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To,

**Shreno Ltd,**  
Having its office at:  
Near Ujjval World School,  
Whitefield (post),  
Bangalore-560 066.

### TITLE REPORT

- A. Shreno Ltd.** is the sole and absolute owner in right, title, interest, enjoyment and in possession of all that pieces and parcels of 37 Acres and 10.2 guntas (excluding 1 Acre 13 guntas Kharab land) lands formed in Sy. Nos. 20, 21, 22, 23, 24 (24/1, 24/2, 24/3), 25 (25/1, 25/2 & 25/3) and 26/1 of Pattanduru Agrahara Village, KR Pura 3 Hobli, Bengaluru East Taluk, Bengaluru bounded on the east by A.B. Vajpayee Road, west by Whitefield Hoskote Road, north by Kadugodi Village boundary and south by Sy. No. 26/2, 26/3, 27 & 28 of Pattanduru Agrahara Village, which is hereinafter referred to as the '**Larger Property**'.

### SCHEDULE OF THE LARGER PROPERTY

The land bearing BBMP Khata No. 364 (formed in Sy. Nos. 20, 21, 22, 23, 24/1, 24/2, 24/3, 25/1, 25/2, 25/3 and 26/1) in Ward Number 83-Kadugodi of Pattanduru Agrahara Village, KR Pura 3 Hobli, Bangalore East Taluk, Bangalore admeasuring 150763.67 Sq. Meters or 37 Acres 10.20 Guntas bounded on its :

East by	:	A.B. Vajpayee Road;
West by	:	Whitefield Hoskote Road;
North by	:	Kadugodi Village boundary; &
South by	:	Sy. No. 26/2, 26/3, 27 & 28 of Pattanduru Agrahara Village.

***We note that the E-Khatha dated 16.01.2025 issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike in respect of the property bearing new EPID No. 8066582869 Municipal No. 364 (Old No. 57/67) in favour of M/s Shreno Ltd shows the extent as 150745.33 Sq. Metres.***



- B. Out of the Larger Property, the property measuring 15 Acres 25.085 guntas, is going to be developed to put up Residential Apartment Buildings. Out of the same, Shreno Limited has relinquished 15.41 guntas or 1559.88 Sq Mtr to BDA for road widening. The balance net area for the residential project is 15 acres 9.675 guntas (61681.32 Sq,mtr). The said extent of 15 acres 9.675 guntas or 61681.32 Sq. Meters of land in Sy. Nos. 23, 24/1, 24/2, 24/3, 25/1, 25/2, 25/3 and 26/1 of Pattanduru Agrahara Village, KR Pura 3 Hobli, Bengaluru East Taluk, Bengaluru bounded on the east by A.B. Vajpayee Road, west by Remaining Portion of Sy. No. 23 & 24/1, north by Kadugodi Village boundary and south by Sy. No. 26/2, 26/3 & 27 of Pattanduru Agrahara Village, is delineated in the sketch appended hereto and hereinafter referred to as the 'Residential Property'.

#### **SCHEDULE OF THE RESIDENTIAL PROPERTY**

A portion of the land bearing BBMP PID No. 8066582869 (Municipal No. 364) (formed in Sy. Nos. 23, 24/1, 24/2, 24/3, 25/1, 25/2, 25/3 and 26/1) in Ward Number 83-Kadugodi of Pattanduru Agrahara Village, KR Pura 3 Hobli, Bangalore East Taluk, Bangalore admeasuring 61681.32 Sq. Meters or 15 Acres 9.675 Guntas bounded on its :

East by	:	A.B. Vajpayee Road;
West by	:	Remaining Portion of Sy. No. 23 & 24/1;
North by	:	Kadugodi Village boundary; &
South by	:	Sy. No. 26/2, 26/3 & 27 of Pattanduru Agrahara Village.

- C. After excluding the Residential portion of the Larger Property, the remainder of the Larger property (after excluding certain other areas) measuring 87522.48 Sq. Meters or 21 Acres 25.04 guntas is going to be developed to put up commercial buildings in the lands bearing Sy Nos. 20, 21, 22, 23, 24/1 and 24/2 of Pattanduru Agrahara Village, KR Pura 3 Hobli, Bengaluru East Taluk, Bengaluru bounded by east by Whitefield Hoskote Road, west by Land belonging to Shreno Ltd. & Road, north by Land belonging to Shreno Ltd. and south by Private Property & Land belonging to Shreno Ltd.

#### **SCHEDULE OF THE COMMERCIAL PROPERTY**

A portion of the land bearing BBMP new EPID No. 8066582869 (Municipal No. 364) (formed in Sy. Nos. 20, 21, 22, 23, 24/1 and 24/2)) in Ward Number 83-Kadugodi of Pattanduru Agrahara Village, KR Pura 3 Hobli, Bangalore East Taluk, Bangalore admeasuring 87522.48 Sq. Meters or 21 Acres 25.04 Guntas bounded on its:



East by : Whitefield Hoskote Road;  
West by : Land belonging to Shreno Ltd. & Road;  
North by : Land belonging to Shreno Ltd.; &  
South by : Private Property & Land belonging to Shreno Ltd.

