Gift Deed dated 26.11.2008 | 00 | 28 | Kukkuppi Nagamma | G.E.Veerabhadra | 3835/08-09 |
| 5255/17-18 | 01.04.2014 | 26.06.2017 | Nil | 00 | 28 | - | - | - |
| 14598/17-18 | 26.07.2017 | 03.12.2017 | Nil | 00 | 28 | - | - | - |

22. The Search Report for the period from 01.04.1960 to 26.06.2017 and for the period from 26.07.2017 to 03.12.2017 made available to us with regard to Survey No.187/3, do not disclose any transactions other than those discussed herein above. The Search Report with regard to Survey No.187/3 for the missing period i.e. from 26.06.2017 to 25.07.2017 to be updated. 


Taking into consideration the documents and information furnished, subject to observations made hereinabove and the documents requisitioned, we are of the view that the piece and parcel of residentially converted land bearing Survey No. 187/3 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 28 Guntas ("Said Land") presently vests with G.E.Veerabhadrappa son of late G.Veerappa and he would have a good marketable title to the same subject to rights of Trishul Buildtech and Infrastructure Private Limited to develop the Said Land.

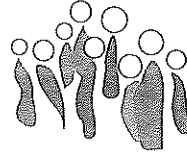
We have been assisted by Mrs. K.N. Geetha in the preparation of this Title report.

In the event of there being any clarifications, please feel free to write to us.

Thanking you,

Yours faithfully,
Anup S Shah Law Firm


(R. Sunitha)
Advocate.

17th February, 2017

M/s.Trishul Buildtech & Infrastructure Private Limited,
 No. 2/55, Outer Ring Road,
 Opp to Lumbini Garden,
 Veeranna Palya, Nagavara,
 Bengaluru – 560 045.

Dear Madam,

Attn: Ms.Manjula Madappa

We act as Legal Advisors to M/s. Trishul Buildtech and Infrastructure Private Limited, who have forwarded to us the photocopies of documents relating to all that piece and parcel of residentially converted land bearing Survey No. 188/1, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 3 Acres 20 Guntas, exclusive of 02 Guntas Kharab (“Property” or “Said Land”), which is morefully set out in Para III below for scrutiny of title.

| I. DOCUMENTS FURNISHED | | |
|------------------------|------------|--|
| Sl. No. | Date | Document Details |
| 1. | 26.06.1974 | Partition Deed executed by and between G.Venkata Reddy alias Abbaiah, G.Krishna Reddy, G.R.Narayana Reddy, G.R.Munivenkata Reddy all sons of Nerigada Ramaiah and G.M.Papanna son of Nerigada Muniyappa (registered on 28.06.1974 as Document No. 3129/1974-75, in Book-I, Volume- 1072, at Pages 107 to 111, in the office of Sub-Registrar Bangalore South Taluk) with regard to Survey No. 188/1; |
| 2. | | Mutation Register Extract bearing MR No. 5/82-83 issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura to G.Krishna Reddy son of Nerigada Ramaiah with regard to portion of Survey No. 188/1 measuring 1 Acre; |
| 3. | | Mutation Register Extract bearing MR No. 1/86-87 issued by office of the Taluk Shirestedar, Bangalore East Taluk, Krishnarajapura to G.M.Papanna @ Papa Reddy son of Nerigada Muniyappa with regard to portion of Survey No. 188/1 measuring 1 Acre 25 Guntas; |

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• No.34, 7th Cross, Vasanth Nagar, Cunningham Road, Bengaluru - 560 052. Tel: +91 80 4242 3000, Fax: +91 80 4242 3030

E-mail: legal@anupsshlawfirm.com

| Sl. No. | Date | Document Details |
|---------|------------|--|
| 4. | | Mutation Register Extract bearing MR No. 6/1990-91 issued by office of the Taluk Shirestedar, Bangalore East Taluk, Krishnarajapura to G.R.Narayana Reddy son of Nerigada Ramaiah with regard to portion of Survey No. 188/1 measuring 35 Guntas; |
| 5. | 21.08.1980 | Sale Deed executed by G.Krishna Reddy son of Nerigada Ramaiah in favour of G.R.Narayana Reddy son of Nerigada Ramaiah (registered as Document No. 4621/1980-81, in Book-I, Volume-1552, at Pages 157 to 159, in the office of Sub-Registrar Bangalore South Taluk) with regard to portion of Survey No. 188/1 measuring 1 Acre; |
| 6. | | Mutation Register Extract bearing MR. No. 16/1982-83 issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura to G.R.Narayana Reddy son of Nerigada Ramaiah with regard to portion of Survey No. 188/1 measuring 1 Acre; |
| 7. | 09.08.2004 | Sale Deed executed by G.M.Papanna @ G.M.Papa Reddy son of late Nerigada Muniyappa and his wife Lakshamma in favour of G.Govardhan son of late G.Gopal Reddy (registered as Document No. 12545/2004-05, in Book-I, stored in CD No. BASD 85, in the office of Sub-Registrar Bangalore South Taluk) with regard to portion of Survey No. 188/1 measuring 1 Acre 25 Guntas; |
| 8. | | Mutation Register Extract bearing MR No. 43/2004-05 issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura to G.Govardhan son of late G.Gopal Reddy with regard to portion of Survey No. 188/1 measuring 1 Acre 25 Guntas; |
| 9. | 09.08.2004 | Sale Deed executed by G.R.Narayana Reddy son of late Nerigada Ramaiah and his children Vinodamma, Sujathamma, G.S.Manjunath (for self and as father and natural guardian for his minor sons Shivakumar and Dhanush) in favour of G.Mohan Babu son of late G.Gopal Reddy (registered as Document No. 12550/2004-05, in |

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| Sl. No. | Date | Document Details |
|---------|------------|--|
| ✓ | | Book-I, stored in CD No. BASD 85, in the office of Sub-Registrar Bangalore South Taluk) with regard to portion of Survey No. 188/1 measuring 1 Acre 35 Guntas; |
| ✓ 10. | | Mutation Register Extract bearing MR. No. 44/2004-05 issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura to G.Mohan Babu son of late G.Gopala Reddy with regard to portion of Survey No. 188/1 measuring 1 Acre 35 Guntas; |
| ✓ 11. | 02.02.2006 | Sale Deed executed by G.Govardhan son of late G.Gopal Reddy in favour of Kukkuپی Chennappa son of Kukkuپی Siddalingappa (registered as Document No. 14584/2005-06, in Book-I, stored in CD No. BASD 211, in the office of Senior Sub-Registrar Bangalore South Taluk) with regard to portion of Survey No. 188/1 measuring 1 Acre 25 Guntas; |
| ✓ 12. | | Mutation Register Extract bearing MR. No. 227/2005-06 issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura to Kukkuپی Chennappa son of Kukkuپی Siddalingappa with regard to portion of Survey No. 188/1 measuring 1 Acre 25 Guntas; |
| ✓ 13. | 20.04.2006 | Sale Deed executed by G.Mohan Babu son of G.Gopal Reddy in favour of Kukkuپی Chennappa son of Kukkuپی Siddalingappa (registered as Document No. 1647/2006-07, in Book-I, stored in CD No. BASD 235, in the office of Senior Sub-Registrar Bangalore South Taluk) with regard to portion of Survey No. 188/1 measuring 1 Acre 3 Guntas; |
| ✓ 14. | | Mutation Register Extract bearing MR. No. 273/2005-06 issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura to Kukkuپی Chennappa son of Kukkuپی Siddalingappa with regard to portion of Survey No. 188/1 measuring 1 Acre 35 Guntas; |

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| Sl. No. | Date | Document Details |
|---------|------------|--|
| 15. | 18.11.2008 | Demand Notice bearing No. ALN(EVH)SR. 331/2008-09, issued by office of the Special Deputy Commissioner, Bangalore District, Bangalore to Kukkuppi Chennappa son of Kukkuppi Siddalingappa with regard to Survey No.188/1 measuring about 3 Acres 20 Guntas; |
| 16. | 19.11.2008 | Receipt acknowledging the payment of conversion fine issued by State Bank of Mysore, Ramamurthynagar Branch, Bangalore to Kukkuppi Chennappa son of Kukkuppi Siddalingappa with regard to Survey No.188/1; |
| 17. | 19.11.2008 | Official Memorandum bearing No. ALN (EVH) SR. 331/2008-09, issued by office of the Special Deputy Commissioner, Bangalore District, Bangalore to Kukkuppi Chennappa son of Kukkuppi Siddalingappa with regard to Survey No.188/1 measuring about 3 Acres 20 Guntas; |
| 18. | | Conversion Sketch prepared by the Land Surveyor, Bangalore East Taluk, Bangalore and issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura, with regard to Survey No.188/1 measuring about 3 Acres 20 Guntas; |
| 19. | 26.11.2008 | Gift Deed executed by Kukkuppi Chennappa son of Kukkuppi Siddalingappa in favour of his wife Kukkuppi Nagamma daughter of late G.Veerappa (registered as Document No. 3832/08-09, in Book-I, stored in CD. No. VRTD 37, in the office of Senior Sub-Registrar Varthur, Bangalore Urban District) with regard to Survey No. 188/1 measuring about 3 Acres 20 Guntas; |
| 20. | 26.11.2008 | Gift Deed executed by Kukkuppi Nagamma wife of Kukkuppi Chennappa (daughter of late G.Veerappa) in favour of her brother G.E.Veerabhadrappe son of late G.Veerappa (registered as Document No. 3835/08-09, in Book-I, stored in CD. No. VRTD 37, in the office of Senior Sub-Registrar Varthur, Bangalore Urban District) with regard to Survey No. 188/1 measuring 3 Acres 20 Guntas; |

