
**TITLE REPORT
PROPERTY II**

TITLE REPORT

A. DESCRIPTION OF PROPERTY:

The objective of this due diligence exercise is to investigate title to the property described in Part D of this Title Report (“the **Report**”) based on review of the documents furnished to us, description whereof is given in Part E of this Report.

B. SCOPE OF LIMITATION:

The scope of our review and of this Report is subject to the following limitations:

- (i) While performing the review, we have assumed the (a) genuineness of all signatures, (b) accuracy and correctness of all information / representations provided / made to us, including the facts that are mentioned in agreements, executed copies of documents and government records, (c) authenticity of copies of all documents submitted to us as originals, (d) conformity of the copies or extracts submitted to us with the originals thereof, (e) correctness of all information provided to us in respect of the litigations in respect of the Property including the fact that no appeals or revisions have been filed in respect of the relevant suits / litigations and (f) compliance with all legal requirements by the parties concerned with the Property.
- (ii) We have only examined issues pertaining to the ownership of the Property and have not examined issues pertaining to (a) approvals from various statutory/regulatory authorities for construction, development and/or occupation of the Property; (b) business, regulatory and financial issues of the present or previous owners of the Property; and (c) other matters that do not directly affect the ownership of the Property.
- (iii) For the purposes of this Report, we have relied upon the provisions of relevant statutes and applicable judicial pronouncements in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Report.
- (iv) We have assumed that there are no outstanding / dues payable by the present / previous owners of the Property to any government / statutory authority (including any tax / cess dues) or local body and that the Property is not subject to any charge, attachment, proceeding or claim for any amount due or payable including under applicable laws.



- (v) Our observations in this Report are limited to issues and risks arising from a legal perspective in relation to the title to the said Property, as analyzed by us from the information and documents furnished to us. We have not conducted an independent verification of such information or documents, other than as expressly indicated in the relevant parts of this Report.

C. CONFIDENTIALITY:

The contents of this Report are confidential. Neither this Report nor any of its contents may be disclosed to any person other than to the professional advisers, officers and employees of Orchids Apartments Private Limited who are directly involved in the proposed transaction relating to the Property. We accept no responsibility to any person other than to Orchids Apartments Private Limited in relation to the contents of this Report.

D. DESCRIPTION OF PROPERTY:

All that piece and parcel of the land bearing New Survey No. 37/5 (Old Survey No. 37/3) measuring 1 Acre 17 Guntas, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded on its:

East by : Property bearing Survey No. 37/3;
West by : Property bearing Survey No. 65;
North by : Property bearing Survey No.37/2; and
South by : Property bearing Survey No.37/4;

(Boundaries as per the Sale Deed dated 06.04.2013)
hereinafter referred to as '**Property II**'.

E. DOCUMENTS EXAMINED:

We have been provided with and have examined the photocopies of the documents listed in **Annexure- A** of this Report for the purpose of carrying out title due diligence on Property.

F. FINDING BASED ON THE DOCUMENTS EXAMINED

I. TITLE:

1. On perusal of the documents furnished to us, we note that Property II measuring 1 Acre 17 Guntas was a part of the larger extent of land bearing Survey No. 37/3 totally measuring 2 Acres (including 3 Guntas of Kharab) situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk ("Land").



2. Mr. Baliga (son of Mr. Veera) was the initial holder of the Land. We note Entry No. RR 128 made in the Record of Rights which states that Mr. Baliga became holder of the land bearing Survey No. 37/3 having purchased the same orally from his uncle Mr. Subrayappa (Document No. 1)
3. The Index of Land issued in respect of the land bearing Survey No. 37/3 records Mr. Baliga (son of Mr. Veera) as the initial holder and Mr. Muninanjappa as the subsequent holder of the said land (Document No. 2).

We note reference to RR 309 and RR 370 in the aforesaid Index of Land. We have not been provided with extracts of the said entries. However, we have been provided with the Endorsement dated 14.3.2017 issued by the Tahsildar Grade-2, Bangalore East Taluk, K.R. Pura stating that the extract of Entry Nos. RR 309 and RR 370 made in the Record of Rights with respect to the land bearing Survey No. 37/5 (Old Survey No. 37/3) is not available in their records as the related register is in mutilation condition (Document No. 3).