- D. The Residential Property comprises of Item No. 1 to 8 delineated in the sketch and is morefully described hereinbelow;

i. **ITEM NO. 1**

An extent of 1 Acre 27.734 guntas in the land bearing Survey No. 23 admeasuring 6 Acres 03 guntas (excluding 12 guntas of Kharab Land) situated at Pattanduru Agrahara Village, K.R. Pura 3 Hobli, Bangalore East Taluk and bounded on its:

East by : Land bearing Sy. No. 24 belonging to Shreno Ltd;  
West by : Land bearing Sy. No. 22 belonging to Shreno Ltd;  
North by : Village boundary; &  
South by : Land bearing Survey No.27.

herein after referred as “**Item No. 1 Property**”.

ii. **ITEM NO. 2**

An extent of 1 Acre 22.168 guntas in the land bearing Survey No. 24/1 admeasuring out of 2 Acre 24 guntas (excluding 5 guntas of Kharab Land) situated at Pattanduru Agrahara Village, K.R. Pura 3 Hobli, Bangalore East Taluk and bounded on its:

East by : Land bearing Survey Nos.24/2 and 24/3 belonging to Shreno Ltd;  
West by : Land bearing Survey No.23 belonging to Shreno Ltd;  
North by : Village Boundary; &  
South by : Land bearing Survey No.27.

herein after referred as “**Item No. 2 Property**”.





iii. **ITEM NO. 3**

An extent of 1 Acre 3.691 guntas in the land bearing Survey No. 24/2 admeasuring 1 Acre 6 guntas (excluding 4 guntas of Kharab Land) situated at Pattanduru Agrahara Village, K.R. Pura 3 Hobli, Bangalore East Taluk and bounded on its:

East by : Land bearing Sy. No. 25/1 belonging to Shreno Ltd;  
West by : Land bearing Sy. No. 24/1 belonging to Shreno Ltd;  
North by : Village Boundary; &  
South by : Land bearing Sy. No. 24/3 belonging to Shreno Ltd.

herein after referred as "**Item No. 3 Property**".

iv. **ITEM NO. 4**

The land bearing Survey No. 24/3 admeasuring 1 Acre 26.479 guntas situated at Pattanduru Agrahara Village, K.R. Pura 3 Hobli, Bangalore East Taluk and bounded on its:

East by : Land bearing Survey No.25/1 and 25/2 belonging to Shreno Ltd;  
West by : Land bearing Survey No.24/1 belonging to Shreno Ltd;  
North by : Land bearing Survey No.24/2 belonging to Shreno Ltd; &  
South by : Land bearing Survey No.27.

herein after referred as "**Item No. 4 Property**".

v. **ITEM NO. 5**

An extent of 1 Acre 15.908 guntas in the land bearing Survey No. 25/1 admeasuring 1 Acre 22 guntas (excluding 4 Guntas of Kharab Land) situated at Pattanduru Agrahara Village, K.R. Pura 3 Hobli, Bangalore East Taluk and bounded on its:

East by : Land bearing No. Survey No.25/3 belonging to Shreno Ltd;  
West by : Land bearing Survey Nos.24/2 and 24/3 belonging to Shreno Ltd;  
North by : Village Boundary; &  
South by : Land bearing Survey No.25/2 belonging to Shreno Ltd;



herein after referred as "**Item No. 5 Property**".

vi. **ITEM NO. 6**

An extent of 1 Acre 25.890 guntas in the land bearing Survey No. 25/2 admeasuring 1 Acre 26 Guntas situated at Pattanduru Agrahara Village, K.R. Pura 3 Hobli, Bangalore East Taluk and bounded on its:

East by : Land bearing Survey No.25/3 belonging to Shreno Ltd;  
West by : Land bearing Survey No. 24/3 belonging to Shreno Ltd;  
North by : Land bearing Survey No.25/1 belonging to Shreno Ltd; &  
South by : Land bearing Survey No.27.

herein after referred as "**Item No. 6 Property**".

vii. **ITEM NO. 7**

An extent of 3 Acres 5.605 guntas in the land bearing Survey No. 25/3 admeasuring 3 Acres 15 Guntas (excluding 4 Guntas of Kharab Land) situated at Pattanduru Agrahara Village, K.R. Pura 3 Hobli, Bangalore East Taluk and bounded on its:

East by : Land bearing Survey No.26 belonging to Shreno Ltd;  
West by : Land bearing Survey Nos.25/1 and 25/2 belonging to Shreno Ltd;  
North by : Village Boundary; &  
South by : Land bearing Survey Nos.26 belonging to Shreno Ltd

herein after referred as "**Item No. 7 Property**".

viii. **ITEM NO. 8**

An extent of 3 Acres 2.200 guntas in the land bearing Survey No. 26/1 admeasuring 3 Acres 25 Guntas (excluding 4 Guntas of Kharab Land) situated at Pattanduru Agrahara Village, K.R. Pura 3 Hobli, Bangalore East Taluk and bounded on its:



East by : Village Boundary;  
West by : Land bearing Survey No.25/3 belonging to Shreno Ltd;  
North by : Village Boundary; &  
South by : Survey Nos.26/2 and 26/3 belonging to Shreno Ltd.

herein after referred as “**Item No. 8 Property**”.

**E. DOCUMENTS EXAMINED:**

In connection with the aforesaid properties, we have been furnished with and have examined the following documents for undertaking Title Due Diligence:

Sl. No.	Particulars
1.	Sale Deed dated 16.10.1962 executed by Sri. Nanjunda Reddy son of Late Sri. Yella Reddy & others in favour of M/s. Alembic Glass Industries Limited with respect to land bearing Survey No. 23 registered as Document No. 4843 of 1962-63 of Book I, Volume 358, pages 202 to 206 in the office of the Sub-registrar of South Taluk, Bangalore;
2.	Order dated 03.02.1962 by the Special Deputy Commissioner for Inams Abolition, Bangalore passed in proceedings bearing No. 50 of 1959-60 for levying payment of premium on Sri. Nanjunda Reddy in respect of land bearing Survey No. 23;
3.	Record of Rights, Tenancy and Crop Inspection (“ <b>RTCs</b> ”) issued in respect of the land bearing Survey No. 23 for the period 1969-70 to 2024-25;
4.	Survey Original Prathi and Moola Tippani issued in respect of the land bearing Survey No. 23;
5.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 23;
6.	Village Map of Pattanduru Agrahara Village;
7.	Sale Deed dated 16.10.1962 executed by Sri. Thimmaraya Reddy alias Thimmarayappa, son of Late Sri. Yella Reddy & others in favour of M/s. Alembic Glass Industries Limited with respect to land bearing Survey No.24/1 registered as Document No. 4842 of 1962-63 of