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| Sl. No. | Date | Document Details |
|---|------------|--|
| 21. | 15.05.2013 | Memorandum of Understanding entered into by and between G.E Veerabhadrappa son of late G. Veerappa and M/s Trishul Buildtech and Infrastructure Private Limited represented by its Managing Director K. Prakash Shetty with regard to Survey No.188/1 measuring about 3 Acres 20 Guntas; |
| 22. | 09.05.2014 | Memorandum of Understanding entered into by and between G.E Veerabhadrappa son of late G. Veerappa and M/s Trishul Buildtech and Infrastructure Private Limited represented by its Managing Director K. Prakash Shetty with regard to Survey No.188/1 measuring about 3 Acres 20 Guntas; |
| 23. | 21.08.2014 | Property Tax paid receipts for the period 2008-09 issued by Tax Inspector, Ramagondanahalli Contact Point, Whitefield Range, BBMP, Mahadevapura Zone to G.E.Veerabhadrappa son of late G.Veerappa with regard to Survey No. 188/1; |
| 24. | 22.08.2014 | Property Tax paid receipts for the periods 2009-10 to 2014-15, issued by Tax Inspector, Varthur Contact Point, Whitefield Range, BBMP, Mahadevapura Zone to G.E.Veerabhadrappa son of late G.Veerappa with regard to Survey No. 188/1; |
| Re: Endorsements relating to Survey No. 188/1: | | |
| 25. | 08.02.2007 | Endorsement bearing No. KIADB:LAQ/1551/06-07 issued by office of the Special Land Acquisition Officer (Bangalore International Airport) KIADB, Bangalore with regard to Varthur and Gunjur Villages; |
| 26. | 18.05.2007 | Endorsement bearing No. RK.CR /2007-08 issued by office of the Taluk Shirestedar, Bangalore East Taluk, Krishnarajapura with regard to Survey No.188/1; |

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| Sl. No. | Date | Document Details |
|--|------------|--|
| ✓ 27. | 06.10.2008 | Endorsement bearing No. LRF/CR/341/2008-09 issued by office of the Special Tahsildar, Bangalore East Taluk, Krishnarajapura with regard to Survey No.188/1; |
| ✓ 28. | 07.10.2008 | Endorsement bearing No. LRF:(BE):CR:463/2008-09, issued by office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, with regard to Survey No. 188/1 measuring 3 Acres 20 Guntas; |
| ✓ 29. | 22.01.2018 | Endorsement bearing No. PTCL:(BE):389/2017-18, issued by office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, with regard to Survey No. 188/1 measuring 3 Acres 20 Guntas; |
| Re: Record of Tenancy and Crops (RTC/Pahani): | | |
| ✓ 30. | | Record of Tenancy and Crops/Pahani Extract (RTC/Pahani) for the period 1967-68 to 1976-77, 1982-83 to 2001-02 issued by office of the Taluk Sheristedar, Bangalore East Taluk, Krishnarajapura with regard to Survey No. 188/1 having the total extent as 3 Acres 22 Guntas and the actual extent as 3 Acres 20 Guntas, there being 02 Guntas of kharab. |
| ✓ 31. | | Record of Tenancy and Crops/Pahani Extract (RTC/Pahani) for the period 2002-03 to 2012-13 issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura with regard to Survey No. 188/1 having the total extent as 3 Acres 22 Guntas and actual extent as 3 Acres 20 Guntas, there being 02 Guntas of kharab. |
| Re: Survey Records: | | |
| ✓ 32. | | Village Map of Gunjur, issued by office of the Director, Land Survey, Revenue & Settlement and Land Records, Bangalore; |
| ✓ 33. | | Survey Original Prathi, issued by office of the Village Accountant, Computerised Pahani Distribution Centre, |

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| Sl. No. | Date | Document Details |
|----------------------------|------------|--|
| | | Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 188; |
| 34. | | Resurvey Tippani, issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 188; |
| 35. | | Hissa Survey Tippani Nakal, issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura with regard to Survey No. 188; |
| 36. | | Atlas issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura with regard to Survey No. 188/1; |
| 37. | | Karnataka Revision Settlement Akarband issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura with regard to Survey No. 188/1; |
| Re: Search Reports: | | |
| 38. | 10.06.2014 | Search Report bearing S.A No.9358/2014-15, covering the period from 15.02.1957 to 31.03.2000, issued by office of the Sub-Registrar, Bommanahalli with regard to Survey No.188/1, measuring 3 Acres 20 Guntas; |
| 39. | 07.06.2014 | Search Report bearing S.A No.9025/2014-15, covering the period from 01.04.2000 to 31.03.2004, issued by office of the Sub-Registrar, Bommanahalli with regard to Survey No.188/1, measuring 3 Acres 20 Guntas; |
| 40. | 07.02.2018 | Search Report bearing S.A No.14269/2017-18, covering the period from 01.04.2004 to 31.03.2014, issued by office of the Senior Sub-Registrar, Varthur, Bangalore Urban District with regard to Survey No.188; |
| 41. | 27.06.2017 | Search Report bearing S.A No.5256/17-18, covering the period from 01.04.2014 to 26.06.2017, issued by office of the Senior Sub-Registrar, Gandhinagar (Hebbal), |

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| Sl. No. | Date | Document Details |
|---------|------------|---|
| ✓ | | Bangalore with regard to Survey No.188/1, measuring 3 Acres 20 Guntas; |
| ✓ 42. | 05.12.2017 | Search Report bearing S.A No.14600/17-18, covering the period from 26.06.2017 to 03.12.2017, issued by office of the Senior Sub-Registrar, Gandhinagar (Hebbal), Bangalore with regard to Survey No.188/1, measuring 3 Acres 20 Guntas; |

II GLOSSARY (indicative)

| Sl. No. | Term | Description |
|---------|-------------------------|---|
| 1. | Acre | 40 Guntas or 43,560 Square Feet; |
| 2. | Akarband | A Register showing the area and rate of assessment of holdings; |
| 3. | Atlas | A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number; |
| 4. | Encumbrance Certificate | Search Reports issued by the Registrar of Assurances (Land Registry); |
| 5. | Gunta | 1/40 th of an acre or 121 square yards or 1089 square feet; |
| 6. | Hisse / Hissa | Portions formed in survey numbers after phoddi / sub-division by the Survey Department; |
| 7. | Hissadar | Co-owner / Co-sharer of the sub-divided portion of a Survey Number i.e., the sub-survey number; |
| 8. | Tippani | A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements; |
| 9. | Hobli | The sub-division of a taluk; |
| 10. | Khata | Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local |

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| Sl. No. | Term | Description |
|---------|--------------------------|---|
| | | Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited; |
| 11. | Khatedar | Owner/ Occupant of the land in the revenue records of the Government; |
| 12. | Mutation Register | A revenue document which records the transfer of ownership of lands alongwith details of such transfer; |
| 13. | Pakka Book/RR Pakka Book | A Field Book which discloses the hissass and the hissedars of a survey number after phoddi along with the extent of the land; |
| 14. | Phoddi | Sub-division / partition of a survey number into hissass with survey sub-numbers or sub-dividing of fields; |
| 15. | Phut Kharab/Kharab | A piece or pieces of land classified as unarable and included in a survey number; |
| 16. | RTC/Pahani | Record of Tenancy & Crops and Pahani. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land; |
| 17. | Survey Number | A portion of land of which the area and other particulars are separately entered under an indicative number in the land records; |
| 18. | Sub-division | A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion. |

III. PROPERTY DETAILS

All that piece and parcel of residentially converted land bearing Survey No. 188/1, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 3 Acres 20 Guntas, exclusive of 02 Guntas kharab and bounded on as follows:-

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| | | |
|-------|---|---------------------------------------|
| EAST | : | Land bearing Survey No.188/2 & 210/3; |
| WEST | : | Land bearing Survey No. 189 & 187/3; |
| NORTH | : | Land bearing Survey No.210/2; |
| SOUTH | : | Land bearing Survey No.187/5; |

IV. NOTE:

This Report has been prepared for our client M/s. Trishul Buildtech and Infrastructure Private Limited ("Client") in the context of their proposed development of the property set out in the Property Details hereto and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or referred to in any public document, or filed in court proceedings. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes or to any authority. The information in this Title Report is derived solely from a review of the copies of the documents made available to us and the information furnished to us by the Client. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information and no information withheld. This Report should not be assumed to state the general principles of law applicable to transactions of this kind.

