

Date: 26.09.2024

TITLE REPORT

To,

M/s. SHRIRAM PROPERTIES LIMITED,

Having its office at: "Shriram House", No. 31,

Old No. 192, 2nd Main Road,

T. Chowdaiah Road, Sadashivanagar,

Bengaluru-560 080

SUBJECT: Title report for all that piece and parcel of the land bearing Survey No. 199 measuring 2 Acres 21 Guntas and Survey No. 202 measuring 1 Acre 23 Guntas, duly converted vide Official Memorandum dated 06.01.2005, bearing No. ALN.SR(A)511/2004-05, issued in the office of the Assistant Commissioner, Bengaluru South Sub-Division, Bengaluru, situated at Madiwala Village, Kasaba Hobli, Anekal Taluk and Bengaluru District. The present owner of the Schedule Property is M/s. Shriram Properties Limited, duly represented by its Authorised Signatory, Mr. Krishna Veeraraghavan.

I. SCHEDULE PROPERTY:

Item No. I Property:

All that piece and parcel of the property bearing V.P. Khata No. 2530/202/01 and E-Khata No. 150200101800602272 (Old Property No. 1), measuring 1,696.63 Sq. Mts (18,262.53 Sq. Ft), or 16.77 Guntas, formed in Survey No. 202 (measuring 1 Acre 23 Guntas), situated at Madiwala Village, Kasaba Hobli, Anekal Taluk and Bengaluru District, and bounded on:

East by	: Property No. 2 belonging to Girish D. Revankar,
West by	: Government Road,
North by	: Common Passage & Government Pond and Private Property,
South by	: Private Property.

Item No. II Property:

All that piece and parcel of the property bearing V.P. Khata No. 2529/202/01 and E-Khata No. 150200101800602271 (Old Property No. 2) measuring 2023.42 Sq. Mts (21,779.98 Sq. Ft) or 20 Guntas, formed in Survey No. 202 (measuring 1 Acre 23 Guntas), situated at Madiwala Village, Kasaba Hobli, Anekal Taluk and Bengaluru District, and bounded on:

East by	: Property No. 3 belonging to R.C. Pillai and M. Amminikutty Amma,
West by	: Property No.1 belonging to Shobha Kamalakar Shet,
North by	: Government Pond and Private Property,
South by	: Private Property.

Item No. III Property:

All that piece and parcel of the property bearing V.P. Khata No. 2531/202/03 and E-Khata No. 150200101800602273 (Old Property No. 3) measuring 1011.71 Sq. Mts (10,890.04 Sq. Ft) or 10 Guntas formed in Survey No. 202 (measuring 1 Acre 23 Guntas), situated at Madiwala Village, Kasaba Hobli, Anekal Taluk and Bengaluru District and bounded on:

East by	: Property No. 4 belonging to Arun Chandran and Madhu Ramaswamy,
West by	: Property No.2 belonging to Girish. D. Revankar,
North by	: Common Passage & Government Pond and Private Property,
South by	: Private Property.

Item No. IV Property:

All that piece and parcel of the property bearing V.P. Khata No. 2532/202/04 and E-Khata No. 150200101800602274 (Old Property No. 4) measuring 2023.42 Sq. Mts (21,779.98 Sq. Ft) or 20 Guntas formed in Survey No. 202 (measuring 1 Acre 23 Guntas) and Survey No. 199 (measuring 2 Acres 21 Guntas), situated at Madiwala Village, Kasaba Hobli, Anekal Taluk and Bengaluru District, and bounded on:

East by	: Property No. 5 belonging to Amal Kumar Appukuttan Pillai and Dr. Ruchika Jindal,
West by	: Property No.3 belonging to R.C. Pillai,

North by	: Common Passage & Government Pond and Private Property,
South by	: Private Property.

Item No. V Property:

All that piece and parcel of the property bearing V.P. Khata No. 2533/199/05 and E-Khata No.150200101800602275 (Old Property No. 5) measuring 1011.71 Sq. Mts (10,890.04 Sq. Ft) or 10 Guntas formed in Survey No. 199 (measuring 2 Acres 21 Guntas), Bengaluru, situated at Madiwala Village, Kasaba Hobli, Anekal Taluk and Bengaluru District and bounded on:

East by	: Property No. 6 belonging to Anju Seetha Pillai and Appukuttan Pillai R,
West by	: Property No.4 belonging to Arun Chandran and Madhu Ramaswamy,
North by	: Common Passage and Private Property,
South by	: Private Property.

Item No. VI Property:

All that piece and parcel of the property bearing V.P. Khata No. 2534/199/06 and E-Khata No. 150200101800602276 (Old Property No. 6) measuring 1011.71 Sq. Mts (10,890.04 Sq. Ft) or 10 Guntas formed in Survey No. 199 (measuring 2 Acres 21 Guntas), situated at Madiwala Village, Kasaba Hobli, Anekal Taluk and Bengaluru District, and bounded on:

East by	: Property No.7 belonging to Laila Prasanna Kumar,
West by	: Property No.5 belonging to Amal Kumar Pillai and Dr. Ruchika Jindal,
North by	: Common Passage and Private Property,
South by	: Private Property.