	Book I, Volume 357, pages 150 to 152 in the office of the Sub-Registrar of South Taluk, Bangalore;
8.	Order dated 03.02.1962 by the Special Deputy Commissioner for Inams Abolition, Bangalore passed in proceedings bearing No.14 of 1959-60 levying payment of premium on Sri. Thimmaraya Reddy in respect of land bearing Survey No. 24;
9.	Sale Deed dated 16.10.1962 executed by Sri. Byrappa along with his brother Sri. Pillappa and Sri. Krishnappa, son of Sri. Byrappa in favour of M/s. Alembic Glass Industries Limited with respect to Sy. No. 24/2 and Sy. No. 24/3 registered as Document No. 4833 of 1962-63 of Book I, Volume 358, pages 196 to 200 in the office of the Sub-Registrar of South Taluk, Bangalore;
10.	Order dated 03.02.1962 by the Special Deputy Commissioner for Inams Abolition, Bangalore passed in proceedings bearing No.10 of 1959-60 levying payment of premium on Sri. K. Pillappa in respect of land bearing Survey No. 24;
11.	Order dated 03.02.1962 by the Special Deputy Commissioner for Inams Abolition, Bangalore passed in proceedings bearing No.16 of 1959-60 levying payment of premium on Sri. Byrappa in respect of land bearing Survey No. 24;
12.	Record of Rights, Tenancy and Crop Inspection (“ <b>RTCs</b> ”) issued in respect of the land bearing Survey No. 24/1 for the period 1969-70 to 2024-25;
13.	Record of Rights, Tenancy and Crop Inspection (“ <b>RTCs</b> ”) issued in respect of the land bearing Survey No. 24/2 for the period 1969-70 to 2024-25;
14.	Record of Rights, Tenancy and Crop Inspection (“ <b>RTCs</b> ”) issued in respect of the land bearing Survey No. 24/3 for the period 1969-70 to 2024-25;
15.	Survey Original Prathi and Moola Tippani issued in respect of the land bearing Survey No. 24;



16.	Hissa Survey Tippani issued in respect of the land bearing Survey No. 24 showing the bifurcation as land bearing Survey Nos.24/1, 24/2 and 24/3;
17.	Atlas issued in respect of the land bearing Survey No.24 showing the bifurcation as land bearing Survey Nos.24/1, 24/2 and 24/3;
18.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No.24/1;
19.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 24/2;
20.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No.24/3;
21.	Sale Deed dated 16.10.1962 executed Sri. Subbarayappa, son of late Sri. Karagadha Bachappa & others in favour of M/s. Alembic Glass Industries Limited with respect to Sy. No. 25/1 registered as Document No. 4836 of 1962-63 of Book I, Volume 362, pages 49 to 54 in the office of the Sub-registrar of South Taluk, Bangalore;
22.	Order dated 03.02.1962 by the Special Deputy Commissioner for Inams Abolition, Bangalore passed in proceedings bearing No. 114 of 1959-60 levying payment of premium on Sri. K Subbarayappa in respect of land bearing Survey No. 25;
23.	Sale Deed dated 19.10.1962 executed by Sri. Nanjundappa, son of late Sri. Veeraswamappa in favour of M/s. Alembic Glass Industries Limited with respect to land bearing Survey No. 25/2 registered as Document No. 4834 of 1962-63 of Book I, Volume 360, pages 169 to 174 in the office of the Sub-registrar of South Taluk, Bangalore;
24.	Order dated 03.02.1962 passed in proceedings bearing No.13 of 1959-60 by the Special Deputy Commissioner for Inams Abolition, Bangalore in respect of land bearing Survey No. 25;
25.	Sale Deed dated 26.10.1962 executed Sri. Sanjeevappa & others in favour of M/s. Alembic Glass Industries Limited with respect to Sy. No. 25/3 registered as Document No. 4832 of 1962-63 of Book I,





	Volume 357, pages 145 to 150 in the office of the Sub-registrar of South Taluk, Bangalore;
26.	Order dated 03.02.1962 passed in proceedings bearing No.11 of 1959-60 by the Special Deputy Commissioner for Inams Abolition, Bangalore in respect of land bearing Survey No. 25
27.	Record of Rights, Tenancy and Crop Inspection ("RTCs") issued in respect of the land bearing Survey No. 25/1 for the period 1969-70 to 2024-25;
28.	Record of Rights, Tenancy and Crop Inspection ("RTCs") issued in respect of the land bearing Survey No. 25/2 for the period 1969-70 to 2024-25;
29.	Record of Rights, Tenancy and Crop Inspection ("RTCs") issued in respect of the land bearing Survey No.25/3 for the period 1969-70 to 2024-25;
30.	Survey Original Prathi and Moola Tippani issued in respect of the land bearing Survey No. 25;
31.	Hissa Survey Tippani issued in respect of the land bearing Survey No. 25 showing the bifurcation as land bearing Survey Nos.25/1, 25/2 and 25/3;
32.	Endorsement bearing No. TQTC 209/2007-08 dated 04.04.2008 issued in respect of land bearing Survey No. 25/1 by the Tahsildar, Bangalore East Taluk, Krishnarajapuram;
33.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No.25/1;
34.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 25/2;
35.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 25/3;
36.	Sale Deed dated 16.10.1962 executed by Sri. Abbaiah Reddy, son of Sri. Veerabhardraiah alias Sri. Bhadra Reddy in favour of M/s. Alembic Glass Industries Limited with respect to Sy. No. 26/1 registered as Document No. 4831 of 1962-63 of Book I, Volume 362,