V. FLOW OF TITLE:

1. All that piece and parcel of agricultural land bearing Survey No. 188/1, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 3 Acres 22 Guntas, there being 02 Guntas kharab, is hereinafter referred to as "Survey No. 188/1".

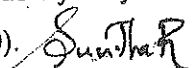
2. It is gathered from the Partition Deed dated 26.06.1974 (Document No.1), that the Survey No.188/1 was the HUF property belonged to Ramaiah and his

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brother Muniyappa. Ramaiah son of Venkatappa is shown as kathedar and occupant since 1967-68 as evident from the RTC/Pahani relating to Survey No.188/1 issued by office of the Taluk Shirestedar, Bangalore East Taluk, Krishnarajapura (Document No. 30).

3. G.Venkata Reddy, G.Krishna Reddy, G.Narayan Reddy, Munivenkata Reddy, all sons of Ramaiah and M.Papanna son of Muniyappa effected a partition of their joint family properties interalia including Survey No.188/1, under a Partition Deed dated 26.06.1974 (Document No. 1). On such partition, G.Krishna Reddy was allotted 1 Acre under Schedule "B", G.R.Narayana Reddy was allotted 35 Guntas under Schedule "C" and G.M.Papanna was allotted with the remaining 1 Acre 25 Guntas under Schedule "E" from and out of Survey No.188/1. Thereafter on an application being made for the transfer of khata, G.Krishna Reddy, G.R.Narayana Reddy and G.M.Papanna Reddy were registered as khatedars with regard to their portions i.e. 1 Acre, 35 Guntas and 1 Acre 25 Guntas respectively in the revenue records by way of Mutation Register Extracts bearing MR No. 05/1982-83, MR No. 06/1990-91 and MR No. 01/1986-87 respectively (Document Nos. 2 to 4).

4. G.Krishna Reddy son of Nerigada Ramaiah by a Deed of Sale dated 21.08.1980 (Document No. 5) sold 1 Acre held by him in Survey No.188/1 to his brother G.R.Narayana Reddy son of Nerigada Ramaiah. The khata with regard to the said 1 Acre in Survey No.188/1 stood transferred in the name of G.R.Narayana Reddy in the revenue records by way of Mutation Register Extract bearing MR No.16/1982-83 (Document No. 6).

5. G.R.Narayan Reddy son of late Nerigada Ramaiah, joined by his children Vinodhamma, Sujathamma and G.S.Manjunath (for self and as father and natural guardian for his minor sons Shivakumar and Dhanush) by a Deed of Sale dated 09.08.2004 (Document No. 9) sold 1 Acre 35 Guntas held by him in Survey No. 188/1 to G.Mohan Babu son of late G.Gopal Reddy. The khata with regard to 1 Acre 35 Guntas in Survey No.188/1 stood transferred in the name of G.Mohan Babu son of late. G.Gopal Reddy in the revenue records by way of Mutation Register Extract bearing MR No.44/2004-05 (Document No.10). 

6. G.M.Papanna alias G.M.Papa Reddy son of late Nerigada Muniyappa and his wife Lakshmamma by a Deed of Sale dated 09.08.2004 (Document No. 7) sold 1 Acre 25 Guntas held by him in Survey No. 188/1 to G.Govardhan son of late G.Gopal Reddy. The khata with regard to 1 Acre 25 Guntas in Survey No. 188/1 stood transferred in the name of G.Govardhan son of late G.Gopal Reddy in the revenue records by way of Mutation Register Extract bearing MR No.43/2004-05 (Document No. 8).

7. G.Govardhan son of late G.Gopal Reddy thereafter by a Deed of Sale dated 02.02.2006 (Document No. 11) sold 1 Acre 25 Guntas held by him in Survey No. 188/1 to Kukkuپی Chennappa son of Kukkuپی Siddalingappa. The khata with regard to 1 Acre 25 Guntas in Survey No.188/1 stood transferred in the name of Kukkuپی Chennappa son of Kukkuپی Siddalingappa in the revenue records by way of Mutation Register Extract bearing MR No. 227/ 2005-06 (Document No. 12).

8. G. Mohan Babu son of G.Gopal Reddy by a Deed of Sale dated 20.04.2006 (Document No. 13) sold 1 Acre 35 Guntas held by him in Survey No. 188/1 to Kukkuپی Chennappa son of Kukkuپی Siddalingappa. The khata with regard to 1 Acre 35 Guntas in Survey No. 188/1 stood transferred in the name of Kukkuپی Chennappa son of Kukkuپی Siddalingappa in the revenue records by way of Mutation Register Extract bearing MR No. 273/ 2005-06 (Document No. 14).

9. Kukkuپی Chennappa son of Kukkuپی Siddalingappa made an application to the Special Deputy Commissioner, Bangalore District, Bangalore for the conversion of Survey No.188/1 from agricultural to non-agricultural use and the Special Deputy Commissioner, Bangalore District, Bangalore on the receipt of the requisite conversion fines, by way of Official Memorandum bearing No. ALN (EVH) SR: 331/2008-09, dated 19.11.2008, converted all that agricultural land bearing Survey No. 188/1 measuring about 3 Acres 20 Guntas to non-agricultural residential purpose. The Sketch prepared by the Surveyor, Bangalore East Taluk, Bangalore and issued by the Tahsildar, Bangalore East Taluk, Bangalore shows the location of Survey No.188/1 converted to non-agricultural residential use (Document No. 17 read with Document Nos. 15, 16 and 18).

10. The piece and parcel of residentially converted land bearing Survey No.188/1 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring about 3 Acres 20 Guntas is hereinafter referred to as **"SAID LAND"**.

11. Kukkuppi Chennappa son of Kukkuppi Siddalingappa by a Deed of Gift dated 26.11.2008 (Document No. 19) gifted the Said Land to his wife Kukkuppi Nagamma, who in turn gifted the Said Land to her brother G.E.Veerabhadrappe son of late G.Veerappa under a Deed of Gift dated 26.11.2008 (Document No. 20).

12. G.E.Veerabhadrappe son of late G.Veerappa, entered into an arrangement with M/s. Trishul Buildtech and Infrastructure Private Limited by a Memorandum of Understanding dated 15.05.2013 read with Memorandum of Understanding dated 09.05.2014 (Document Nos. 21 & 22) to develop the Said Land in to a residential apartment buildings.

13. It is evident from the tax paid receipt dated 21.08.2014 issued by the Tax Collector, Ramagondanahalli Contact Point, Whitefield Range, BBMP, Mahadevapura Zone and the Tax paid receipt dated 22.08.2014 issued by the Tax Collector, Varthur Contact Point, Whitefield Range, BBMP, Mahadevapura Zone (Document Nos. 23 & 24), that G.E.Veerabhadrappe son of late G.Veerappa, has paid tax for the year 2008-09 to 2014-15 with regard to Said Land.

14. The Said Land has presently come within the jurisdiction of the Bruhat Bangalore Mahanagara Palike and the present owner is required to get the Said Land assessed to tax and obtain katha in his name from the BBMP which is a jurisdictional Municipality.

15. The Endorsement bearing No. KIADB:LAQ: 1551/06-07 dated 08.02.2007 issued by office of the Special Land Acquisition Officer, (Bangalore International Airport) KIADB, Bangalore (Document No. 25) confirms that no acquisition proceedings have been initiated with regard to lands situated in Varthur and Gunjur villages by the Karnataka Industrial Areas Development Board.

16. The Endorsement bearing No. LRF:CR: 341/2008-09, dated 06.10.2008 issued by office of the Special Tahsildar, Bangalore East Taluk, Krishnarajapura



(Document No. 27) confirms that no tenancy applications have been filed with regard to Survey No.188/1 in Form No. 7 under section 48(1) of Karnataka Land Reforms Act, 1961.

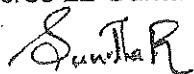
17. The Endorsement bearing No. LRF (BE) CR: 463/2008-09, dated 07.10.2008 issued by office of the Assistant Commissioner, Bangalore North Sub-division, Bangalore (Document No. 28) confirms that no proceedings are pending with regard to Survey No. 188/1 under section 79 (A) & 79 (B) of Karnataka Land Reforms Act,1961.

18. The Endorsement bearing No. PTCL(BE): 389/2017-18, dated 22.01.2018 issued by office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No. 29) confirms that no proceedings have been initiated with regard to Survey No. 188/1 under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

19. The Endorsement issued by office of the Deputy Commissioner confirming that the lands bearing Survey No.188/1 is not grant/inam lands has not been furnished and the same are recommended to be obtained for sake of completion of records.