Item No. VII Property:

All that piece and parcel of the property bearing V.P. Khata No. 2535/199/7 and E-Khata No. 150200101800602277 (Old Property No. 7) measuring 1011.71 Sq. Mts (10,890.04 Sq. Ft) or 10 Guntas formed in Survey No. 199 (measuring 2 Acres 21 Guntas), situated at Madiwala Village, Kasaba Hobli, Anekal Taluk and Bengaluru District and bounded on:

East by	: Property No.8 belonging to Jaya R Nair;
West by	: Property No.6 belonging to Amal Kumar. A and Ruchika Jindal,
North by	: Common Passage and Private Property,
South by	: Private Property.

Item No. VIII Property:

All that piece and parcel of the Property bearing V.P. Khata No. 2536/199/8 and E-Khata No. 150200101800602278 (Old Property No. 8) measuring 1011.70 Sq. Mts (10,889.93 Sq. Ft) or 10 Guntas formed in Survey No. 199 (measuring 2 Acres 21 Guntas), situated at Madiwala Village, Kasaba Hobli, Anekal Taluk and Bengaluru District and bounded on:

East by	: Property No. 9 belonging to Arun Kumar Tyagi;
West by	: Property No.7 belonging to Laila Prasanna Kumar;
North by	: Common Passage and Private Property; and
South by	: Private Property.

Item No. IX Property:

All that piece and parcel of the Property bearing V.P. Khata No. 2537/199/9 and E-Khata No. 150200101800602279 (Old Property No. 9) measuring 1011.70 Sq. Mts (10,889.93 Sq. Ft) or 10 Guntas formed in Survey No. 199 (measuring 2 Acres 21 Guntas), situated at Madiwala Village, Kasaba Hobli, Anekal Taluk and Bengaluru District and bounded on:

East by	: Property No.10 belonging to R. Rangabhaashyam,
West by	: Property No.8 belonging to Jaya. R. Nair,
North by	: Common Passage and Private Property,
South by	: Private Property.

Item No. X Property:

All that piece and parcel of the Property bearing V.P. Khata No. 2538/199/10 and E-Khata No. 150200101800602280 (Old Property No. 10), measuring 1011.70 Sq. Mts (10,889.93 Sq. Ft) or 10 Guntas formed in Survey No. 199 (measuring 2 Acres 21 Guntas), situated at Madiwala Village, Kasaba Hobli, Anekal Taluk and Bengaluru District and bounded on:

East by	: Property No.11 belonging to K. Bhaskaran,
West by	: Property No.9 belonging to Arun Kumar Tyagi,
North by	: Common Passage and Private Property,
South by	: Private Property.

Item No. XI Property:

All that piece and parcel of the Property bearing V.P. Khata No. 2539/199/11 and E-Khata No. 150200101800602281 (Old Property No. 11) measuring 1011.71 Sq. Mts (10,890.04 Sq. Ft) or 10 Guntas formed in Survey No. 199 (measuring 2 Acres 21 Guntas), situated at Madiwala Village, Kasaba Hobli, Anekal Taluk and Bengaluru District and bounded on:

East by	: Property No.12 belonging to Bhuvanish Sadanand Sheth,
West by	: Property No.10 belonging to R. Rangabhaashyam,
North by	: Common Passage and Private Property,
South by	: Private Property.

Item No. XII Property:

All that piece and parcel of the Property bearing V.P. Khata No. 2540/199/12 and E-Khata No. 150200101800602282 (Old Property No. 12) measuring 1011.70 Sq. Mts (10,889.93 Sq. Ft) or 10 Guntas formed in Survey No. 199 (measuring 2 Acres 21 Guntas), situated at Madiwala Village, Kasaba Hobli, Anekal Taluk and Bengaluru District and bounded on:

East by	: Property No. 13 belonging to S. Ramesh Babu,
West by	: Property No.11 belonging to K. Bhaskaran,
North by	: Common Passage and Private Property,
South by	: Private Property.

Item No. XIII Property:

All that piece and parcel of the property bearing V.P. Khata No. 2528/199/13 and E-Khata No. 1502001018006023726 (Old Property No. 13), measuring 1416.39 Sq. Mts (15,246.022 Sq. Ft) or 14 Guntas formed in Survey No. 199 (measuring 2 Acres 21 Guntas), situated at Madiwala Village, Kasaba Hobli, Anekal Taluk and Bengaluru District and bounded on:

East by	: Icchangoval,
West by	: Property No.12 belonging to Bhuvanish Sadanand Sheth,
North by	: Common Passage and Private Property,
South by	: Private Property.

The Survey No.199, measuring 1 Acre 23 Guntas and 202, measuring 2 Acres 21 Guntas, has been duly converted for residential purpose vide Official Memorandum dated 06.01.2005, bearing No. ALN.SR(A)511/2004-05, issued in the office of the Deputy Commissioner, Bengaluru South Sub-Division, Bengaluru.