4. Further, we have been informed that no documents evidencing the mode and manner in which Mr. Muninanjappa (son of Mr. Annayappa) acquired title over the Land are available. Thereafter, one Mr. Muniyellappa appears to have acquired title to the Land. We have been informed that documents evidencing the manner and mode in which Mr. Muniyellappa acquired title to the Land are not available.
5. RTCs issued in respect of the land bearing Survey No. 37/3 measuring 2 Acres (including 3 Guntas of Kharab) for the period 1967-68 to 1978-79 and 1981-82 to 1985-86 reflect Mr. Muniyellappa as the holder and cultivator of the said land (Document No. 4). We have not seen RTCs for the period 1979-80 to 1980-81. We have been informed that the said documents are not available.
6. Sale Deed dated 04.07.1955 was executed by Mr. Muniyellappa (son of Mr. Ballappa) and his son Mr. Munikaverappa @ Gullappa with respect to *inter alia* the land bearing Survey No. 37/3 measuring 1 Acre 32 Guntas in favor of Mr. Narayana Reddy (son of Mr. Ajjaiya Reddy) (Document No. 5).
7. Thereafter, Mr. Narayana Reddy conveyed *inter alia* the land bearing Survey No. 37/3 measuring 1 Acre 32 Guntas in favor of Mr. Munikaverappa @ Mr. Gullappa and his minor son Master Muniyellappa @ Gullappa under the Sale Deed dated 9.1.1958 (Document No. 6).
8. Subsequently, Mr. Munikaverappa @ Gullappa along with his minor sons namely, Master Muniyellappa @ Gullaga, Master Subramanyappa and Master Ramaswamappa (represented by their father Mr. Munikaverappa @ Mr. Gullappa) conveyed the land bearing Survey No.



- 37/3 measuring 1 Acre 32 Guntas in favor of Mr. Yerrappa (son of Late Mr. Nagappa) under the Sale Deed 24.8.1964 (Document No. 7).
9. Pursuant thereto, Entry No. RR 512 was made in the Record of Rights recording the above-mentioned Sale Deed (Document No. 8). The said entry in the Record of Rights refers to Entry No. MR 2 of 1964-65 made in the Mutation Register.
 10. Endorsement dated 26.8.2016 was issued by the Tahsildar, Bangalore East Taluk, K.R. Puram, Bangalore stating that an extract of Entry No. MR 2 of 1964-65 cannot be furnished as the relevant records are not available (Document No. 9).
 11. RTCs issued in respect of the land bearing Survey No. 37/3 measuring 2 Acres (including 3 Guntas of Kharab) for the period 1986-87 to 2000-01 reflect Mr. Yerrappa as the holder and cultivator of the said land. We note reference to Entry No. MR 2/1966-67 in the above mentioned RTC.
 12. Endorsement dated 8.5.2017 was issued by the Tahsildar Grade-2, Bangalore East Taluk, K.R. Puram, Bangalore stating that extract of Entry No. MR 2 of 1966-67 cannot be furnished as the relevant records are not available in his office (Document No. 10).
 13. Entry No. MR 20 of 1994-95 was made in the Mutation Register recording the change of Khata with respect to the land bearing Survey No. 37/3 measuring 1 Acre 32 Guntas to the name of Mr. Yerrappa (son of Late Mr. Nagappa) pursuant to the Sale Deed 24.8.1964 as the earlier mutation entry in that regard was not available (Document No. 11).
 14. Later, Mr. Yerrappa appears to have passed away and his family members namely Mrs. Chinnamma (wife of Late Mr. Yerrappa), Mr. Nagaraju, Mr. Muni Reddy and Mr. Ramachandra (sons of Late Mr. Yerrappa) executed the Partition Deed dated 7.5.2001 where under Mr. Ramachandra was allotted the land bearing Survey No. 37/3 measuring 2 Acres to his share (Document No. 12).
 15. We have not been provided with the death certificate of Late Mr. Yerrappa evidencing the date of his demise. We have been informed that the same is not available. However, it is note that Mr. Ramachandra and others under the Sale Deed dated 26.06.2009 registered Document No. 973/2009-10 (as explained below) has represented that Mr. Yerrappa demised on 10.02.1999.
 16. Also, we have not been provided with the genealogical tree of Late Mr. Yerrappa indicating the names of his family members. In this regard we have been informed that the genealogical tree is not available and that all the family members of Late Mr. Yerrappa who had rights and interests over the joint family properties of Mr. Yerrappa have joined in the execution and registration of the Partition Deed dated 7.5.2001 and that there were no other family