20. We have been informed by our client that they have verified with the offices of the Bangalore Development Authority and the Karnataka Housing Board for any acquisition of Survey No.188/1, Gunjur Village, Varthur Hobli, Bangalore East Taluk and they have been informed that there are no acquisition with regard to Survey No.188/1. Based on the said information we have presumed that there are no acquisitions. However, it is advisable to obtain such an endorsements from the offices of the Bangalore Development Authority and the Karnataka Housing Boards confirming that no acquisition proceedings have been initiated against Survey No.188/1 for sake of update of records.

21. The Record of Tenancy and Crops (RTC/Pahani) Extracts for the period set out below with regard to Survey No. 188/1 (Document No. 30 and 31) discloses the total extent as 3 Acres 22 Guntas and the actual extent as 3 Acres 20 Guntas, there



being 2 Guntas of kharab. The RTC/Pahani further disclose the following owners and occupants:-

| Period | Kathedar Column 9 | How acquired Column 10 | Other rights Column 11 | Occupant Column 12 |
|-----------------------|--|---------------------------|---------------------------|-----------------------|
| 1967-68 to 1974-75 | Ramaiah s/o Venkatappa | - | - | - |
| 1975-76 & 1976-77 | Ramaiah s/o Venkatappa | - | - | Ramaiah |
| 1982-83 to 1987-88 | Venkatappa s/o Govinda Reddy | | - | Ramaiah |
| | G.R Narayana Reddy (1A) | MR No.16/1982-83 | | G.R Narayana Reddy |
| 1988-89 & 1989-90 | Venkatappa s/o Govinda Reddy | | - | Ramaiah |
| | G.R Narayana Reddy (1A) | MR No.16/1982-83 | | G.R Narayana Reddy |
| | G.R Narayana Reddy (35G) | MR No.6/1990-91 | | |
| | G.M Papa Reddy (1A 25G) | MR No.1/1986-87 | | |
| 1990-91 to 1992-93 | Venkatappa s/o Govinda Reddy | | - | - |
| | G.R Narayana Reddy (1A) | MR No.16/1982-83 | | G.R Narayana Reddy |
| | G.R Narayana Reddy (35G) | MR No.6/1990-91 | | |
| | G.M Papa Reddy (1A 25G) | MR No.1/1986-87 | | G.M.Papa Reddy |
| 1993-94 to 2001-02 | G.R Narayana Reddy (1A 35G) | MR No.16/1982-83 | - | G.R Narayana Reddy |
| | | MR No.6/1990-91 | | |
| | G.M Papa Reddy (1A 25G) | MR No.1/1986-87 | | G.M Papa Reddy |
| 2002-03 & 2003-04 | G.R Narayana Reddy (1A 35G) | MR No.16/1988-89 | - | G.R Narayana Reddy |
| | G. Govardhan s/o late G. Gopala Reddy (1A 25G) | MR No.43/2004-05 | | G.M Papa Reddy |

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| Period | Kathedar Column 9 | How acquired Column 10 | Other rights Column 11 | Occupant Column 12 |
|-----------------------|--|---------------------------|---------------------------|-----------------------|
| 2004-05 | G. Govardhan s/o late G. Gopala Reddy (1A 25G) | MR No.43/2004-05 | - | G. Govardhan |
| | G. Mohan Babu s/o late G. Gopala Reddy (1A 35G) | MR No.44/2004-05 | | G. Mohan Babu |
| | | | | G.R Narayana Reddy |
| | | | | G.M Papa Reddy |
| 2005-06 | Kukkuppi Chennappa s/o Kukkuppi Siddhalingappa (1A 25G) | MR No.227/2005-06 | - | G. Govardhan |
| | Kukkuppi Chennappa s/o Kukkuppi Siddhalingappa (1A 35G) | MR No.273/2005-06 | | G. Mohan Babu |
| 2006-07 to 2012-13 | Kukkuppi Chennappa s/o Kukkuppi Siddhalingappa (1A 25G) | MR No.227/2005-06 | - | Kukkuppi Chennappa |
| | Kukkuppi Chennappa s/o Kukkuppi Siddhalingappa (1A 35G) | MR No.273/2005-06 | | |

22. Though the partition was effected in the year 1974 and the same was acted upon by the parties as may be gathered from the Mutation Register Extract bearing M.R.No.16/1982-83 by virtue of which the said partition was recorded in the revenue records, due to the clerical error, the names of Venkatappa son of Govinda Reddy and Ramaiah being the earlier khatedars and the grandfather and father of G.R.Narayana Reddy continued to appear in addition to G.R.Narayana Reddy and Papanna Reddy which was subsequently noticed and rectified. Hence we have not sought for any further clarifications.

23. The RTC/Pahani with regard to Survey No. 188/1 for the period 1977-78 to 1981-82 and 2013-14 to 2017-18 are not furnished to us. On requisition being raised for the production of the same, we have been furnished with an Endorsement bearing No. RK:CR:/2007-08 dated 18.05.2007 issued by office of the Taluk Shirestedar,

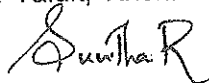
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Bangalore East Taluk, Krishnarajapura (Document No. 26) stating that the RTC/Pahani for the period 1977-78 to 1981-82 cannot be issued as the same are not available. Taking into consideration the fact that the Record of Tenancy and Crops / Pahani, both prior thereto and subsequent to the aforesaid missing periods have been furnished to us and the same corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy. We have not insisted upon the production of the Record of Tenancy and Crops/Pahani for the aforesaid missing periods. The RTC/Pahani for the period 2013-14 to 2017-18 to be obtained and furnished for our review and comments.

24. The Village Map of Gunjur, issued by office of the Director, Land Survey, Revenue & Settlement and Land Records, Bangalore and Survey Original Prathi issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura (Document Nos. 32 and 33), shows the location, shape and boundaries of Survey No. 188. As per the Village Map, Survey No. 188 is bounded on the East by: Survey Nos. 210, 212 & 214, West by: Survey Nos. 187, 189 & 190, North by: Survey No. 210 and South by: Survey Nos. 174, 170 & 187.

25. Re-Survey Tippani and the Hissa Survey Tippani, both issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura (Document Nos. 34 and 35) discloses the total extent of Survey No.188 as 10 Acres 26 Guntas and the actual extent as 10 Acres 16 Guntas, there being 10 Guntas of kharab. The Hissa Survey Tippani further discloses that Survey No.188 was divided into five portions by virtue of phoddi being effected by the Survey Department and on such phoddi, portion of Survey No.188 measuring about 3 Acres 22 Guntas, inclusive of 2 Guntas of kharab was assigned with Survey No.188/1. As per the Atlas issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura (Document No. 36), Survey No.188/1 measuring about 3 Acres 22 Guntas is bounded on the East by: Survey Nos.188/2 & 210/3, West by: Survey Nos.189 & 187/3, North by: Survey No.210/2 and South by: Survey No.187/5.

26. The Karnataka Revision Settlement Akarband issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura (Document No. 37), disclose the



total extent of Survey No. 188/1 as 3 Acres 22 Guntas and the actual extent as 3 Acres 20 Guntas, there being 02 Guntas of kharab.

27. The Search Reports with regard to Survey No.188/1, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk measuring in all about 3 Acres 22 Guntas, issued by the concerned Sub-Registrar (Document Nos. 38 to 42) disclose the following transactions:-

| SA No | From | To | Transaction | Extent | | By | In favour of | Doc. No. |
|-----------------|------------|------------|---------------------------------|--------|----|---------------------------------|--------------------|-------------|
| | | | | A | G | | | |
| 9358/1 4-15 | 15.02.1957 | 31.03.2000 | Partition Deed dated 27.06.1974 | 01 | 00 | G. Krishna Reddy (Schedule B) | | 3129 |
| | | | | 00 | 35 | G.R Narayana Reddy (Schedule C) | | |
| | | | | 01 | 25 | G.M Papanna (Schedule E) | | |
| | | | Sale Deed dated 21.08.1980 | 01 | 00 | G. Krishna Reddy | G.R Narayana Reddy | 4621/80-81 |
| 9025/1 4-15 | 01.04.2000 | 31.03.2004 | Nil | 03 | 20 | - | - | - |
| 14269/ 17-18 | 01.04.2004 | 31.03.2014 | Sale Deed dated 09.08.2004 | 01 | 35 | G.R Narayana Reddy and others | G. Mohan Babu | 12550/04-05 |
| | | | Sale Deed dated 02.02.2006 | 01 | 25 | G. Govardhan | Kukkuppi Chennappa | 14584/05-06 |
| | | | Sale Deed dated 20.04.2006 | 01 | 35 | G. Mohan Babu | Kukkuppi Chennappa | 1647/06-07 |
| | | | Gift Deed dated 26.11.2008 | 03 | 20 | Kukkuppi Chennappa | Kukkuppi Nagamma | 3832/08-09 |
| | | | Gift Deed dated 26.11.2008 | 03 | 20 | Kukkuppi Nagamma | G.E Veerabhadrappa | 3835/08-09 |
| 5256/1 7-18 | 01.04.2014 | 26.06.2017 | Nil | 03 | 20 | - | - | - |
| 14600/ 17-18 | 26.06.2017 | 03.12.2017 | Nil | 03 | 20 | - | - | - |

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28. The Search Reports for the period covering from 15.02.1957 to 31.03.2014 and for the period from 01.04.2014 to 03.12.2017 with regard to Survey No. 188/1 do not disclose any transactions other than those discussed hereinabove. The Search Report bearing SA No. 14269/17-18 for the period from 01.04.2004 to 31.03.2014, with regard to Survey No.188/1 furnished to us does not disclose the Sale Deed dated 09.08.2004 (registered as Document No. 12545/2004-05). On clarification being sought, we are informed that due to indexing error, the said transaction is not reflected. It is recommended that an application be made for rectification of the said error and fresh search report reflecting the said transaction may be obtained.