II. DOCUMENTS FURNISHED FOR OPINION:

SL. NO.	DOCUMENT DESCRIPTION
1.	Partition Deed dated 26.09.1974, effected amongst (i) Mr. Sidda Reddy, son of Mr. Munishami Reddy, (ii) Mr. Narayana Reddy, son of Mr. Muni Reddy, registered as Document No. 2152/1974-75, Book-I, Volume No. 1221, at pages 74 to 81, in the office of the Sub-Registrar, Anekal, Bengaluru.
2.	Panchayathi Parikath or Memorandum of Oral Partition dated 27.05.1991, effected amongst (i) Mr. Sidda Reddy, his sons Mr. S. Munishami Reddy, (ii) Mr. Jayarama Reddy.
3.	Death Certificate of Late. Sidda Reddy.
4.	Family Tree of Late. Sidda Reddy, issued by the Village Accountant, Madivala Panchayati, Anekal Taluk.
5.	Inheritance Register Certificate bearing No. 49/1995-96.
6.	Official Memorandum dated 06.01.2005, bearing No. ALN.SR(A)511/2004-05, issued by the Assistant Commissioner, Bengaluru South Sub-Division, Bengaluru, in the name of Mr. S. Muniswami Reddy, son of Late. Sidda Reddy, with regard to Survey No.199 measuring 2 Acres 21 Guntas and Survey No.202 measuring 1 Acre 23 Guntas.
7.	Mutation Register Extract bearing No. 21/2004-05, issued by the Secretary, Anekal.
ITEM NO. I:	
8.	Sale Deed dated 31.01.2005, executed by, (i) Mr. S. Munishami Reddy @ S.Muniswamy Reddy, son of Late. Sidda Reddy, (ii) Ms. M. Shruthi, daughter of Mr. S. Munniswamy Reddy, (iii) Mr. M. Keerthi, son of Mr. S.

	Munniswamy Reddy, (i) & (ii) being minors represented by their father S. Munniswamy Reddy, in favour of, Mr. Girish. D. Revankar, son of Mr. Dattatreya Atmaram Revankar, represented by his Attorney Holder Mr. Dattatreya Atmaram Revankar, registered as Document No.ANK-1-23733-2004-05, Book-I, stored in CD No.ANKD49, in the office of the Sub-Registrar, Anekal, Bengaluru Rural District, with regard to Survey No.202 measuring 20 Guntas.
9.	Special Power of Attorney dated 02.07.2022, executed by, Mrs. Preeti Revankar, wife of Mr. Girish. D. Revankar, in favour of, Mr. Kamalakar. M. Shet, son of Mr. Manjunath Sheshagiri Shet, registered as Document No.JGN-4-00056-2022-23, Book-I, stored in CD No.JGND1407, in the office of the Sub-Registrar, Basavanagudi (Jigani), with regard to Survey No.202 measuring 20 Guntas.
10.	Gift Deed dated 01.07.2022, registered as on 02.07.2022, executed by, Mr. Girish. D. Revankar, son of Mr. Dattatreya Atmaram Revankar, in favour of, Mrs. Preeti Revankar, wife of Mr. Girish. D. Revankar, registered as Document No.JGN-1-03163-2022-23, Book-I, stored in CD No.JGND1407, in the office of the Sub-Registrar, Basavanagudi (Jigani), with regard to Survey No. 202, measuring 20 Guntas.
11.	Gift Deed dated 01.09.2023, registered as on 18.10.2023, executed by, Mrs. Preeti Revankar, wife of Mr. Girish. D. Revankar, represented by her SPA Holder, Mr. Kamalakar. M. Shet, in favour of, Mrs. Shobha Kamalakar Shet, wife of Mr. Kamalakar Shet, registered as Document No.BSG-1-07052-2023-24, Book-I, in the office of the Sub-Registrar, Basavanagudi (Jigani), with regard to Survey No. 202, measuring 20 Guntas.
12.	E-swathu dated 10.01.2024, bearing V.P. Khata No. 2530/202/01 and E-Khata No. 150200101800602272, measuring 2023.41 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of Mrs. Shobha Kamalakar Shet, wife of Mr. Kamalakar Shet.
13.	Tax paid receipt for the year 2023-24.
14.	Sketch of the land to be acquired for National Highway No. 844, issued by the Land Surveyor, in the office of the National Highways Authority of India, Bengaluru.

ITEM NO. II:

15.	Sale Deed dated 31.01.2005, executed by, (i) Mr. S. Munishami Reddy @ S.Muniswamy Reddy, son of Late. Sidda Reddy, (ii) Ms. M. Shruthi, daughter of Mr. S. Munniswamy Reddy, (iii) Mr. M. Keerthi, son of Mr. S. Munniswamy Reddy, (i) & (ii) being minors represented by their father Mr. S. Munniswamy Reddy, in favour of, Mr. Girish. D. Revankar, son of Mr. Dattatreya Atmaram Revankar, represented by his Attorney Holder Mr. Dattatreya Atmaram Revankar, registered as Document No. ANKL.S.R/D.23734/2004-05, Book-I, in the office of the Sub-Registrar, Anekal, with regard to Survey No.202 measuring 20 Guntas.
16.	E-swathu dated 20.11.2023, bearing V.P. Khata No. 2529/202/02 and E-Khata No. 150200101800602271, measuring 2023.42 Sq. Mts., in the name of Mr. Girish. D. Revankar, son of Mr. Dattatreya Atmaram Revankar.
ITEM NO. III:	
17.	Sale Deed dated 31.01.2005, executed by, (i) Mr. S. Munishami Reddy @ S.Muniswamy Reddy, son of Late. Sidda Reddy, (ii) Ms. M. Shruthi, daughter of Mr. S. Munniswamy Reddy, (iii) Mr. M. Keerthi, son of Mr. S. Munniswamy Reddy, (i) & (ii) being minors represented by their father Mr. S. Munniswamy Reddy, in favour of, (i) Mr. R.C.Pillai, son of Mr. Raman Pillai, (ii) Mrs. M. Amminikutty Amma, wife of Mr. R.C. Pillai, registered as Document No.ANK-1-23783-2004-05, Book-I, stored in CD No.ANKD49, in the office of the Sub-Registrar, Anekal, Bengaluru Rural District, with regard to Survey No.202 measuring 10 Guntas.
18.	E-swathu dated 14.04.2024, bearing V.P. Khata No. 2531/202/03 and E-Khata No. 150200101800602273, measuring 1011.71 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of Mr. R.C.Pillai, son of Mr. Raman Pillai.
19.	Tax paid receipt for the year 2023-24.
20.	Death Certificate of Amminikutty Amma M, issued by Registrar of Births and Deaths, Kollam Municipal Corporation, Government of Kerala. (Date of Death: 14.02.2024)
21.	Family Membership Certificate of Mr. R.C. Pillai, issued by the Kollan West Village Office, Government of Kerala.
ITEM NO. IV:	