	pages 45 to 49 in the office of the Sub-registrar of South Taluk, Bangalore;
37.	Order passed in proceedings bearing No.15 of 1959-60 by the Special Deputy Commissioner for Inams Abolition, Bangalore in respect of land bearing Survey No.26/1;
38.	Record of Rights, Tenancy and Crop Inspection ("RTCs") issued in respect of the land bearing Survey No. 26/1 for the period 1969-70 to 2024-25;
39.	Survey Original Prathi and Moola Tippani issued in respect of the land bearing Survey No. 26;
40.	Hissa Survey Pakka issued in respect of the land bearing Survey No. 26 showing the bifurcation as land bearing Survey Nos. 26/1, 26/2 and 26/3;
41.	Hissa Survey Tippani issued in respect of the land bearing Survey No. 26 showing the bifurcation as land bearing Survey Nos. 26/1, 26/2 and 26/3;
42.	Atlas issued in respect of the land bearing Survey No. 26 showing the bifurcation as land bearing Survey Nos. 26/1, 26/2 and 26/3;
43.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 26/1;
44.	Company Petition No. 46 of 2006 c/w Company Application No. 79 of 2006 filed before the High Court of Gujarat at Ahmedabad and Amalgamation order dated 21.07.2006 passed by the Honorable High Court of Ahmedabad;
45.	Certificate of Incorporation dated 19.9.2006 for change of the company from Alembic Glass Industries Limited to Shreno Ltd. issued by the Assistant Registrar of Companies, Gujarat, Dadra and Nagar Haveli;
46.	Memorandum of Association of Shreno Ltd.;



47.	Receipt bearing Number RE-ifms373-BC/000074 dated 19.06.2023 for having paid Betterment Charges to the BBMP;
48.	E-Khatha dated 16.01.2025 issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike in respect of the property bearing new EPID No. 8066582869 Municipal No. 364 (Old No. 57/67) in favour of M/s Shreno Ltd.;
49.	Tax Paid Receipt dated 29.06.2024 showing the payment of tax in respect of land bearing E-Khatha No. 8066582869, Municipal No. 364, Old No. 57/67 (formed in Sy. Nos. 20 to 26/1);
50.	Relinquishment Deed dated 23.12.2022, registered as Document no. BDA-1-03184/2022-23, Book-I, Stored in C D No. BDAD1233 in the office of the Additional District Registrar, Bangalore Development Authority, Bangalore;
51.	No Objection Certificate for Height Clearance dated 10.02.2023 issued by the Airports Authority of India;
52.	No Objection Certificate for High Rise Building dated 13.04.2023 issued by the Bharath Sanchar Nigam Ltd;
53.	No Objection Certificate for Consent for Establishment dated 26.05.2023 issued by the Karnataka State Pollution Control Board;
54.	No Objection Certificate for Karnataka State Fire & Emergency Services dated 16.06.2023 issued by the Office of the Director General of Police;
55.	No Objection Certificate dated 24.08.2023 issued by the Bangalore Water and Sewerage Board;
56.	No Objection Certificate for Height Clearance dated 30.08.2023 issued by the Hindustan Aeronautics Limited;
57.	No Objection Certificate dated 30.08.2023 issued by the State Level Environment Impact Assessment Authority-Karnataka;
58.	Encumbrance Certificate issued in respect of land bearing Survey No. 23 for the period 1.1.1960 to 28.03.2025;





59.	Encumbrance Certificate issued in respect of land bearing Survey No. 24/1 for the period 1.1.1960 to 28.03.2025;
60.	Encumbrance Certificate issued in respect of land bearing Survey No. 24/2 for the period 1.1.1960 to 28.03.2025;
61.	Encumbrance Certificate issued in respect of land bearing Survey No. 24/3 for the period 01.01.1960 to 28.03.2025;
62.	Encumbrance Certificate issued in respect of land bearing Survey No. 25/1 for the period 01.01.1960 to 28.03.2025;
63.	Encumbrance Certificate issued in respect of land bearing Survey No. 25/2 for the period 01.01.1960 to 28.03.2025;
64.	Encumbrance Certificate issued in respect of land bearing Survey No. 25/3 for the period 01.01.1960 to 28.03.2025;
65.	Encumbrance Certificate issued in respect of land bearing Survey No. 26/1 for the period 01.01.1960 to 28.03.2025;
66.	Official Memorandum bearing ALN-SR-939 dated 26.10.1964 issued by the Deputy Commissioner, Bangalore Urban District, in respect of conversion of land bearing Sy. No. 26/1 for non-agricultural industrial purpose;
67.	Official Memorandum bearing B-Dis. ALN-SR-112 dated 22.03.1974 issued by the Special Deputy Commissioner, Bangalore District, in respect of conversion of land bearing Sy. No. 23, 24, 25 and 26 for non-agricultural industrial purpose;
68.	Official Memorandum bearing No. LCCP 100644/2020 dated 11.02.2020 issued by the Deputy Commissioner, Bangalore District in respect of conversion of land bearing Sy. No. 23, 24 (24/1, 24/2, 24/3), 25 (25/1, 25/2, 25/3) and 26/1 from industrial to commercial purpose;
69.	Modified Work Order dated 03.03.2023 issued by the Bangalore Development Authority for Residential Development to an extent of 63241.2 Sq. Mts. and Non- Residential (Commercial) Development to an extent of 87522.48 Sq. Mts. In respect of land bearing Sy. No. 20, 21, 22, 23, 24 (24/1, 24/2, 24/3), 25 (25/1, 25/2, 25/3) 26/1 [excluding land acquired in Sy. No. 20 and 21 measuring 8.80 Guntas for Metro Rail Project]



70.	Plan Sanction issued by the BBMP on 21.03.2025 vide order no. BBMP/Addl.Dir/JDNORTH/0004/24-25.
71.	Building License bearing Sl. No. BBMP/CC/16468/24-25 and LP.No: BBMP/Addl.Dir/JDNORTH/0004/24-25 granting permission under Section 15 of KTCP Act 1961, Section 240 and 240(A) of BBMP Act 2020 for the New (FRESH PLAN SANCTION) of Building subject to the conditions and sanctioned detailed plans annexed to the License.
72.	Public Notices dated 18.04.2024 published on 19.04.2024 in The Hindu and Udayavani by the author of this report inviting objections from the general public with respect to the Larger Property i.e., land bearing Survey No. 20, 21, 22, 23, 24/1, 24/2, 24/3, 25/1, 25/2, 25/3 and 26/1.