VI. OBSERVATIONS AND SUGGESTIONS:

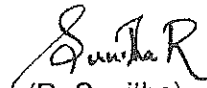
Taking into consideration the documents and the information furnished, subject to observations made hereinabove and the documents requisitioned, we are of the view that the piece and parcel of residentially converted land bearing Survey No.188/1 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 3 Acres 20 Guntas, exclusive of 2 Guntas kharab ("Said Land") presently vests with G.E.Veerabhadrapappa son of late G.Veerappa and he would have a good marketable title to the same subject to rights of Trishul Buildtech and Infrastructure Private Limited to develop the Said Land.

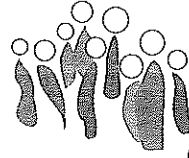
We have been assisted by Mrs. K.N. Geetha in the preparation of this Title report.

In the event of there being any clarifications, please feel free to write to us.

Thanking you,

Yours faithfully,
Anup S Shah Law Firm


(R. Sunitha)
Advocate.

08th December, 2017

Trishul Buildtech & Infrastructure Private Limited,
No. 2/55, Outer Ring Road,
Opp to Lumbini Garden, Veeranna Palya,
Nagavara, Bengaluru – 45.

Dear Sirs,

Attn: Ms.Manjula Madappa

We act as Legal Advisors to M/s. Trishul Buildtech and Infrastructure Private Limited, who have forwarded to us the photocopies of documents of title relating to all that piece and parcel of residentially converted land bearing Survey No. 210/2 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 2 Acres 29 Guntas, (“**Property**” or “**Said Land**”), which is morefully set out in Para III below for scrutiny of title.

| I. DOCUMENTS FURNISHED | | |
|------------------------|------------|---|
| Sl. No. | Date | Document Details |
| 1. | 16.10.1937 | Gift Deed executed by Thimmaraya Shetty son of Venkataramanappa in favour of his son-in-law Dasappa husband of Gowramma (registered on 10.01.1938 as Document No. 2269/37-38 in Book-I, Volume 415, at pages 96 to 98, in the office of Sub-Registrar, Bangalore Taluk) with regard to Survey No. 210/2 measuring about 2 Acres 29 Guntas; |
| 2. | | Mutation Register Extract bearing MR. No. 3/1994-95 issued by office of the Taluk Sheristedar, Bangalore East Taluk, Krishnarajapura to Venkataramana Shetty with regard to Survey No. 210/2; |
| 3. | 28.08.2004 | Sale Deed executed by (a) G.D.Venkataramana Shetty first son of late Dasappa joined by his sons (ai) Dananjaya (aii) Yogeshwara and (b) G.D.Krishna Shetty son of late Dasappa joined by his children (bi) Savitha (bii) Suguna and (biii) Ramesh in favour of G.Raju son of late G.Gopala Reddy (registered as Document No. 14253/2004-05 in |

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| Sl. No. | Date | Document Details |
|---------|------------|---|
| | | Book-I, stored in CD. No. BASD 90, in the office of Sub-Registrar, Bangalore South Taluk) with regard to two portions of Survey No. 210/2 measuring 27 Guntas and 27 ½ Guntas respectively; |
| 4. | | Mutation Register Extract bearing MR. No. 37/2004-05 issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura to G. Raju son of late G.Gopala Reddy with regard to 1 Acre 14 ½ Guntas in Survey No. 210/2; |
| 5. | 28.08.2004 | Sale Deed executed by (a) G.D.Govindaraju son of late Dasappa joined by his children (ai) Parvathi (aii) Harish and (b) G.D.Anjanappa Shetty son of late Dasappa joined by his son (bi) Gowrishankar in favour of B.S.Kodanda Reddy and B.S.Umashankar both sons of late Shamanna Reddy (registered as Document No. 14249/2004-05 in Book-I, stored in CD. No. BASD 90, in the office of Senior Sub-Registrar, Bangalore South Taluk) with regard to two portions of Survey No. 210/2 measuring 27 Guntas and 27 ½ Guntas respectively; |
| 6. | | Mutation Register Extract bearing MR. No. 55/2004-05 issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura to B.S.Kodanda Reddy and B.S.Umashankar both sons of late Shamanna Reddy with regard to 1 Acre 14 ½ Guntas in Survey No. 210/2; |
| 7. | 16.01.2006 | Sale Deed executed by B.S.Kodanda Reddy and B.S.Umashankar both sons of late Shamanna Reddy in favour of Kukkuppi Chennappa son of Kukkuppi Siddalingappa (registered as Document No. 12542/2005-06 in Book-I, stored in CD No. BASD 205, in the office of Senior Sub-Registrar, Bangalore South Taluk) with regard to two portions of Survey No. 210/2 measuring 27 Guntas and 27 ½ Guntas respectively; |

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| Sl. No. | Date | Document Details |
|---------|------------|--|
| 14. | | Conversion Sketch prepared by the Land Surveyor, Bangalore East Taluk, Bangalore and issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 210/2 measuring about 2 Acres 29 Guntas; |
| 15. | 26.11.2008 | Gift Deed executed by Kukkuppi Chennappa son of Kukkuppi Siddalingappa in favour of his wife Kukkuppi Nagamma daughter of late G.Veerappa (registered as Document No. 3832/08-09 in Book-I, stored in CD. No. VRTD 37, in the office of Senior Sub-Registrar, Varthur, Bangalore Urban District) with regard to Survey No. 210/2 measuring about 2 Acres 29 Guntas; |
| 16. | 26.11.2008 | Gift Deed executed by Kukkuppi Nagamma wife of Kukkuppi Chennappa (daughter of late G.Veerappa) in favour of her brother G.E.Veerabhadrappe son of late G.Veerappa (registered as Document No. 3835/08-09 in Book-I, stored in CD. No. VRTD 37, in the office of Senior Sub-Registrar, Varthur, Bangalore Urban District) with regard to Survey No. 210/2 measuring about 2 Acres 29 Guntas; |
| 17. | 15.05.2013 | Memorandum of Understanding entered into by and between G.E.Veerabhadrappe son of late G.Veerappa and M/s Trishul Buildtech and Infrastructure Private Limited represented by its Managing Director K.Prakash Shetty with regard to Survey No. 210/2 measuring about 2 Acres 29 Guntas; |
| 18. | 09.05.2014 | Memorandum of Understanding entered into by and between G.E.Veerabhadrappe son of late G.Veerappa and M/s Trishul Buildtech and Infrastructure Private Limited represented by its Managing Director K.Prakash Shetty with regard to Survey No. 210/2 measuring about 2 Acres 29 Guntas; |
| 19. | 21.08.2014 | Property Tax paid receipts for the period 2008-09 issued by Tax Inspector, Ramagondanahalli Contact Point, Whitefield Range, BBMP, Mahadevapura Zone to |

| Sl. No. | Date | Document Details |
|---|------------|--|
| | | G.E.Veerabhadrapappa son of late G.Veerappa with regard to Survey No. 210/2; |
| 20. | 22.08.2014 | Property Tax paid receipts for the periods 2009-10 to 2014-15, issued by Tax Inspector, Varthur Contact Point, Whitefield Range, BBMP, Mahadevapura Zone to G.E.Veerabhadrapappa son of late G.Veerappa with regard to Survey No. 210/2; |
| Re: Endorsements: | | |
| 21. | 08.02.2007 | Endorsement bearing No. KIADB: LAQ: 1551/06-07 issued by office of the Special Land Acquisition Officer, (Bangalore International Airport) KIADB, Bangalore with regard to Varthur and Gunjur villages; |
| 22. | 07.04.2007 | Endorsement bearing No. PTCL: CR: 10/2007-08, issued by office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore with regard to Survey No. 210/2 measuring 2 Acres 29 Guntas; |
| 23. | 06.10.2008 | Endorsement bearing No. LRF: CR: 341/2008-09 issued by office of the Special Tahsildar, Bangalore East Taluk, Krishnarajapura with regard to Survey No. 210/2; |
| 24. | 07.10.2008 | Endorsement bearing No. LRF: (BE): CR: 463/2008-09, issued by office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, with regard to Survey No. 210/2 measuring 2 Acres 29 Guntas; |
| 25. | 22.09.2014 | Endorsement bearing No. RK: CR: 1688/2014-15 issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura with regard to Survey No. 210/2; |
| Re: Record of Tenancy and Crops Extracts (RTC/Pahani): | | |
| 26. | | Record of Tenancy and Crops/Pahani Extract (RTC/Pahani) for the period 1967-68 to 1976-77, 1982-83 to 2001-02 issued by office of the Taluk Sheristedar, Bangalore East Taluk, Krishnarajapura with regard to |