22.	Notarized General Power of Attorney executed by (i) Mr. Arun Chandran, son of Mr. R.C.Pillai, (ii) Mrs. Madhu Ramaswamy, wife of Mr. Arun Chandran, in favour of, Mr. R.C. Pillai, son of Mr. Raman Pillai.
23.	Sale Deed dated 31.01.2005, executed by, (i) Mr. S. Munishami Reddy @ S.Muniswamy Reddy, son of Late. Sidda Reddy, (ii) Ms. M. Shruthi, daughter of Mr. S. Munniswamy Reddy, (iii) Mr. M. Keerthi, son of Mr. S. Munniswamy Reddy, (i) & (ii) being minors represented by their father Mr. S. Munniswamy Reddy, in favour of, (i) Mr. Arun Chandran, son of Mr. R.C.Pillai, (ii) Mrs. Madhu Ramaswamy, wife of Mr. Arun Chandran, (i) & (ii) represented by its Attorney Holder, Mr. P. Ramaswamy, registered as Document No.ANK-1-23785-2004-05, Book-I, stored in CD No.ANKD49, in the office of the Sub-Registrar, Anekal, with regard to Survey No.199 measuring 7 Guntas and Survey No.202 measuring 13 Guntas.
24.	E-swathu dated 21.04.2023, bearing V.P. Khata No. 2532/202/04 and E-Khata No. 150200101800602274, measuring 2023.42 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of (i) Mr. Arun Chandran, son of R.C.Pillai, (ii) Mrs. Madhu Ramaswamy, wife of Arun Chandran.
25.	Tax paid receipt for the year 2023-24.
ITEM NO. V:	
26.	Sale Deed dated 31.01.2005, executed by, (i) Mr. S. Munishami Reddy @ S.Muniswamy Reddy, son of Late. Sidda Reddy, (ii) Ms. M. Shruthi, daughter of Mr. S. Munniswamy Reddy, (iii) Mr. M. Keerthi, son of Mr. S. Munniswamy Reddy, (i) & (ii) being minors represented by their father Mr. S. Munniswamy Reddy, in favour of, (i) Mr. Amal Kumar A Pillai, son of Mr. R. Appukuttan Pillai, (ii) Mrs. Ruchika Jindal, wife of Mr. Amal Kumar A Pillai, registered as Document No.ANK-1-23786-2004-05, Book-I, stored in CD No.ANKD49, in the office of the Sub-Registrar, Anekal, with regard to Survey No.199 measuring 10 Guntas.
27.	E-swathu dated 21.04.2023, bearing V.P. Khata No. 2533/199/05 and E-Khata No.150200101800602275, measuring 2023.42 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of (i) Mr. Amal Kumar A Pillai, son of Mr. R. Appukuttan Pillai, (ii) Mrs. Ruchika Jindal, wife of Mr. Amal Kumar A Pillai.