- members of Late Mr. Yerrappa who had any right, title or interest over the land bearing Survey No. 37/3.
17. Entry No. MR 1 of 2001-02 made in the Mutation Register records the change of Khata with respect to the land bearing Survey No. 37/3 to the name of Mr. Ramachandra pursuant to the above-mentioned partition deed (Document No. 13). The said entry in the Mutation Register refers to proceedings bearing No. RRT (1) CR 345/2001-02. We have not been provided with the documents relating to the said proceedings. We have been informed that the same is not available.
 18. RTCs issued in respect of the land bearing Survey No. 37/3 measuring 2 Acres (including 3 Guntas of Kharab) for the period 2001-02 to 2007-08 reflect Mr. C.Y. Ramachandra as the holder and cultivator of the said land.
 19. We have been provided with the Genealogical Tree of Mr. C.Y. Ramachandra Reddy along with the Affidavit sworn to by him showing his family members to be as follows (Document No. 14):
 - (i) Mrs. Renukamma (wife of Mr. C.Y. Ramachandra Reddy) and their children namely:
 - (a) Ms. Ramya; and
 - (b) Master Rakesh.
 20. Mr. C.Y. Ramachandra Reddy (acting for himself and kartha of his hindu undivided family comprising of his minor children namely, Master Rakesh and Miss Ramya) conveyed the land bearing Survey No. 37/3 measuring 20 Guntas (out of 1 Acre 37 Guntas) in favor of Mr. H.N. Purushothama Reddy under the Sale Deed dated 29.10.2007 (Document No. 15).
 21. RTCs issued for the period 2007-08 to 2008-09 reflect Mr. C.Y. Ramachandra and Mr. Purushotham as the holders and cultivators of the said land.
 22. Subsequently, Mr. C.Y. Ramachandra Reddy (acting for himself and kartha of his hindu undivided family comprising of his minor children namely, Master Rakesh and Miss Ramya) and Mrs. Renukamma conveyed the remaining portion of the land bearing Survey No. 37/3 measuring 1 Acre 17 Guntas and 3 Guntas of Kharab (totally measuring 1 Acre 20 Guntas) in favor of Mr. Kariyanna under the Sale Deed dated 26.6.2009 (Document No. 16). The recitals of the above-mentioned sale deed states that after the resurvey of the land bearing Survey No. 37/3 as 37/5, the extent of the land was confirmed to be 2 Acres and 3 Guntas of kharab by the revenue authorities. A Field Sketch certified by the Tahsildar, Bangalore East Taluk, Krishnarajapura annexed to the aforementioned Sale Deed, states that Mr. C.Y. Ramachandra Reddy to be holder of 1 Acre 20 Guntas of land in Survey No. 37/3 (including 3 Guntas of kharab) and the balance extent of 20 Guntas in the said survey number to be held by Mr. Purushotham Reddy.



23. Mr. Kariyanna was represented in the above-mentioned Sale Deed by Mr. B.M. Karunesh. We note the General Power of Attorney dated 18.10.2007 executed by Mr. Kariyanna appointing Mr. B. M. Karunesh as his attorney to purchase lands for and on his behalf (Document No. 17).
24. RTCs issued in respect of the land bearing Survey No. 37/5 measuring 2 Acres (including 3 Guntas of Kharab) for the period 2010-11 to 2019-20 reflect Mr. Kariyanna as the holder and cultivator of an extent of 1 Acre 17 Guntas in the said land (i.e., Property II). We have not been provided with RTC for period 2009-10.
25. Pursuant thereto, Entry No. MR 2 of 2009-10 was made in the Mutation Register recording the change of khata in respect of the land bearing Survey No. 37/5 measuring 1 Acres 17 Guntas (i.e., Property II) to the name of Mr. K. Kariyanna (Document No. 18).
26. Thereafter, Mr. K. Kariyanna (as the vendor) and M/s. Adarsh Developers (as confirming party) conveyed Property II in favor of Orchids Apartments Private Limited ("**Orchids**") under the Sale Deed dated 6.4.2013 (Document No. 19).
27. We have been provided with a Declaration dated 9.5.2017 executed by Mr.K. Ranganath and Mr. K. Vinod (both sons of Mr.K. Kariyanna) stating that Property II was a self-acquired property of Mr. K. Kariyanna and they do not have any objection for conveyance of Property II in favor of Orchids (Document No. 20).

Company- Orchids Apartments Private Limited

28. Orchids Apartments Private Limited was originally incorporated on 27.1.1981 and the name of the said company was subsequently changed to Orchids Apartments Private Limited as evidenced by the Fresh Certificate of Incorporation dated 13.5.2004 issued by the Registrar of Companies, Karnataka (Document Nos. 21 & 22).
29. We note that the objects of Orchids as stated in Memorandum of Association include the business of real estate, property development and estate agency and further Orchids is empowered to mortgage the immovable properties of the company on such terms as the Company may deem fit (Document No. 23).