| Sl. No. | Date | Document Details |
|----------------------------|------|---|
| | | Survey No. 210/2 having the total extent as 2 Acres 31 Guntas and the actual extent as 2 Acres 29 Guntas, there being 02 Guntas of kharab; |
| 27. | | Record of Tenancy and Crops/Pahani Extract (RTC/Pahani) for the period 2002-03 & 2003-04, 2005-06 to 2012-13 issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura with regard to Survey No. 210/2 having the total extent as 2 Acres 31 Guntas and the actual extent as 2 Acres 29 Guntas, there being 02 Guntas of kharab; |
| Re: Survey Records: | | |
| 28. | | Village Map of Gunjur issued by office of the Director, Land Survey, Revenue Settlement and Land Records, Bangalore; |
| 29. | | Survey Original Tippani issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 210; |
| 30. | | Re-Survey Tippani issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 210; |
| 31. | | Hissa Survey Tippani issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura with regard to Survey No. 210; |
| 32. | | Hissa Survey Pakka, issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura with regard to Survey No. 210; |

| Sl. No. | Date | Document Details |
|----------------------------|------------|---|
| 33. | | Atlas issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura with regard to Survey No. 210/2; |
| 34. | | Karnataka Revision Settlement Akarband issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura with regard to Survey No. 210/2; |
| Re: Search Reports: | | |
| 35. | 10.06.2014 | Search Report bearing S.A No. 9359/2014-15, covering the period from 15.02.1957 to 31.03.2000, issued by office of the Sub-Registrar, Bommanahalli with regard to Survey No. 210/2 measuring about 2 Acres 29 Guntas; |
| 36. | 07.06.2014 | Search Report bearing S.A No. 9026/2014-15, covering the period from 01.04.2000 to 31.03.2004, issued by office of the Sub-Registrar, Bommanahalli with regard to Survey No. 210/2 measuring about 2 Acres 29 Guntas; |
| 37. | 06.06.2014 | Search Report bearing S.A No. 4236/2014-15, covering the period from 01.04.2004 to 05.06.2014, issued by office of the Senior Sub-Registrar, Varthur, Bangalore Urban District with regard to Survey No. 210/2; |
| 38. | 27.06.2017 | Search Report bearing S.A No. 5254/2017-18, covering the period from 01.04.2014 to 26.06.2017, issued by office of the Senior Sub-Registrar, Gandhinagar (Hebbal) Bangalore with regard to Survey No. 210/2 measuring about 2 Acres 29 Guntas; |
| 39. | 05.12.2017 | Search Report bearing S.A No. 14899/2017-18, covering the period from 26.07.2017 to 03.12.2017, issued by office of the Senior Sub-Registrar, Gandhinagar (Hebbal) Bangalore with regard to Survey No. 210/2 measuring about 2 Acres 29 Guntas; |

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II. GLOSSARY (Indicative)

| Sl. No. | Term | Description |
|---------|-----------------------------|---|
| 1. | Acre | 40 Guntas or 43,560 Square Feet; |
| 2. | Akarband | A Register showing the area and rate of assessment of holdings; |
| 3. | Atlas | A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number; |
| 4. | Encumbrance Certificate | Search Reports issued by the Registrar of Assurances (Land Registry); |
| 5. | Gunta | 1/40 th of an acre or 121 square yards or 1089 square feet; |
| 6. | Hisse / Hissa | Portions formed in survey numbers after phoddi / sub-division by the Survey Department; |
| 7. | Hissadar | Co-owner / Co-sharer of the sub-divided portion of a Survey Number i.e., the sub-survey number; |
| 8. | Tippani | A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements; |
| 9. | Hobli | The sub-division of a taluk; |
| 10. | Khata | Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited; |
| 11. | Khatedar | Owner/ Occupant of the land in the revenue records of the Government; |
| 12. | Mutation Register | A revenue document which records the transfer of ownership of lands alongwith details of such transfer; |
| 13. | Pakka Book/RR Pakka Book | A Field Book which discloses the hissas and the hissedars of a survey number after phoddi along with the extent of the land; |

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| Sl. No. | Term | Description |
|---------|-----------------------|---|
| 14. | Phoddi | Sub-division / partition of a survey number into hissas with survey sub-numbers or sub-dividing of fields; |
| 15. | Phut Kharab/Kharab | A piece or pieces of land classified as unarable and included in a survey number; |
| 16. | RTC/Pahani | Record of Tenancy & Crops and Pahani. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land; |
| 17. | Survey Number | A portion of land of which the area and other particulars are separately entered under an indicative number in the land records; |
| 18. | Sub-division | A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion. |

III. PROPERTY DETAILS

All that piece and parcel of residentially converted land bearing Survey No. 210/2, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, in all measuring about 2 Acres 29 Guntas and bounded as follows:

| | | |
|-------|---|--------------------------------|
| EAST | : | Land in Survey No. 210/3; |
| WEST | : | Land bearing Survey No. 189; |
| NORTH | : | Land bearing Survey No. 204; |
| SOUTH | : | Land bearing Survey No. 188/1; |

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IV.**NOTE:**

This Report has been prepared for our client M/s. Trishul Buildtech and Infrastructure Private Limited ('Client') in the context of their proposed development of the property set out in the Property Details hereto and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or referred to in any public document, or filed in court proceedings. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes or to any authority. The information in this Title Report is derived solely from a review of the copies of the documents made available to us and the information furnished to us by the Client. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information and no information withheld. This Report should not be assumed to state the general principles of law applicable to transactions of this kind.

V.**FLOW OF TITLE:**

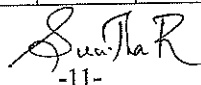
1. All that piece and parcel of agricultural land bearing Survey No. 210/2, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 2 Acres 31 Guntas there being 02 Guntas kharab, is hereinafter referred to as "Survey No. 210/2".
2. Thimmaraya Shetty son of Venkataramanappa by a Deed of Gift dated 16.10.1937 (Document No. 1), gifted Survey No. 210/2 to his son-in-law Dasappa, husband of Gowramma (daughter of Thimmaraya Shetty).
3. Dasappa and his wife Gowramma died intestate leaving behind their sons, G.D.Venkataramana Shetty, G.D.Krishna Shetty, G.D.Govindaraju and G.D.Anjanappa Shetty as their only surviving legal heirs as may be gathered from the recitals of the Sale Deeds both dated 28.08.2004 (Document Nos. 3 & 5). Upon the

death of Dasappa and his wife Gowramma, their estates interalia including Survey No. 210/2 devolved to his aforesaid legal heirs equally as per the personal laws of inheritance governing them.

4. We have not been furnished with death certificates of Dasappa and his wife Gowramma and the family tree of Dasappa. In the absence of the family tree of Dasappa, we are unable to ascertain whether G.D.Venkataramana Shetty, G.D.Krishna Shetty, G.D.Govindaraju and G.D.Anjanappa Shetty were the only surviving legal heirs of late Dasappa and late Gowramma. We have relied upon the recitals in the Sale Deeds both dated 28.08.2004 to gather the details of the children of late Dasappa. Taking in to consideration the fact, that there are no claims by any one claiming through Dasappa or any of his legal heirs till date, we have presumed G.D.Venkataramana Shetty, G.D.Krishna Shetty, G.D.Govindaraju and G.D.Anjanappa Shetty were the only legal heirs of Dasappa.

5. It is further gathered from the Sale Deeds both dated 28.08.2004 (Document No. 3 & 5), that pursuant to the death of Dasappa and his wife Gowramma, their children G.D.Venkataramana Shetty, G.D.Krishna Shetty, G.D.Govindaraju and G.D.Anjanappa Shetty effected a partition amongst themselves which was recorded under a Memorandum of Recollecting Oral Partition. On such partition Survey No. 210/2 was allotted to G.D.Venkataramana Shetty, G.D.Krishna Shetty, G.D.Govindaraju and G.D.Anjanappa Shetty as hereunder:-

| Name of the Allottee | Survey No. | Extent | | Schedule | M.R. No. |
|--------------------------|------------|--------|--------|----------|----------|
| | | Acre | Guntas | | |
| G.D.Venkataramana Shetty | 210/2 | 00 | 27 | "A" | 12/91-92 |
| G.D.Govindaraju | 210/2 | 00 | 27 ½ | "B" | 12/91-92 |
| G.D.Krishna Shetty | 210/2 | 00 | 27 ½ | "C" | 12/91-92 |
| G.D.Anjanappa | 210/2 | 00 | 27 | "D" | 12/91-92 |


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6. We have been informed that the copy of the Memorandum of Recollecting Oral Partition is unavailable. On requisition being raised for the production of the Mutation Register Extract bearing M.R.No.12/1991-92 under which the said partition was acted upon by G.D.Venkataramana Shetty, G.D.Krishna Shetty, G.D.Govindaraju and G.D.Anjanappa Shetty we have been furnished with an Endorsement dated 22.09.2014 bearing No. RK: CR: 1688/2014-15, issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura (Document No. 25) stating that the Mutation Register Extract bearing MR No. 12/1991-92 is not available in the records and hence the same cannot be issued.