28.	Tax paid receipt for the year 2023-24.
ITEM NO. VI:	
29.	Sale Deed dated 31.01.2005, executed by, (i) Mr. S. Munishami Reddy @ S.Muniswamy Reddy, son of Late. Sidda Reddy, (ii) Ms. M. Shruthi, daughter of Mr. S. Munniswamy Reddy, (iii) Mr. M. Keerthi, son of Mr. S. Munniswamy Reddy, (i) & (ii) being minors represented by their father Mr. S. Munniswamy Reddy, in favour of, (i) Ms. Anju Seetha Pillai, daughter of Mr. R. Appukuttan Pillai, (ii) Mr. R. Appukuttan Pillai, son of Mr. Raghavan Pillai, registered as Document No.ANK-1-23791-2004-05, Book-I, stored in CD No.ANKD49, in the office of the Sub-Registrar, Anekal, with regard to Survey No.199 measuring 10 Guntas.
30.	E-swathu dated 21.04.2023, bearing V.P. Khata No. 2534/199/06 and E-Khata No.150200101800602276, measuring 1011.71 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of (i) Ms. Anju Seetha Pillai, daughter of Mr. R. Appukuttan Pillai, (ii) Mr. R. Appukuttan Pillai, son of Mr. Raghavan Pillai.
31.	Tax paid receipt for the year 2023-24.
ITEM NO. VII:	
32.	Sale Deed dated 31.01.2005, executed by, (i) Mr. S. Munishami Reddy @ S.Muniswamy Reddy, son of Late. Sidda Reddy, (ii) Ms. M. Shruthi, daughter of Mr. S. Munniswamy Reddy, (iii) Mr. M. Keerthi, son of Mr. S. Munniswamy Reddy, (i) & (ii) being minors represented by their father Mr. S. Munniswamy Reddy, in favour of, Mrs. Laila Prasanna Kumar, wife of Mr. Prasanna Kumar, registered as Document No.ANK-1-23794-2004-05, Book-I, stored in CD No.ANKD49, in the office of the Sub-Registrar, Anekal, with regard to Survey No.199 measuring 10 Guntas.
33.	E-swathu dated 17.05.2023, bearing V.P. Khata No. 2535/199/7 and E-Khata No.150200101800602277, measuring 1011.71 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of Mrs. Laila Prasanna Kumar, wife of Mr. Prasanna Kumar.
34.	Tax paid receipt for the year 2023-24.
ITEM NO. VIII:	

35.	Sale Deed dated 31.01.2005, executed by, (i) Mr. S. Munishami Reddy @ S.Muniswamy Reddy, son of Late. Sidda Reddy, (ii) Ms. M. Shruthi, daughter of Mr. S. Munniswamy Reddy, (iii) Mr. M. Keerthi, son of Mr. S. Munniswamy Reddy, (i) & (ii) being minors represented by their father Mr. S. Munniswamy Reddy, in favour of, Mrs. Jaya. R. Nair, wife of Mr. V. Ravindran Nair, registered as Document No.ANK-1-23787-2004-05, Book-I, stored in CD No.ANKD49, in the office of the Sub-Registrar, Anekal, with regard to Survey No.199 measuring 10 Guntas.
36.	E-swathu dated 05.01.2023, bearing V.P. Khata No. 2536/199/8 and E-Khata No.150200101800602278, measuring 1011.70 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of Mrs. Jaya. R. Nair, wife of Mr. V. Ravindran Nair.
37.	Tax paid receipt for the year 2023-24.
ITEM NO. IX:	
38.	Sale Deed dated 31.01.2005, executed by, (i) Mr. S. Munishami Reddy @ S.Muniswamy Reddy, son of Late. Sidda Reddy, (ii) Ms. M. Shruthi, daughter of Mr. S. Munniswamy Reddy, (iii) Mr. M. Keerthi, son of Mr. S. Munniswamy Reddy, (i) & (ii) being minors represented by their father Mr. S. Munniswamy Reddy, in favour of, Mr. Arun Kumar Tyagi, son of Mr. Suresh Singh Tyagi, registered as Document No.ANK-1-23790-2004-05, Book-I, stored in CD No.ANKD49, in the office of the Sub-Registrar, Anekal, with regard to Survey No.199 measuring 10 Guntas.
39.	E-swathu dated 05.01.2023, bearing V.P. Khata No. 2537/199/9 and E-Khata No. 150200101800602279, measuring 1011.70 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of Mr. Arun Kumar Tyagi, son of Mr. Suresh Singh Tyagi.
40.	Tax paid receipt for the year 2023-24.
ITEM NO. X:	
41.	Sale Deed dated 31.01.2005, executed by, (i) Mr. S. Munishami Reddy @ S.Muniswamy Reddy, son of Late. Sidda Reddy, (ii) Ms. M. Shruthi, daughter of Mr. S. Munniswamy Reddy, (iii) Mr. M. Keerthi, son of Mr. S. Munniswamy Reddy, (i) & (ii) being minors represented by their father Mr. S. Munniswamy Reddy, in favour of, Mr. R. Rangabaashyam, son of Late. V. Rajagopal Naidu, registered as Document No.ANK-1-23795-2004-05,