II. REVENUE RECORDS & ENDORSEMENTS:

30. We have seen the map of Chikkanayakanahalli village indicating the location of the land bearing Survey No. 37 (Document No. 24).
31. We have been provided with Hissa Survey Tippani issued in respect of the land bearing Survey No. 37 which indicates the shape and existence of kharab and, the names of the



- holders at the point in time it was issued. Further, it records that the land bearing Survey No. 37/3 was re-numbered as 37/5 (Document No. 25).
32. We have seen the Hissa Survey Pakka issued in respect of the land bearing Survey No. 37 which also indicates its shape and records the names of the holders of the land (Document No. 26).
33. We have not been provided with Atlas with respect of the land bearing Survey No. 37. We have been informed that it is not available.
34. We have seen the Hissa Survey Babthu issued in respect of the land bearing Survey No. 37/3 which records the extent of the land as 2 Acres (including 3 Guntas of Kharab) (Document No. 27).
35. We have seen the Hissa Mojini issued in respect of the land bearing Survey No. 37/3 showing the extent of the said land to be 2 Acres (including 3 Guntas of Kharab) and Mr. H.M. Purushotham as the holder of 20 Guntas of the said land and Mr. Kariyanna as the holder of 1 Acre 20 Guntas of the said land (Document No. 28).
36. Bhoomi Tippani Prathi issued in respect of the land bearing Survey No. 37/3 also records the shape and sub-divisions of the land and shows the existence of Kharab (Document No. 29).
37. We have been provided with Revision Settlement Akarbandh with respect to the land bearing Survey No. 37/3 which shows the extent thereof to be 2 Acres (including 3 Guntas of B Kharab) (Document No. 30).
38. Endorsement dated 12.3.2009 was issued by the Special Tahsildar, Bangalore East Taluk, Krishnarajapura stating that no applications have been filed in Form 7 under Section 48(1) of the Karnataka Land Reforms Act, 1961 with respect to the land bearing Survey No. 37/3 situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk (Document No. 31).
39. Endorsement dated 14.3.2017 was issued by the Tahsildar, Bangalore East Taluk, Bangalore District stating that no applications are filed in Form 7 and 7A under the provisions of the Karnataka Land Reforms Act, 1961 with respect to Property II (Document No. 32).
40. Endorsement dated 5.5.2017 was issued by Assistant Commissioner, Bangalore stating that there are no proceedings initiated under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 with respect to Property II (Document No. 33).



41. Endorsement dated 4.5.2017 was issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore to the effect that there are no proceedings filed under the Karnataka Scheduled Castes & Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Property II (Document No. 34).

III. ACQUISITIONS:

42. It appears from the Relinquishment Deed dated 24.03.2018 referred to below that, Orchids has acquired the land bearing Survey Nos. 37/4, 37/5, 56/4, 56/5, 56/6, 64/4, 64/5, 65/1A and 65/1B of Chikkanayakanahalli Village totally measuring 13 Acres 6.5 Guntas (excluding 15 Guntas Kharab) and appear to have approached the Bangalore Development Authority (“BDA”) for the sanction of the residential development plan and in terms thereof, BDA has requisitioned Orchids to relinquish areas reserved for park & open spaces and areas identified as road in the aforementioned development plan.
43. Pursuant thereto, Orchids has executed Relinquishment Deed dated 24.03.2018 in favour of BDA whereunder Orchids has relinquished an area of (a) 5327 square meters for Parks and Open Space and (b) 3092.55 square meters for Roads to BDA in the Survey Nos. 37/4, 37/5, 56/4, 56/5, 56/6, 64/4, 64/5, 65/1A and 65/1B of Chikkanayakanahalli Village totally measuring 13 Acres 6.5 Guntas (Document No. 35).
44. We have been provided with the Endorsement dated 06.06.2018 bearing No. Ka.Gru.man/Bhu.Swa.Vi/Chikkanayakanahalli/56429/2018-19 issued by Special Land Acquisition Officer, Karnataka Housing Board, Bangalore to the effect that Property II has not been acquired or notified for acquisition for any of its project as on date (Document No. 36).
45. Endorsement dated 18.06.2018 bearing No. Bangalore/V.Bhu.Swa.A-2/919/2018-19 issued by Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore to the effect that Property II has not been acquired or notified for acquisition for any of its project as on date (Document No. 37).
46. We have not seen endorsements issued by the Bangalore Development Authority and National Highway Authority of India to the effect that Property II has not been acquired or notified for acquisition for any of their projects as on date. In this regard, we have been informed that Property II has not been notified for acquisition nor acquired by aforesaid authorities as on date.
47. We have not been provided with the endorsements issued by the Forest Department and the Lake Development Authority to the effect that Property II does not form part of land reserved for forests or do not form part of any forests and Property II is not earmarked as lake or lake bed. We have been informed that there are no lakes abutting the Property II or in the vicinity



of the Property II and further that Property II do not fall under the area reserved for forest. Hence endorsements from the said authorities have not been obtained.