7. G.D.Venkataramana Shetty son of late Dasappa joined by his sons Dananjaya, Yogeshwara and G.D.Krishna Shetty son of late Dasappa joined by his children Savitha, Suguna and Ramesh, by a Deed of Sale dated 28.08.2004 (Document No. 3) sold 27 Guntas and 27 ½ Guntas respectively held by them in Survey No. 210/2 together measuring about 1 Acre 14 ½ Guntas to G.Raju son of late G.Gopala Reddy. The khata with regard to 1 Acre 14 ½ Guntas in Survey No. 210/2 stood transferred in the name of G.Raju son of late G.Gopala Reddy in the revenue records by way of Mutation Register Extract bearing MR No. 37/2004-05 (Document No. 4).

8. G.D.Govindaraju, son of late Dasappa joined by his children Parvathi, Harish and G.D.Anjanappa Shetty, son of late Dasappa joined by his son Gowrishankara by a Deed of Sale dated 28.08.2004 (Document No. 5) sold 27 ½ Guntas and 27 Guntas respectively held by them in Survey No. 210/2 to B.S.Kodanda Reddy and B.S.Umashankar both sons of late Shamanna Reddy. The khata with regard to 1 Acre 14 ½ Guntas in Survey No. 210/2 stood transferred in the names of B.S.Kodanda Reddy and B.S.Umashankar both sons of late Shamanna Reddy in the revenue records by way of Mutation Register Extract bearing MR No. 55/2004-05 (Document No. 6).

9. An oral partition effected amongst the members of a hindu joint family is binding upon the parties as long as the same is acted upon by the parties. By



execution of the Sale Deeds both dated 28.08.2004 (Document No. 3 & 5), the parties are deemed to have been acted upon the oral partition and hence the same would be binding upon all the parties to the oral partition. Furthermore than 12 years having elapsed since the sale, any claim to the contrary now would in our view be barred by limitation.

10. G.Raju son of G.Gopala Reddy by a Deed of Sale dated 02.02.2006 (Document No. 9) sold 1 Acre 14 ½ Guntas held by him in Survey No. 210/2 to Kukkuppi Chennappa son of Kukkuppi Siddalingappa. The khata with regard to 1 Acre 14 ½ Guntas in Survey No. 210/2 stood transferred in the name of Kukkuppi Chennappa son of Kukkuppi Siddalingappa in the revenue records by way of Mutation Register Extract bearing MR No. 226/2005-06 (Document No. 10).

11. B.S.Kodanda Reddy and B.S.Umashankar both sons of late Shamanna Reddy by a Deed of Sale dated 16.01.2006 (Document No. 7) sold 1 Acre 14 ½ Guntas in Survey No. 210/2 to Kukkuppi Chennappa son of Kukkuppi Siddalingappa. The khata with regard to 1 Acre 14 ½ Guntas in Survey No. 210/2 stood transferred in the name of Kukkuppi Chennappa son of Kukkuppi Siddalingappa in the revenue records by way of Mutation Register Extract bearing MR No. 182/2005-06 (Document No. 8).

12. Kukkuppi Chennappa son of Kukkuppi Siddalingappa made an application to the Special Deputy Commissioner, Bangalore District, Bangalore for the conversion of Survey No. 210/2 from agricultural to non-agricultural use and the Special Deputy Commissioner, Bangalore District, Bangalore on the receipt of the requisite conversion fines, by way of Official Memorandum bearing No. ALN: (EVH): SR: 331/2008-09, dated 19.11.2008, converted all that agricultural land bearing Survey No. 210/2 measuring about 2 Acres 29 Guntas to non-agricultural residential purpose. The Sketch prepared by the Land Surveyor, Bangalore East Taluk, Bangalore and issued by office of the Tahsildar, Bangalore East Taluk, Bangalore shows the location of Survey No. 210/2 converted to non-agricultural residential use (Document No. 13 read with Document Nos. 11, 12, and 14).



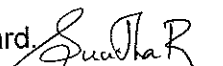
13. The piece and parcel of residentially converted land bearing Survey No. 210/2, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 2 Acres 29 Guntas is hereinafter referred to as **"SAID LAND"**.

14. Kukkuppi Chennappa son of Kukkuppi Siddalingappa by a Deed of Gift dated 26.11.2008 (Document No. 15) gifted the Said Land to his wife Kukkuppi Nagamma, who in turn gifted the Said Land to her brother G.E.Veerabhadrappa son of late G.Veerappa under a Deed of Gift dated 26.11.2008 (Document No. 16).

15. G.E.Veerabhadrappa son of late G.Veerappa, entered into an arrangement with M/s. Trishul Buildtech and Infrastructure Private Limited by a Memorandum of Understanding dated 15.05.2013 read with Memorandum of Understanding dated 09.05.2014 (Document Nos. 17 and 18) to develop the Said Land in to a residential apartment buildings.

16. It is evident from the tax paid receipt dated 21.08.2014 issued by the Tax Inspector, Ramagondanahalli Contact Point, Whitefield Range, BBMP, Mahadevapura Zone and the tax paid receipt dated 22.08.2014 issued by the Tax Inspector, Varthur Contact Point, Whitefield Range, BBMP, Mahadevapura Zone (Document Nos. 19 & 20) that G.E.Veerabhadrappa son of late G.Veerappa, has paid tax for the year 2008-09 to 2014-15 with regard to Said Land.

17. The Said Land has presently come within the jurisdiction of the Bruhat Bangalore Mahanagara Palike and the present owner is required to get the Said Land assessed to tax and obtain katha in his name from the BBMP which is a jurisdictional Municipality.

18. The Endorsement bearing No. KIADB: LAQ: 1551/06-07 dated 08.02.2007 issued by office of the Special Land Acquisition Officer, (Bangalore International Airport) KIADB, Bangalore (Document No. 21) confirms that no acquisition proceedings have been initiated with regard to lands situated in Varthur and Gunjur villages by the Karnataka Industrial Areas Development Board 


19. The Endorsement bearing No. PTCL: CR: 10/2007-08, issued by office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No. 22) confirms that no proceedings have been initiated with regard to Survey No. 210/2 measuring 2 Acres 29 Guntas under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

20. The Endorsement bearing No. LRF: CR: 341/2008-09, dated 06.10.2008 issued by office of the Special Tahsildar, Bangalore East Taluk, Krishnarajapura (Document No. 23) confirms that no tenancy applications have been filed with regard to Survey No. 210/2 in Form No. 7 under section 48(1) of Karnataka Land Reforms Act, 1961.

21. The Endorsement bearing No. LRF: (BE): CR: 463/2008-09, dated 07.10.2008 issued by office of the Assistant Commissioner, Bangalore North Sub-division, Bangalore (Document No. 24) confirms that no proceedings are pending with regard to Survey No. 210/2 under section 79 (A) & 79 (B) of Karnataka Land Reforms Act, 1961.

22. The Endorsements issued by office of the Deputy Commissioner confirming that the lands bearing Survey No. 210/2 are not grant/inam lands and that no proceedings have been initiated with regard to lands bearing Survey No. 210/2 under the provisions of the Karnataka Scheduled Caste and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act 1978, have not been furnished and the same are recommended to be obtained for sake of completion of records.

23. We have been informed by our client that they have verified with the offices of the Bangalore Development Authority and the Karnataka Housing Board for any acquisition of Survey No. 210/2, Gunjur Village, Varthur Hobli, Bangalore East Taluk and they have been informed that there are no acquisition with regard to Survey No. 210/2. Based on the said information we presume that there are no acquisitions. However, it is advisable to obtain such an endorsement from the offices of the Bangalore Development Authority and the Karnataka Housing Boards confirming that



no acquisition proceedings have been initiated against survey No. 210/2 for sake of update of records.