**F. OUR OBSERVATION:****I. FLOW OF TITLE****a. IN RESPECT OF SY. NO. 23**

1. The land bearing Survey No. 23 admeasuring 6 Acre 03 guntas (excluding 12 guntas B Kharab land) was purchased by Alembic Glass Industries Limited from Sri. Nanjunda Reddy son of late Yella Reddy and others by the Sale Deed dated 16.10.1962 registered as Document No. 4843 of 1962-63 of Book I, Volume 358, pages 202 to 206 in the office of the Sub-Registrar of South Taluk, Bangalore (**Document No. 1**). The aforesaid land was re-granted to Sri. Nanjunda Reddy son of late Yella Reddy as per the order passed by the Special Deputy Commissioner for Inams Abolition, Bangalore in Case 50 of 1959-60 (**Document No. 2**).
2. The possession of the said land was handed over to Alembic Glass Industries Limited simultaneous with the execution of the Sale Deed and thereafter Alembic Glass Industries Limited has been in continuous possession and enjoyment of the said land as the absolute owner thereof.

**Revenue Records & Endorsements:**

3. RTCs issued in respect of the land bearing Survey No. 23 for the period 1969-70 to 2024-25 reflects the name of Alembic Glass Industries Ltd as the holder thereof (**Document No.3**).





4. Survey Original Prathi and Moola Tippani in respect of the land bearing Survey No. 23 shows the extent and the boundaries of the land (**Document No.4**).
5. Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 23 shows the total extent of the said Survey Number to be 6 Acre 03 guntas (excluding 12 guntas B Kharab land) (**Document No.5**).
6. The village map of Pattanduru Agrahara Village indicates the location of the land bearing Survey No. 23 (**Document No. 6**).

**b. IN RESPECT OF SY. NO. 24 (RENUMBERED AS SY. NO. 24/1, 24/2 & 24/3)**

7. The land bearing Sy. No. 24 measuring 5 Acres 17 guntas (excluding 9 guntas B Kharab land) comprises of Sy. No. 24/1, 24/2 and 24/3, which is morefully described in Item No. 2 to 4 supra.

The title of Alembic Glass Industries Limited to Sy. No. 24 is as follows:

8. The lands in Sy. No. 24/1 measuring 2 Acres 24 guntas (excluding 5 guntas B Kharab land) was purchased by Alembic Glass Industries Limited from Sri. Thimmaraya Reddy alias Thimmarayappa son of late Yella Reddy and others by the Sale Deed dated 16.10.1962 registered as Document No. 4842 of 1962-63 of Book I, Volume 357, pages 150 to 152 in the office of the Sub-Registrar of South Taluk, Bangalore (**Document No. 7**). The aforesaid land was re-granted to Sri. Thimmaraya Reddy as per the order passed by the Special Deputy Commissioner for Inams Abolition, Bangalore in Case 14 of 1959-60 (**Document No. 8**).
9. The lands in lands in Survey no. 24/2 admeasuring 1 Acre 06 guntas (excluding 4 guntas B Kharab Land) and Survey No. 24/3 admeasuring 1 Acre 27 guntas was purchased by Alembic Glass Industries Limited from Sri. Byrappa and Sri. Pillappa and others by the Sale Deed dated 16.10.1962 registered as Document No. 4833 of 1962-63 of Book I, Volume 358, pages 196 to 200 in the office of the Sub-Registrar of South Taluk, Bangalore. (**Document No. 9**). The land bearing Sy. No. 24/2 was re-granted to Sri. K Pillappa as per the order passed by the Special Deputy Commissioner for Inams Abolition, Bangalore in Case 10 of 1959-60 (**Document No. 10**) and land bearing Sy. No. 24/3 was re-granted to Sri. Byrappa as per the order passed by the Special Deputy Commissioner for Inams Abolition, Bangalore in Case 16 of 1959-60 (**Document No. 11**).
10. The possession of the Survey. No. 24 (renumbered as Sy. No. 24/1, 24/2 & 24/3) was handed over in favour of Alembic Glass Industries Limited simultaneous with the execution of the aforementioned Sale Deeds and thereafter Alembic Glass Industries Limited has been in continuous possession and enjoyment of the said lands as the absolute owner thereof.





**Revenue Records & Endorsements:**

11. RTCs issued in respect of the land bearing Survey. No. 24/1 measuring 2 Acres 24 Guntas (excluding 5 Guntas of Kharab land), Survey no. 24/2 admeasuring 1 Acre 06 guntas (excluding 4 guntas B Kharab Land) and Survey No. 24/3 admeasuring 1 Acre 27 guntas for the period 1969-70 to 2024-25 reflects the name of Alembic Glass Industries Ltd as the holder thereof (**Document No 12 to 14**).
12. Survey Original Prathi and Moola Tippani in respect of the land bearing Survey No. 24 shows the extent and the boundaries of the land. (**Document No.15**).
13. Hissa Survey Tippani and Atlas issued in respect of land bearing Survey No.24 shows the bifurcation as land bearing Survey Nos. 24/1, 24/2 and 24/3 (**Document Nos. 16 and 17**).
14. Revision Settlement Akarbandh issued in respect of the lands bearing Survey No.24/1, Survey No. 24/2 and Survey No. 24/3 shows the total extent of the said Survey Numbers to be 2 Acres 24 guntas (excluding 5 guntas B Kharab land), 1 Acre 06 guntas (excluding 4 guntas B Kharab Land) and 1 Acre 27 guntas respectively. (**Document No.18 to 20**).
15. The village map of Pattanduru Agrahara Village indicates the location of the land bearing Survey No. 24 (**Document No.6**).

**c. IN RESPECT OF SY. NO. 25 (RENUMBERED AS SY. NO. 25/1, 25/2 & 25/3)**

16. The land bearing Sy. No. 25 measuring 6 Acres 31 guntas (excluding 8 guntas B Kharab land) comprises of Sy. No. 25/1, 25/2 and 25/3, which is morefully described in Item No. 5 to 7 supra.