	Book-I, stored in CD No.ANKD49, in the office of the Sub-Registrar, Anekal, with regard to Survey No.199 measuring 10 Guntas.
42.	E-swathu dated 30.08.2023, bearing V.P. Khata No. 2538/199/10 and E-Khata No. 150200101800602280, measuring 1011.70 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of Mr. R. Rangabaashyam, son of Late. V. Rajagopal Naidu.
43.	Tax paid receipt for the year 2023-24.
ITEM NO. XI:	
44.	Sale Deed dated 31.01.2005, executed by, (i) Mr. S. Munishami Reddy @ S.Muniswamy Reddy, son of Late. Sidda Reddy, (ii) Ms. M. Shruthi, daughter of Mr. S. Munniswamy Reddy, (iii) Mr. M. Keerthi, son of Mr. S. Munniswamy Reddy, (i) & (ii) being minors represented by their father Mr. S. Munniswamy Reddy, in favour of, Mr. K. Bhaskaran, son of Mr. P.U.Kannan, registered as Document No.ANK-1-23793-2004-05, Book-I, stored in CD No.ANKD49, in the office of the Sub-Registrar, Anekal, with regard to Survey No.199 measuring 10 Guntas.
45.	Gift Deed dated 13.02.2024, executed by, Mr. K. Bhaskaran, son of Mr. P.V. Kannan, in favour of, Mr. Bharath Kumar Bhaskar Kizhur, son of Mr. K. Bhaskaran, registered as Document No. BSG-1-10378/2023-24, Book-I, in the office of the Sub-Registrar, Basavagudi, with regard to Survey No. 199 measuring 10 Guntas.
46.	E-swathu dated 14.05.2024, bearing V.P. Khata No. 2539/199/11 and E-Khata No.150200101800602281, measuring 1011.71 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of Mr. Bharath Kumar Bhaskar Kizhur, son of Mr. K. Bhaskaran.
47.	Tax paid receipt for the year 2023-24.
ITEM NO. XII:	
48.	Sale Deed dated 31.01.2005, executed by, (i) Mr. S. Munishami Reddy @ S.Muniswamy Reddy, son of Late. Sidda Reddy, (ii) Ms. M. Shruthi, daughter of Mr. S. Munniswamy Reddy, (iii) Mr. M. Keerthi, son of Mr. S. Munniswamy Reddy, (i) & (ii) being minors represented by their father Mr. S. Munniswamy Reddy, in favour of, Mr. Bhuvanish Sadanand Sheth, son of Mr. Sadanand Sheth, registered as Document No.ANK-1-23788-2004-05,

	Book-I, stored in CD No.ANKD49, in the office of the Sub-Registrar, Anekal, with regard to Survey No.199 measuring 10 Guntas.
49.	E-swathu dated 20.11.2023, bearing V.P. Khata No. 2540/199/12 and E-Khata No. 150200101800602282, measuring 1011.70 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of Mr. Bhuvanish Sadanand Sheth, son of Mr. Sadanand Sheth.
50.	Tax paid receipt for the year 2023-24.
ITEM NO. XIII:	
51.	Sale Deed dated 31.01.2005, executed by, (i) Mr. S. Munishami Reddy @ S.Muniswamy Reddy, son of Late. Sidda Reddy, (ii) Ms. M. Shruthi, daughter of Mr. S. Munniswamy Reddy, (iii) Mr. M. Keerthi, son of Mr. S. Munniswamy Reddy, (i) & (ii) being minors represented by their father Mr. S. Munniswamy Reddy, in favour of, (i) Mr. S. Ramesh Babu, son of Mr. Sreedharan Kartha, (ii) Mrs. V. Renuka, wife of Mr. S. Ramesh Babu, registered as Document No.ANK-1-23789-2004-05, Book-I, stored in CD No.ANKD49, in the office of the Sub-Registrar, Anekal, with regard to Survey No.199 measuring 14 Guntas.
52.	E-swathu dated 30.08.2022, bearing V.P. Khata No. 2528/199/13 and E-Khata No. 1502001018006023726, measuring 1416.39 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of (i) Mr. S. Ramesh Babu, son of Mr. Sreedharan Kartha, (ii) Mrs. V. Renuka, wife of Mrs. S. Ramesh Babu.
53.	Tax paid receipt for the year 2023-24.
COMMON DOCUMENTS:	
54.	Absolute Sale Deed dated 29.04.2024, executed by, (i) Mrs. Shobha Kamalakar Shet, wife of Mr. Kamalakar M Shet, (ii) Mr. Girish. D. Revankar, son of Mr. Dattatray Atmaram Revankar, (iii) Mr. R.C. Pillai, son of Mr. Krishna Raman Pillai, (iv) Mr. Anish Chandran, son of Mr. R.C. Pillai, (v) Mr. Arun Chandran, son of Mr. R.C. Pillai, duly represented by his POA Holder Mr. R.C. Pillai, (vi) Mrs. Madhu Ramaswamy, wife of Mr. Arun Chandran, duly represented by her POA Holder Mrs. Madakashira Ramaswamy Rajamanibai, (vii) Mr. Amal Kumar Appukuttan Pillai, son of Mr. R. Appukuttan Pillai, (viii) Mrs. (Dr.). Ruchika Jindal, wife of Mr. Amal Kumar. Appukuttan Pillai, (ix) Mr. Appukuttan Pillai, son of Mr.