IV. LAND CONVERSION & LAND USAGE:

48. Land use of Property II is regulated by the Bangalore Development Authority (“BDA”). BDA has issued the Revised Master Plan - 2015 (“RMP”) effective from 22.06.2007 in that regard. The land bearing Survey No. 37 is shown to be located in zone earmarked as ‘Residential-Main’ in the RMP.
49. Official Memorandum bearing No. ALN: (E.V.H) SR: 495/2011-12 dated 24.2.2012 was issued by District Commissioner, Bangalore where under an extent of 1 Acre 17 Guntas in the land bearing Survey No. 37/5 was converted from agricultural to non-agricultural residential purposes (Document No. 38).
50. Entry No. MR T4 of 2012-13 was made in the Mutation Register recording the aforementioned conversion of the land bearing Survey No. 37/5 (Document No. 39).

V. KHATA AND PROPERTY TAX:

51. On the conversion of Property II, the same appears to have come within the administrative jurisdiction of Halanayakanahalli Grama Panchayat. Orchids appears to have amalgamated the khata for the land bearing Survey Nos. 37/4, 37/5, 56/4, 56/5, 56/6, 65/1A and 65/1B along with Property II totally admeasuring 13 Acres 6.5 Guntas. In this regard we note the extracts of Form 9 & Form 11A dated 8.1.2019 issued by the Rural Development and Panchayati Department, Halanayakanahalli Gram Panchayat which reflects that Orchids Apartments Private Limited is the owner of the aforementioned property II (Document No. 40). We further note that the aforementioned properties have been assigned property No. 1148,37/4,37/5,56/4,56/5,56/6,64/4,64/5,65/1A,1B in the records of Halanayakanahalli Gram Panchayati.
52. We have not seen the receipts evidencing the payment of tax issued in respect of Property II for preceding three years. We have been informed that the same is yet to be paid.

VI. LITIGATION:

53. We have been informed that there are no litigations, currently pending or disposed off in respect of Property II.



VII. ENCUMBRANCE / CHARGE:

54. Encumbrance Certificates issued in respect of the land bearing Survey No. 37/3 & 37/5 for the period 1.4.1950 to 14.2.1957, 15.2.1957 to 31.3.2004, 1.4.2004 to 11.3.2013, 11.3.2013 to 12.7.2016 and 05.02.2016 to 05.12.2018 reflects all registered transactions in respect of land bearing Survey No. 37/5 referred to in the preceding paragraphs of this report (Document No. 41).
55. Encumbrance Certificates issued in respect of the land bearing Survey No. 37/3 & 37/5 for the period 12.7.2016 to 12.3.2017 and 05.12.2018 to 03.09.2019 do not show any transactions having been carried out with respect to the above land during the relevant period.
56. It is observed that a mortgage has been created on the Property II along with other survey numbers of Chikkanayakanahalli village by way of the deposit of title deeds by Orchids along with Vismaya Developers Private limited, along with M/s Adarsh Developers, Akarsha Reality Private Limited and Mr. Shivarudraiah (*being landowners of other survey numbers*) in favour of Vistra ITCL (India) Limited as evidenced from the Two (2) registered Memorandum of Entry recording Deposit of Title Deed dated 6.7.2017 respectively (Document Nos. 42 & 43).
57. Thereafter, Orchids has along with Vismaya Developers Private limited, M/s Adarsh Developers, Akarsha Reality Private Limited and Mr. Shivarudraiah (*being landowners of other survey numbers*) mortgaged *inter alia* the Property II in favour of Vistra ITCL (India) Limited as first charge, on paari passu basis as evidenced from the 3 registered Memorandum of Entry recording Deposit of Title Deeds dated 18.06.2018 (Document Nos. 44, 45 & 46).
58. We have been informed that there are no other charges / mortgages, except the charges created in favour of Vistra ITCL (India) Limited in respect of Property II and the same is still subsisting.

VIII. PUBLIC NOTICE AND INSPECTION OF ORIGINAL DOCUMENTS:

59. We have been informed that there was no Public Notice issued at any point of time seeking objections from public, if any on title to Property II.
60. We have not inspected the original title deeds in respect of Property II.