The title of Alembic Glass Industries Limited to Sy. No. 25 is as follows:

17. The lands in Survey No. 25/1 measuring 1 Acre 22 guntas (excluding 4 guntas B Kharab land) was purchased by Alembic Glass Industries Limited from Sri Subbarayappa son of late Karagadha Bachappa and others by the Sale Deed dated 16.10.1962 registered as Document No. 4836 of 1962-63 of Book I, Volume 362, pages 49 to 54 in the office of the Sub-registrar of South Taluk, Bangalore. (**Document No. 21**). The aforesaid land was re-granted to K Subbarayappa as per the order passed by the Special Deputy Commissioner for Inams Abolition, Bangalore in Case 114 of 1959-60 (**Document No. 22**).
18. The lands in Survey No. 25/2 measuring 1 Acre 26 guntas was purchased by Alembic Glass Industries Limited from Sri Nanjundappa son of late



Veeraswamappa and others by the Sale Deed dated 19.10.1962 registered as Document No. 4834 of 1962-63 of Book I, Volume 360, pages 169 to 174 in the office of the Sub-registrar of South Taluk, Bangalore (**Document No. 23**). The aforesaid land was re-granted to Sri Nanjundappa son of late Veeraswamappa as per the order passed by the Special Deputy Commissioner for Inams Abolition, Bangalore in Case 13 of 1959-60 (**Document No. 24**).

19. The lands in Survey No. 25/3 admeasuring 3 Acres 19 guntas (excluding 4 guntas B Kharab land) was purchased by Alembic Glass Industries Limited from Sri Sanjeevappa son of Pilliah and others by the Sale Deed dated 16.10.1962 registered as Document No. 4832 of 1962-63 of Book I, Volume 357, pages 145 to 150 in the office of the Sub-registrar of South Taluk, Bangalore (**Document No. 25**). The aforesaid land was re-granted to Sri Sanjeevappa son of Pilliah as per the order passed by the Special Deputy Commissioner for Inams Abolition, Bangalore in Case 11 of 1959-60 (**Document No. 26**).
20. The possession of the Survey. No. 25 (renumbered as Survey. No. 25/1, 25/2 & 25/3) was handed over in favour of Alembic Glass Industries Limited simultaneous with the execution of the aforementioned Sale Deeds and thereafter Alembic Glass Industries Limited has been in continuous possession and enjoyment of the said lands as the absolute owner thereof.

#### **Revenue Records & Endorsements:**

21. RTCs issued in respect of the land bearing Survey No. 25/1 measuring 1 Acre 22 guntas (excluding 4 guntas B Kharab land), Survey No. 25/2 measuring 1 Acre 26 guntas, Survey No. 25/3 admeasuring 3 Acres 19 guntas (excluding 4 guntas B Kharab land) for the period 1969-70 to 2024-25 reflects the name of Alembic Glass Industries Ltd as the holder thereof (**Document No. to 27 to 29**).
22. Survey Original Prathi and Moola Tippani in respect of the land bearing Survey No.25 shows the extent and the boundaries of the land (**Document No. 30**).
23. Hissa Survey Tippani issued in respect of land bearing Survey No. 25 shows the bifurcation as land bearing Survey Nos. 25/1, 25/2 and 25/3 (**Document No. 31**).
24. Endorsement bearing No. TQTC 209/2007-08 dated 04.04.2008 issued in respect of land bearing Survey No. 25/1, 25/2 and 25/3 by the Tahasildar, Bangalore East Taluk, Krishnarajapura, shows that the Atlas is dilapidated and hence same cannot be issued (**Document No. 32**).
25. Revision Settlement Akarbandh issued in respect of the lands bearing Survey No. 25/1, Survey No. 25/2 and Survey No. 25/3 shows the total extent of the said Survey Numbers to be 1 Acre 22 guntas (excluding 4 guntas B Kharab land), 1





Acre 26 guntas and 3 Acres 19 guntas (excluding 4 guntas B Kharab land) respectively (**Document No. 33 to 35**).

26. The village map of Pattanduru Agrahara Village indicates the location of the land bearing Survey No.25 (**Document No.6**).

**d. IN RESPECT OF SY. NO. 26/1**

27. The lands in Survey No. 26/1 measuring 3 Acres 25 guntas (excluding 4 guntas B Kharab land) purchased by Alembic Glass Industries Limited from Sri Abbiah Reddy son of Veerabhardraiah by the Sale Deed dated 16.10.1962 registered as Document No. 4831 of 1962-63 of Book I, Volume 362, pages 45 to 49 in the office of the Sub-registrar of South Taluk, Bangalore (**Document No. 36**). Sri Abbiah Reddy son of Veerabhardraiah was re-granted the aforesaid land as per the order passed by the Special Deputy Commissioner for Inams Abolition, Bangalore in Case 15 of 1959-60 (**Document No. 37**).

28. The possession of the said land was handed over in favour of Alembic Glass Industries Limited simultaneous with the execution of the Sale Deed and thereafter Alembic Glass Industries Limited has been in continuous possession and enjoyment of the said land as the absolute owner thereof.

**Revenue Records & Endorsements:**

29. RTCs issued in respect of the land bearing Survey No. 26/1 for the period 1969-70 to 2024-25 reflects the name of Alembic Glass Industries Ltd as the holder thereof (**Document No. 38**).
30. Survey Original Prathi and Moola Tippani in respect of the land bearing Survey No.26 shows the extent and the boundaries of the land (**Document No.39**).
31. Hissa Survey Pakka, Hissa Survey Tippani and Atlas issued in respect of land bearing Survey No. 26 shows the bifurcation as land bearing Survey Nos. 26/1, 26/2 and 26/3 (**Document Nos. 40 to 42**).
32. Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 26/1 shows the total extent of the said Survey Number to be 3 Acres 25 Guntas (**Document No.43**).
33. The village map of Pattanduru Agrahara Village indicates the location of the land bearing Survey No.26 (**Document No.6**).