24. The Record of Tenancy and Crops Extracts (RTC/Pahani) for the period set out below with regard to Survey No. 210/2 (Document No. 26 and 27) discloses the total extent as 2 Acres 31 Guntas and the actual extent as 2 Acres 29 Guntas, there being 02 Guntas kharab. The RTC/Pahani further disclose the following owners and occupants:-

| Period | Kathedar Column 9 | How acquired Column 10 | Other rights Column 11 | Occupant Column 12 |
|-----------------------|---|---------------------------|---|------------------------------|
| 1967-68 to 1971-72 | Dasappa husband of Gowramma | - | - | - |
| 1972-73 to 1976-77 | Dasappa husband of Gowramma | - | - | Gowramma |
| 1982-83 to 1985-86 | G.D.Venkataramana Shetty s/o late Dasappa | RR No.3904 | - | Gowramma |
| 1986-87 to 1989-90 | G.D.Venkataramana Shetty s/o late Dasappa | RR No.3904 | Mortgaged by G.D.Venkatarama na Shetty in favour of VSSBN, Gunjur | G.D.Venkataraman a Shetty |
| 1990-91 to 1992-93 | G.D.Venkataramana Shetty-27 G | RR No.3904 | Mortgage by G.D.Venkatarama na Shetty in favour of VSSBN, Gunjur | G.D.Venkataraman a Shetty |
| | G.D.Govinda Raju-27 ½ G | MR No.12/91-92 | | G.D.Govinda Raju |
| | G.D.Krishna Shetty- 27 ½ G | | | G.D.Krishna Shetty |
| | G.D.Anjanappa Shetty -27 G | | | G.D.Anjanappa Shetty |
| 1993-94 to 1997-98 | G.D.Venkataramana Shetty-27 G | MR No.12/91-92 | Discharge of Mortgage vide MR No. 3/94-95 | G.D.Venkataraman a Shetty |
| | G.D.Govinda Raju-27 ½ G | | | G.D.Govinda Raju |
| | G.D.Krishna Shetty-27 ½ G | | | G.D.Krishna Shetty |
| | G.D.Anjanappa Shetty | | | G.D.Anjanappa |

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| Period | Kathedar Column 9 | How acquired Column 10 | Other rights Column 11 | Occupant Column 12 |
|-----------------------|---|---------------------------|---------------------------|------------------------------|
| | all sons of late Dasappa-27 G | | | Shetty |
| 1998-99 to 2003-04 | G.D.Venkataramana Shetty-27 G | MR No.12/91-92 | - | G.D.Venkataraman a Shetty |
| | G.D.Govinda Raju-27 ½ G | | | G.D.Govinda Raju |
| | G.D.Krishna Shetty-27 ½ G | | | G.D.Krishna Shetty |
| | G.D.Anjanappa Shetty all sons of late Dasappa- 27 G | | | G.D.Anjanappa Shetty |
| 2005-06 | G.Raju son of late G.Gopala Reddy-1A 14 ½ G | MR No.37/04-05 | - | G.Raju |
| | Kukkuppi Chennappa- 1A 14 ½ G | MR No.182/05- 06 | | Kukkuppi Chennappa |
| | | | | B.S.Kodanda Reddy |
| | | | | B.S.Umashankar |
| 2006-07 to 2012-13 | Kukkuppi Chennappa - 1A 14 ½ G | MR No.182/05- 06 | - | Kukkuppi Chennappa |
| | Kukkuppi Chennappa - 1A 14 ½ G | MR No.226/05- 06 | | |

25. The RTC/Pahani with regard to Survey No. 210/2 for the period 1977-78 to 1981-82, 2004-05, 2013-14 to 2017-18 are not furnished to us. On requisition being raised for the production of the same, we have been furnished with an Endorsement bearing No. RK: CR: 1688/2014-15 dated 22.09.2014, issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura (Document No. 25) stating that the RTC/Pahani for the period 1977-78 to 1981-82 cannot be issued as the same are not available. Taking into consideration the fact that the Record of Tenancy and Crops/Pahani, both prior thereto and subsequent to the aforesaid missing periods have been furnished to us and the same corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or

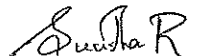
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occupancy. We have not insisted upon the production of the Record of Tenancy and Crops/Pahani for the aforesaid missing periods. The RTC/Pahani for the period 2004-05, 2013-14 to 2017-18 to be obtained and furnished for our review and comments.

26. Column 11 of the RTC/Pahani for the period 1982-83 to 1992-93 discloses about the mortgage created by G.D.Venkataramana Shetty in favour of VSSSN Gunjur with regard to Survey No. 210/2. We have not been furnished with the copy of the mortgage however we have been furnished with a copy of the Mutation Register Extract bearing M.R.No.3/1994-95 (Document No. 2) issued to G.D.Venkataramana Shetty disclosing the discharge of mortgage. Hence, we have deemed it not necessary seek for further clarifications upon the same.

27. The Village Map of Gunjur issued by office of the Director, Land Survey, Revenue Settlement and Land Records, Bangalore (Document No. 28) and Survey Original Tippani with regard to Survey No. 210 issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura (Document No. 29), shows the location, shape and boundaries of Survey No. 210. As per the Village Map, Survey No. 210 is bounded on the East by: Survey Nos. 209 & 211, West by: Survey Nos. 188, 189 & 204, North by: Survey Nos. 204 & 208 and the South by: Survey No. 188.

28. Re-Survey Tippani and Hissa Survey Tippani, and Hissa Survey Pakka all issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura and Atlas issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura (Document Nos. 30 to 33) shows the shape, boundaries and sub-divisions of Survey No. 210. On phoddi being effected by the Survey Department on 13.07.1929, land bearing Survey No. 210 measuring about 11 Acres 29 Guntas, there being 7 Guntas of kharab, was phoddi into Eighteen portions i.e., Survey Nos. 210/1 to 210/18. Upon such phoddi, portion of Survey No. 210 measuring about 2 Acres 31 Guntas, there being 02 Guntas kharab belonged to G.D.Thimmaraya Shetty was assigned Survey No. 210/2. As per the Hissa Survey Tippani Nakal and the Atlas, Survey No. 210/2 is bounded on the East by: Survey No.

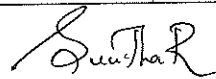


210/3, West by: Survey No. 189, North by: Survey No. 204 and the South by: Survey No.188/1.

29. The Karnataka Revision Settlement Akarband issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura (Document No. 34), disclose the total extent of Survey No. 210/2 as 2 Acres 31 Guntas, actual extent as 2 Acres 29 Guntas, there being 02 Guntas of kharab.

30. The Search Reports with regard to Survey No. 210/2, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk measuring in all about 2 Acres 31 Guntas, issued by the concerned Sub-Registrar (Document Nos. 35 to 39) discloses the following transactions:-

| SA. No. | From | To | Transaction | Extent | | By | In favour of | Doc. No. |
|------------|------------|------------|----------------------------|--------|------|-----------------------------------|-----------------------------|-------------|
| | | | | A | G | | | |
| 9359/14-15 | 15.02.1957 | 31.03.2000 | Nil | 02 | 29 | - | - | - |
| 9026/14-15 | 01.04.2000 | 31.03.2004 | Nil | 02 | 29 | - | - | - |
| 4236/14-15 | 01.04.2004 | 05.06.2014 | Sale Deed dated 28.08.2004 | 01 | 14 ½ | G.D.Venkataramana Shetty & others | G.Raju | 14253/04-05 |
| | | | Sale Deed dated 28.08.2004 | 01 | 14 ½ | G.D.Govindaraju & others | B.S.Kodanda Reddy & another | 14249/04-05 |
| | | | Sale Deed dated 16.01.2006 | 01 | 14 ½ | B.S.Kodanda Reddy & another | Kukkuppi Chennappa | 12542/05-06 |
| | | | Sale Deed dated 03.02.2006 | 01 | 14 ½ | G.Raju | Kukkuppi Chennappa | 14664/05-06 |
| | | | Gift Deed dated 26.11.2008 | 02 | 29 | Kukkuppi Chennappa | Kukkuppi Nagamma | 3832/08-09 |
| | | | Gift Deed dated 26.11.2008 | 02 | 29 | Kukkuppi Nagamma | G.E.Veerabhadrappe | 3835/08-09 |



| SA | From | To | Transaction | Extent | | By | In favour of | Doc. |
|-----------------|------------|------------|-------------|--------|----|----|--------------|------|
| 5254/ 17-18 | 01.04.2014 | 26.06.2017 | Nil | 02 | 29 | - | - | - |
| 14899 /17-18 | 26.07.2017 | 03.12.2017 | Nil | 02 | 29 | - | - | - |

31. The Search Report for the period from 15.02.1957 to 26.06.2017 and for the period from 26.07.2017 to 03.12.2017 made available to us with regard to Survey No.210/2, do not disclose any transactions other than those discussed herein above. The Search Report with regard to Survey No.210/2 for the missing period i.e. from 26.06.2017 to 25.07.2017 to be updated.

VI. OBSERVATIONS AND SUGGESTIONS


Taking into consideration the documents and the information furnished, subject to observations made hereinabove and the documents requisitioned, we are of the view that the piece and parcel of residentially converted land bearing Survey No. 210/2 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 2 Acres 29 Guntas ("Said Land") presently vests with G.E.Veerabhadrappe son of late G.Veerappa and he would have a good marketable title to the same subject to rights of Trishul Buildtech and Infrastructure Private Limited to develop the Said Land.

We have been assisted by Mrs. K.N. Geetha in the preparation of this Title report.

In the event of there being any clarifications, please feel free to write to us.

Thanking you,

Yours faithfully,
Anup S Shah Law Firm


(R. Sunitha)
Advocate.