G. CONCLUSION

Subject to our comments and observations made hereinabove, we are of the opinion that:



- (i) Subject to the area relinquished to the Bangalore Development Authority under the Relinquishment Deed dated 24.03.2018 Orchids Apartments Private Limited is the owner of Property II;
- (ii) Property II is mortgaged in favour of Vistra ITCL (India) Limited pursuant to the Memorandum of Entry recording Deposit of Title Deeds all dated 06.07.2017 and 18.06.2018; and
- (iii) Property II is capable of being used for non-agricultural residential purposes.



J. Ravi
TATVA LEGAL
BANGALORE

**ANNEXURE-A
DOCUMENTS EXAMINED**

In connection with the above we have been provided with and have examined the photocopies of the following documents:

Sl. No.	Particulars
1.	Extract of Entry No. RR 128 made in the Record of Rights with respect to the land bearing Survey No. 37/3;
2.	Index of Land issued in respect of the land bearing Survey No. 37/3;
3.	Endorsement bearing No. RK.CR/3665/2016-17 dated 14.3.2017 issued by the Tahsildar Grade-2, Bangalore East Taluk, K.R. Pura stating that extracts of Entry Nos. RR 309 and RR 370 made in respect of the land bearing Survey No. 37/5 (Old Survey No. 37/3) cannot be provided as the related register is in mutilated condition;
4.	Record of Rights, Tenancy and Crop Inspection (“ RTCs ”) issued in respect of the land bearing Survey No. 37/3 (New Survey No. 37/5) measuring 2 Acres (including 3 Guntas of Kharab) for the period 1967-68 to 1978-79 and 1981-82 to 2019-20;
5.	Sale Deed dated 4.7.1955 executed by Mr. Muniyellappa (son of Mr. Ballappa) and Mr. Munikaverappa @ Gullappa (son of Mr. Muniyellappa) in favor of Mr. Narayana Reddy (son of Mr. Ajjaiya Reddy) with respect to <i>Inter alia</i> the land bearing Survey No. 37/3 measuring 1 Acre 32 Guntas, registered as Document No. 2077 of 1955-56 of Book I, Volume No. 1479 at Pages 53 to 54 in the office of the Sub- Registrar, Bangalore Taluk;
6.	Sale Deed dated 9.1.1958 executed by Mr. Narayana Reddy (son of Mr. Ajjaiya Reddy) in favor of Mr. Munikaverappa @ Mr. Gullappa (son of Mr. Muniyellappa) and Master Muniyellappa @ Gullappa (son of Mr. Munikaverappa @ Mr. Gullappa) with respect to <i>inter alia</i> the land bearing Survey No. 37/3 measuring 1 Acre 32 Guntas, registered as Document No. 3506 of Book I, Volume No. 46 at Pages 2 to 4 in the office of the Sub-Registrar, South Taluk, Bangalore;
7.	Sale Deed dated 24.8.1964 executed by Mr. Munikaverappa @ Mr. Gullappa (son of Mr. Muniyelleppa), Master Muniyellappa @ Gullappa, Master Subramanyappa and Master Ramaswamappa (all sons of Mr. Munikaverappa @ Mr. Gullappa and represented therein by their father and natural guardian) in favor of Mr. Yerrappa