**Company – Shreno Ltd. (Previously known as Alembic Glass Industries Limited)**

34. Company Petition No.46 of 2006 c/w Company Application No. 79 of 2006 was filed before the High Court of Gujarat at Ahmedabad by the Alembic Glass Industries Limited in the matter of Scheme of Amalgamation of Shreno Ltd. with Alembic Glass Industries Limited. The Honorable Court on 21.07.2006 sanctioned the arrangement in the nature of amalgamation and declared the same to be binding on the shareholders of both the Companies (**Document No.44**).
35. We have seen a copy of Certificate of Incorporation dated 19.9.2006 of Shreno Ltd. issued by the Assistant Registrar of Companies, Gujarat, Dadra and Nagar Haveli recording the change of name from Alembic Glass Industries Ltd to Shreno Ltd. (**Document No.45**).
36. We note that the objects of Shreno Ltd. as stated in Memorandum of Association include the business of manufacture, import, export and sale of all sorts of glass, glass-wares, bottles, and all things and materials pertaining to glass industry. Further to acquire by purchase, lease, exchange, develop, sell or otherwise lands, building and hereditaments of any tenure or description and any estate or interest therein (**Document No.46**).

**II. KHATA AND TAX RECEIPTS:**

37. Shreno Ltd. has paid Betterment Charges of Rs. 3,77,06,372 (Rupees Three Crores Seventy Seven Lakhs Six Thousand Three Hundred and Seventy Two Only) to the BBMP vide Receipt Number RE-ifms373-BC/000074 dated 19.06.2023 in respect of Sy. Nos. 20, 21, 22, 23, 24/1, 24/2, 24/3, 25/1, 25/2, 25/3 and 26/1. (**Document No.47**). The Bruhat Bengaluru Mahanagara Palike ("BBMP") has issued a single Khatha for the lands bearing Sy. Nos. 20, 21, 22, 23, 24 (24/1, 24/2, 24/3), 25 (25/1, 25/2, 25/3) and 26/1 of Pattanduru Agrahara Village, K.R. Pura 3 Hobli, Bangalore East Taluk totally measuring 37 Acres 10.20 Guntas allotting Municipal No. 364 for the aforesaid lands. The E-Khatha dated 16.01.2025 issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike in respect of the property bearing new EPID No. 8066582869, Municipal No. 364 (Old No. 57/67) in favour of M/s Shreno Ltd. The Bruhat Bengaluru Mahanagara Palike reflects the name of Shreno Ltd. as the owner and Khatedar of the aforesaid land (**Document No. 48**).
38. We have seen the Tax Paid Receipt dtd. 29.06.2024 showing the payment of tax in respect of properties for the year 2024-25 (**Document No. 49**).



### III. RELINQUISHMENT/S:

39. By way of Relinquishment Deed dated 23.12.2022 registered as Document no. BDA-1-03184-2022-23 before the Office of the Additional District Registrar, Bangalore Development Authority, Bangalore (which cancelled and superseded the Deed of Relinquishment dated 02.05.2018), Shreno Ltd has relinquished an area of 6327.01 Sq. Mts towards Parks & Open Spaces and an area of 4462.32 Sq. Mts. for Road Widening was relinquished in favour of BDA (**Document No. 50**).

### IV. NOC/s ISSUED BY AUTHORITIES:

40. Shreno Ltd. has obtained NOC from the following Authorities for construction of Residential and Non-Residential (Commercial) buildings in lands bearing Survey Nos. 20, 21, 22, 23, 24 (24/1, 24/2, 24/3), 25 (25/1, 25/2, 25/3) and 26/1 of Pattanduru Agrahara Village, K.R. Pura 3 Hobli, Bangalore East Taluk:

- 40.1 Airports Authority of India dated 10.02.2023; (**Document No. 51**)
- 40.2 Bharath Sanchar Nigam Ltd dated 13.04.2023; (**Document No. 52**)
- 40.3 Karnataka State Pollution Control Board dated 26.05.2023; (**Document No. 53**)
- 40.4 Karnataka State Fire & Emergency Services issued by the Office of the Director General of Police dated 16.06.2023; (**Document No. 54**)
- 40.5 Bangalore Water Supply and Sewerage Board dated 24.08.2023; (**Document No. 55**)
- 40.6 Hindustan Aeronautics Limited dated 30.08.2023 (**Document No. 56**)
- 40.7 State Level Environment Impact Assessment Authority-Karnataka dated 30.08.2023 (**Document No. 57**).

41. We had been informed by Shreno Ltd. and as per the records furnished to us by Shreno Ltd. assert that Item Nos. 1 to 8 Property have not been notified for acquisition for any of their projects by the Bangalore Development Authority, Karnataka Industrial Areas Development Board, Karnataka Road Development Corporation Limited and, The National Highways Authority of India.

### V. LITIGATIONS:

42. We had been informed by Shreno Ltd. and as per the records furnished to us by Shreno Ltd. assert that there no litigations pending in respect of Item Nos. 1 to 8 Property.





## VI. ENCUMBRANCES AND MORTGAGES:

43. We have been furnished with the following Encumbrance Certificates:

- 43.1 In respect of land bearing Survey No. 23 for the period 01.01.1960 to 28.03.2025 (**Document No. 58**).
- 43.2 In respect of land bearing Survey No. 24/1 for the period 01.01.1960 to 28.03.2025 (**Document No. 59**).
- 43.3 In respect of land bearing Survey No. 24/2 for the period 01.01.1960 to 28.03.2025; (**Document No. 60**).
- 43.4 In respect of land bearing Survey No. 24/3 for the period 01.01.1960 to 28.03.2025; (**Document No. 61**).
- 43.5 In respect of land bearing Survey No. 25/1 for the period 01.01.1960 to 28.03.2025; (**Document No. 62**).
- 43.6 In respect of land bearing Survey No. 25/2 for the period 01.01.1960 to 28.03.2025; (**Document No. 63**).
- 43.7 In respect of land bearing Survey No. 25/3 for the period 01.01.1960 to 28.03.2025; (**Document No. 64**).
- 43.8 In respect of land bearing Survey No. 26/1 for the period 01.01.1960 to 28.03.2025; (**Document No. 65**).