	<p>Raghavan Pillai, (x) Mrs. Anju Seetha Pillai, daughter of Mr. R. Appukuttan Pillai, (xi) Mrs. Laila Prasanna Kumar Alias Laila Prasanna Kumaran, wife of Mr. Prasanna Kumaran, duly represented by her POA Holder Mr. Naryanan Prasanna Kumaran, (x) Mrs. Jaya. R. Nair, wife of Mr. V. Ravindran Nair, (xi) Mr. Arun Kumar Tyagi, son of Mr. Suresh Singh Tyagi, (xii) Mr. Rangabaashyam. R, son of Late. V. Rajagopal Naidu, (xiii) Mr. Bharath Kumar Bhaskar Kizhur, son of Mr. K. Bhaskaran, (xiv) Mr. Bhuvanish Sadanand Sheth, son of Mr. Sadanand Sheth, duly represented by his SPA Holder Mr. Sudhakar .V., (xv) Mr. Ramesh Babu. S, son of Mr. Sreedharan Babu, (xvi) Mrs. V. Renuka, wife of Mr. S. Ramesh Babu, in favour of, M/s. Shriram Properties Limited, duly represented by its Authorized Signatory, Mr. Krishna Veeraraghavan, registered as Document No. BSK-1-01346-2024-25, Book-I, in the office of the Sub-Registrar, Basavanagudi (Banshankari).</p>
55.	<p>E-swathu dated 26.07.2024, bearing V.P. Khata No. 2530/202/01 and E-Khata No. 150200101800602272, measuring 2023.41 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of M/s. Shriram Properties Limited, duly represented by its Authorized Signatory, Mr. Krishna Veeraraghavan.</p>
56.	<p>E-swathu dated 26.07.2024, bearing V.P. Khata No. 2529/202/02 and E-Khata No. 150200101800602271, measuring 2023.42 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of M/s. Shriram Properties Limited, duly represented by its Authorized Signatory, Mr. Krishna Veeraraghavan.</p>
57.	<p>E-swathu dated 26.07.2024, bearing V.P. Khata No. 2531/202/3 and E-Khata No. 150200101800602273, measuring 1011.71 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of M/s. Shriram Properties Limited, duly represented by its Authorized Signatory, Mr. Krishna Veeraraghavan.</p>
58.	<p>E-swathu dated 26.07.2024, bearing V.P. Khata No. 2532/202/4 and E-Khata No. 150200101800602274, measuring 2023.42 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of M/s. Shriram</p>

	Properties Limited, duly represented by its Authorized Signatory, Mr. Krishna Veeraraghavan.
59.	E-swathu dated 26.07.2024, bearing V.P. Khata No. 2533/199/5 and E-Khata No.150200101800602275, measuring 2023.42 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of M/s. Shriram Properties Limited, duly represented by its Authorized Signatory, Mr. Krishna Veeraraghavan.
60.	E-swathu dated 26.07.2024, bearing V.P. Khata No. 2534/199/6 and E-Khata No.150200101800602276, measuring 1011.71 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of M/s. Shriram Properties Limited, duly represented by its Authorized Signatory, Mr. Krishna Veeraraghavan.
61.	E-swathu dated 26.07.2024, bearing V.P. Khata No. 2535/199/7 and E-Khata No.150200101800602277, measuring 1011.71 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of M/s. Shriram Properties Limited, duly represented by its Authorized Signatory, Mr. Krishna Veeraraghavan.
62.	E-swathu dated 26.07.2024, bearing V.P. Khata No. 2536/199/8 and E-Khata No.150200101800602278, measuring 1011.70 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of M/s. Shriram Properties Limited, duly represented by its Authorized Signatory, Mr. Krishna Veeraraghavan.
63.	E-swathu dated 26.07.2024, bearing V.P. Khata No. 2537/199/9 and E-Khata No. 150200101800602279, measuring 1011.70 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of M/s. Shriram Properties Limited, duly represented by its Authorized Signatory, Mr. Krishna Veeraraghavan.
64.	E-swathu dated 26.07.2024, bearing V.P. Khata No. 2538/199/10 and E-Khata No. 150200101800602280, measuring 1011.70 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of M/s. Shriram

	Properties Limited, duly represented by its Authorized Signatory, Mr. Krishna Veeraraghavan.
65.	E-swathu dated 26.07.2024, bearing V.P. Khata No. 2539/199/11 and E-Khata No.150200101800602281, measuring 1011.71 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of M/s. Shriram Properties Limited, duly represented by its Authorized Signatory, Mr. Krishna Veeraraghavan.
66.	E-swathu dated 26.07.2024, bearing V.P. Khata No. 2540/199/12 and E-Khata No. 150200101800602282, measuring 1011.70 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of M/s. Shriram Properties Limited, duly represented by its Authorized Signatory, Mr. Krishna Veeraraghavan.
67.	E-swathu dated 26.07.2024, bearing V.P. Khata No. 2528/199/13 and E-Khata No. 1502001018006023726, measuring 1416.39 Sq. Mts., issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District, in the name of M/s. Shriram Properties Limited, duly represented by its Authorized Signatory, Mr. Krishna Veeraraghavan
68.	Record of Rights, Tenancy and Crops (Pahani) for the year from 1969-70 to 1973-74, 1979-80 to 1999-00, 2000-01 to 2023-24, with regard to Survey No. 199, measuring 5 Acres 02 Guntas.
69.	Record of Rights, Tenancy and Crops (Pahani) for the year from 1969-70 to 1973-74, 1979-80 to 1999-00, 2000-01 to 2023-24, with regard to Survey No. 202, measuring 3 Acres 10 Guntas.
70.	Encumbrance Certificate for the period from 01.04.1950 to 31.03.2004, with regard to Survey No. 199 and Survey No. 202, issued in the office of the Sub-Registrar, Anekal.
71.	Nil Encumbrance Certificate for the period from 01.04.1991 to 10.11.2004, issued by the Sub-Registrar, Anekal, with regard to Survey No.199 measuring 2 Acres 21 Guntas and Survey No. 202 measuring 1 Acre 23 Guntas.
72.	Encumbrance Certificate for the period from 01.04.2004 to 11.05.2024, with regard to Survey No. 199, issued in the office of the Sub-Registrar, Anekal.