	(son of Late Mr. Nagappa) with respect to the land bearing Survey No. 37/3 measuring 1 Acre 32 Guntas, registered as Document No. 2979 of Book I in Volume No. 462 at Pages 1997-98 in the office of the Sub-Registrar, Bangalore South Taluk;
8.	Extract of Entry No. RR 512 made in the Record of Rights with respect to the land bearing Survey No. 37/3;
9.	Endorsement bearing No. RK.CR/1852/2016-17 dated 26.8.2016 issued by the Tahsildar, Bangalore East Taluk, K.R. Puram, Bangalore stating that extract of Entry No. MR 2/64-65 cannot be made available as the relevant register is not available in their records;
10.	Endorsement bearing No. RK.CR /332/2017-18 dated 8.5.2017 was issued by the Tahsildar Grade-2, Bangalore East Taluk, K.R. Puram, Bangalore stating that extract of Entry No. MR 2 of 1966-67 with respect to the land bearing Survey No. 37/3 cannot be furnished as the relevant register is not available in their records;
11.	Extract of Entry No. MR 20/1994-95 made in the Mutation Register with respect to the land bearing Survey No. 37/3 measuring 1 Acre 32 Guntas;
12.	Partition Deed dated 7.5.2001 executed by and amongst Mrs. Mrs. Chinnamma (wife of Late Mr. Yerrappa), Mr. Nagaraju, Mr. Muni Reddy and Mr. Ramachandra (all children of Late Mr. Yerrappa) effecting partition of their joint family properties amongst themselves, registered as Document No. 1210 of Book, Volume No. 4880 at Pages 104 to 113 in the office of the Sub-Registrar, Bangalore South Taluk;
13.	Extract of Entry No. MR 1 of 2001-02 made in the Mutation Register with respect to the land bearing Survey No. 37/3;
14.	Genealogical Tree of Mr. C.Y. Ramachandra Reddy indicating the names of his family members;
15.	Sale Deed dated 29.10.2007 executed by Mr. C.Y. Ramachandra Reddy (son of Late Mr. Yerrappa Reddy), Miss Ramya and Master Rakesh (both minor children of Mr. C.Y. Ramachandra Reddy and represented by his father) in favor of Mr. Purushotham Reddy (son of Mr. H.A. Narayana Reddy) with respect to the land bearing Survey No. 37/3 measuring 20 Guntas (out of 1 Acre 37 Guntas), registered as Document No. VRT-1-03938-2007-08 of Book I (stored in CD No. VRTD14) in the office of the Senior Sub- Registrar, Varthur, Bangalore Taluk;



16.	Sale Deed dated 26.6.2009 executed by Mr. C.Y. Ramachandra Reddy (son of Late Mr. Yerrappa Reddy), Mrs. Renukamma (wife of Mr. C.Y. Ramachandra Reddy), Master Rakesh (minor son of Mr. C.Y. Ramachandra Reddy, represented by his father) and Ms. Ramya (daughter of Mr. C.Y. Ramachandra Reddy) in favor of Mr. Kariyanna (son of Late Mr. Kariyanna), with respect to the land bearing Survey No. 37/5 measuring 1 Acre 17 Guntas and 3 Guntas of Kharab (totally measuring 1 Acre 20 Guntas), registered as Document No. VRT-1-00973-2009-10 of Book I (stored in CD No. VRTD47) in the office of the Senior Sub- Registrar, Varthur, Bangalore Taluk;
17.	General Power of Attorney dated 18.10.2007 executed by Mr. Kariyanna (son of Late Mr. Kariyanna) appointing Mr. B. M. Karunesh (son of Late Mr. B.M. Madaiah) as his attorney, registered as Document No. VRT-4-00213-2007- 08 of Book IV (stored in CD No. VRTD14) in the office of the Senior Sub-Registrar, Varthur;
18.	Extract of Entry No. MR 2 of 2009-10 made in the Mutation Register with respect to the land bearing Survey No. 37/5;
19.	Sale Deed dated 6.4.2013 executed by Mr. K. Kariyanna (son of Late Mr. Kariyanna) as vendor and M/s. Adarsh Developers (as confirming party) in favor of Orchids Apartments Private Limited with respect to the land bearing Survey No. 37/3 measuring 1 Acre 17 Guntas and 3 Guntas of Kharab, registered as Document No. INR-1-00170-2013- 14 of Book I (stored in CD No. INRD63) in the office of the Senior Sub-Registrar, Indiranagar, Bangalore;
20.	Declaration dated 9.5.2017 executed by Mr.K. Ranganath and Mr. K. Vinod (both sons of Mr.K. Kariyanna) with respect to <i>inter alia</i> the land bearing Survey No. 37/3 (New No. 37/5) measuring 1 Acre 20 Guntas;
21.	Certificate of Incorporation dated 27.1.1981 of Orchid Apartments Private Limited issued by the Registrar of Companies, Karnataka, Bangalore;
22.	Fresh Certificate of Incorporation Consequent on Change of Name dated 13.5.2004 of Orchids Apartments Private Limited issued by Registrar of Companies, Karnataka;
23.	Memorandum of Association and Articles of Association of Orchids Apartments Private Limited;
24.	Village map of Chikkanayakanahalli;