The perusal of the same reflects all the registered transactions for the stated period.

44. We had been informed by Shreno Ltd. and as per the aforesaid records furnished to us by Shreno Ltd. assert that there are no charges created / subsisting in respect of Survey No. 23, 24 (24/1, 24/2, 24/3), 25 (25/1, 25/2, 25/3) and 26/1 of Pattanduru Agrahara Village, K.R. Pura 3 Hobli, Bangalore East Taluk.

## VII. LAND USE:

45. The Official Memorandum bearing ALN-SR-939 dated 26.10.1964 issued by the Deputy Commissioner, Bangalore Urban District shows the conversion of land bearing Sy. No. 26/1 from agricultural to non-agricultural industrial purpose (**Document No.66**).
46. The Official Memorandum dated 22.3.1974 issued by the Special Deputy Commissioner, Bangalore District shows the conversion of land bearing Survey No. 23, Survey No. 24, Survey No. 25 and Sy. No. 26 measuring for non-agricultural industrial purpose (**Document No. 67**).





47. The Official Memorandum bearing No. LCCP100644/2020 dated 11.02.2020 issued by the Deputy Commissioner, Bangalore District, evidences the change of land use from industrial to commercial purpose with respect to land bearing Survey No. 23, 24 (24/1, 24/2, 24/3), 25 (25/1, 25/2, 25/3) and 26/1 (**Document No. 68**).

#### VII. PLAN SANCTION:

48. Shreno Ltd. had applied to the Bangalore Development Authority for sanction of Residential and Commercial Development Plan on the lands bearing Sy. Nos. 20, 21, 22, 23, 24 (24/1, 24/2, 24/3), 25 (25/1, 25/2, 25/3) and 26/1 [excluding land acquired in Sy. No. 20 and 21 measuring 8.80 Guntas for Metro Rail Project]. Considering the same, the Bangalore Development Authority approved the Development Plan on the aforesaid lands for construction of *inter alia* five Ground Plus 34 Floors residential towers *vide* Modified Work Order dated 03.03.2023 which includes the above stated Residential Development to an extent of 61681.32 Sq. Mts. and Non- Residential (Commercial) Development to an extent of 87522.48 Sq. Mts. (**Document No. 69**). The Residential portion in the said project is formed on Sy. Nos. 23, 24 (24/1, 24/2, 24/3), 25 (25/1, 25/2, 25/3) and 26/1 of Pattanduru Agrahara Village, K R Pura 3 Hobli, Bangalore East Taluk as detailed supra.
49. Pursuant thereto, Shreno Ltd. has applied for and obtained sanction of a license and a plan from the BBMP for 3 Towers on 21.03.2025 *vide* BBMP/Addl.Dir/JDNORTH/0004/24-25 to put up multi-storied residential Apartment buildings on the Residential Property (**Document No. 70**).

#### VIII. BUILDING LICENSE:

We note that Shreno Ltd. had requested the BBMP on 01.03.2025 to issue license/building plan approval for the construction of building at new Property EPID No. 8066582869, Municipal No. 364, Sy no.20, 21, 22, 23, 24/1, 24/2, 24/3, 25/1, 25/2, 25/3 and 26/1 and the same has been obtained on 15.03.2025 (Document No. 71).

We note that Approval for Building Plans is obtained subject to the conditions annexed to the License, for *inter alia*, construction of residential building/s detailed below in the Larger Property having Gross Site Area admeasuring 1,50,763.68 Sq.mt.





**TOWER A (Residential):** 1 Ground + 34 (53045.36 sq.mt.)

**TOWER B (Residential):** 1 Ground + 34 (52839.47 sq.mt.)

**TOWER C (Residential):** 1 Ground + 34 (52839.47 sq.mt.)

**IX. PUBLIC NOTICE AND VERIFICATION OF ORIGINALS:**

50. We have issued Public Notices on 19.04.2024 in respect of the Larger Property which includes, *inter alia*, Item No. 1 to 8 Property inviting objections from the general public within 10 days of the issuance of the respective Public Notices in "The Hindu" and "Udayavani" (**Document No. 72**). We have not received any objections in respect of the same.

**X. SITE VISIT:**

51. We have conducted site visit in respect of Item Nos. 1 to 8 Property.

**G. CONCLUSION:**

We are of the opinion that Shreno Ltd. is the absolute owner and having clear and marketable title with respect to the Item Nos. 1 to 8 Property and the same is free from all encumbrances and claims and that Shreno Ltd. by virtue of BDA approval referred to in Document No. 69 and sanctioned plan approval from BBMP referred to in Document No. 70 will be entitled to take up residential development sanctioned on the Residential Property.

**H. DISCLAIMER:**

1. This Title Report has been prepared for the sole use by Shreno Ltd., its management and for submission with regulatory / statutory authorities and banks / financial institutions and customers. No other person shall rely upon this report or findings recorded herein for any purpose whatsoever.
2. The Title Report has been prepared based on the photocopies of the documents furnished to us. We have presumed that photocopies are accurate copies of the originals. We have not conducted an independent verification on the documents or information provided to us with records of the jurisdictional sub-registrar, revenue authorities and courts or with any other external sources.





3. Where the genealogical trees of a person setting out his family members are not made available, it is assumed that all members of the family who are necessary parties to any partition / transfer of the property were adequately represented in such partition / transfer.
4. We have drawn our conclusions in the Title Report based solely on the documents furnished to us and based on our knowledge and understanding of law.



(Ajesh Kumar Shankar)  
For AKS Law Associates

Dated: 28<sup>th</sup> April 2025