25.	Hissa Survey Tippani issued in respect of the land bearing Survey No. 37;
26.	Hissa Survey Pakka issued in respect of the land bearing Survey No. 37;
27.	Hissa Survey Babthu issued in respect of the land bearing Survey No. 37/3;
28.	Hissa Mojini issued in respect of the land bearing Survey No. 37/3;
29.	Bhoomi Tippani Prathi issued in respect of the land bearing Survey No. 37/3;
30.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 37/3;
31.	Endorsement bearing No. L.R.F C.R. 315/2008-09 dated 12.3.2009 issued by the Special Tahsildar, Bangalore East Taluk, Krishnarajapura stating that no applications have been filed in Form 7 under Section 48(1) of the Karnataka Land Reforms Act, 1961 with respect to the land bearing Survey No. 37/3 situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk;
32.	Endorsement bearing No. RD0039271015314 dated 14.3.2017 issued by the Tahsildar, Bangalore East Taluk, Bangalore District stating that no applications have been filed in Form 7 and 7A under the provisions of the Karnataka Land Reforms Act, 1961 with respect to the land bearing Survey No. 37/5 measuring 1 Acre 17 Guntas;
33.	Endorsement bearing No. LRF (BE) CR/65/17-18 dated 5.5.2017 issued by the Assistant Commissioner, Bangalore stating that there are no proceedings initiated under Sections 79 A and 79B of the Karnataka Land Reforms Act, 1961 with respect to the land bearing Survey No. 37/5 measuring 1 Acre 17 Guntas;
34.	Endorsement bearing No. PTCL(BE)CR /171/2017-18 dated 4.5.2017 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore to the effect that there are no proceedings filed / pending / disposed under the Karnataka Scheduled Castes & Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to the land bearing Survey No. 37/5 measuring 1 Acre 17 Guntas;
35.	Relinquishment Deed dated 24.03.2018 executed by Orchids Apartment Private Limited in favour of BDA registered as Document No. BDA-1-08666-2017-18 stored in CD No. BDAD235, in the office of concerned Sub-registrar;



36.	Endorsement dated 06.06.2018 bearing No. Ka.Gru.man/Bhu.Swa.Vi/Chikkanayakanahalli/56429/2018-19 issued by Special Land Acquisition Officer, Karnataka Housing Board, Bangalore;
37.	Endorsement dated 18.06.2018 bearing No. Bangalore/V.Bhu.Swa.A-2/919/2018-19 issued by Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore;
38.	Official Memorandum bearing No. ALN (EVH) S.R 495/2011-12 dated 24.2.2012 issued by the District Commissioner, Bangalore where under an extent of 1 Acre 17 Guntas in the land bearing Survey No. 37/5 was converted from agricultural to non-agricultural residential purposes;
39.	Extract of Entry No. MR T4 of 2012-13 made in the Mutation Register with respect to the land bearing Survey No. 37/5;
40.	Form 9 and 11A bearing No. 1148,37/4,37/5, 56/4,56/5,56/6,64/4,64/5,65/1A,1B dated 08.01.2019 issued by Rural Development and Panchayati Department, Halanayakanahalli Village Panchayati;
41.	Encumbrance Certificates issued in respect of the land bearing Survey No. 37/3 & 37/5 for the period 1.4.1950 to 14.2.1957, 15.2.1957 to 31.3.2004, 1.4.2004 to 11.3.2013, 11.3.2013 to 12.7.2016, 12.7.2016 to 12.3.2017, 05.02.2016 to 05.12.2018 and 05.12.2018 to 03.09.2019.
42.	Memorandum of Entry recording Mortgage by Deposit of Title Deeds dated 06.07.2017 executed by Orchids Apartments Private Limited and others in favour of Vistra ITCL (India) Limited registered as Document No. INR-1-03145-2017-18 stored in CD No. INRD194 in the office of Sub-registrar Indiranagar.
43.	Memorandum of Entry recording Mortgage by Deposit of Title Deeds dated 06.07.2017 executed by Orchids Apartments Private Limited and others in favour of Vistra ITCL (India) Limited registered as Document No. INR-1-03143-2017-18 stored in CD No. INRD194 in the office of Sub-registrar Indiranagar.
44.	Memorandum of Entry recording Mortgage by Deposit of Title Deeds dated 18.06.2018 executed by Orchids Apartments Private Limited and others in favour of Vistra ITCL (India) Limited registered as Document No. INR-1-02361-2018-19 stored in CD No. INRD218 in the office of Sub-registrar Indiranagar.
45.	Memorandum of Entry recording Mortgage by Deposit of Title Deeds dated 18.06.2018 executed by Orchids Apartments Private Limited and others in favour



	of Vistra ITCL (India) Limited registered as Document No. INR-1-02360-2018-19 stored in CD No. INRD218 in the office of Sub-registrar Indiranagar.
46.	Memorandum of Entry recording Mortgage by Deposit of Title Deeds dated 18.06.2018 executed by Orchids Apartments Private Limited and others in favour of Vistra ITCL (India) Limited registered as Document No. INR-1-02416-2018-19 stored in CD No. INRD218 in the office of Sub-registrar Indiranagar.