73.	Encumbrance Certificate for the period from 01.04.2004 to 11.05.2024, with regard to Survey No. 202, issued in the office of the Sub-Registrar, Anekal.
74.	Endorsement dated 17.12.2004, bearing No. LRF/CR/350/2004-05, issued by the Special Tahasildar, Anekal Taluk, Anekal, with respect to Survey No. 199 measuring 2 Acres 21 Guntas and Survey No. 202 measuring 1 Acre 23 Guntas.
75.	Endorsement dated 22.02.2024, bearing No. PTCL (A)/ CR: 936/2023-24, issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru.
76.	Endorsement dated 20.02.2024, issued in the office of the Tahasildar, Anekal Taluk, Anekal, stating non-availability of Index of Land and Record of Rights, with respect to Survey No. 199 and Survey No. 202.
77.	Endorsement issued by the Special Tahasildar, Anekal Taluk, Anekal, stating non-availability of Mutation Register Extract bearing No. 7/1986-87, with respect to Survey No. 199.
78.	Endorsement issued by the Special Tahasildar, Anekal Taluk, Anekal, stating non-availability of Mutation Register Extract bearing No. 7/1986-87, with respect to Survey No. 202.
79.	Endorsement dated 16.05.2024, bearing No. ADLR/ANK/SS0990009790608/611, issued in the office of Assistant Director of Land Records, Anekal Taluk, Anekal, Bengaluru District, stating the unavailability Akarbandh, with regard to with regard to Survey No. 199 and Survey No. 202.
80.	Tippanni, with regard to Survey No.199.
81.	Tippanni, with regard to Survey No.202.
82.	Latest Khata and Tax paid receipts.
83.	Village Map of Madiwala.

All the copies of the deed and documents referred to us are returned herewith.

III. TRACING OF THE TITLE:

Upon perusal of the documents furnished to us we note the following:

1. All that land bearing Survey No. 199 measuring 2 Acres 21 Guntas and Survey No. 202 measuring 1 Acre 23 Guntas, both situated at Madiwala Village, Kasaba Hobli, Anekal Taluk and Bengaluru District, was originally owned by one Mr. Sidda Reddy, son of Mr. Muni Reddy, who had acquired the same under a Partition Deed

dated 26.09.1974, registered as Document No. 2152/1974-75 of Book-I, in Volume No. 1221, at pages 74 to 81, in the office of the Sub-Registrar, Anekal, Bengaluru, effected amongst Mr. Sidda Reddy, son of Mr. Munishami Reddy and Mr. Narayana Reddy, son of Mr. Muni Reddy.

2. Pursuant to the aforementioned Partition Deed, a Panchayathi Parikath or Memorandum of Oral Partition was effected amongst Mr. Sidda Reddy, his sons Mr. S. Munishami Reddy and Mr. Jayarama Reddy on 27.05.1991, under the said partition a portion of the land measuring 1 Acre in Survey No. 202, was retained by Mr. Sidda Reddy and remaining portion of the land in the Survey No. 202 along with the Survey No. 199, measuring 2 Acres 21 Guntas was allotted to the share of Mr. S. Munishami Reddy.
3. Following the demise of Mr. Sidda Reddy, the khatha with respect to the Survey No. 199 measuring 2 Acres 21 Guntas and the Survey No. 202 measuring 1 Acre 23 Guntas were mutated in the name of his son, Mr. S. Munishami Reddy, in the revenue records under the Inheritance Register Certificate bearing No. 49/1995-96.
4. The Survey No. 199 measuring 2 Acres 21 Guntas and the Survey No. 202 measuring 1 Acre 23 Guntas, were duly converted for residential purpose vide an Official Memorandum dated 06.01.2005, bearing No. ALN.SR(A)511/2004-05, issued in the office of the Assistant Commissioner, Bengaluru South Sub-Division, Bengaluru. The same was recorded in the Mutation Register Extract bearing No. 21/2004-05.
5. Thereafter, the undeveloped converted land bearing Survey No. 199 measuring 2 Acres 21 Guntas and the Survey No. 202 measuring 1 Acre 23 Guntas, were assigned with new property numbers as Property No.1 to 13, which are more fully detailed the Item No. I to XIII of the Schedule and hereinafter referred to as the Item No. I to XIII Property.
6. Mr. S. Munishami Reddy, son of Late. Sidda Reddy along with his children M. under Shruthi and M. Keerthi, conveyed the Property No.1, formed in Survey No. 202, measuring 20 Guntas, in favour of Mr. Girish Revankar, son of Mr. Dattatreya Atmaram Revankar vide Sale Deed dated 31.01.2005, registered as Document No. ANK-1-23733-2004-05 of Book-I, stored in CD No. ANKD49, in the office of the Sub-Registrar, Anekal, Bengaluru. Subsequently, Mr. Girish Revankar had gifted the Property No.1, formed in Survey No. 202, measuring 20 Guntas, to his wife Mrs. Preeti Revankar, vide Gift Deed dated 01.07.2022, registered as Document No.

JGN-1-03163-2022-23 of Book-I, stored in CD No. JGND1407, in the office of the Sub-Registrar, Basavanagudi (Jigani).

7. Thereafter, Mrs. Preeti Revankar, through her Special Power of Attorney holder, Mr. Kamalakar. M. Shet had gifted the Property No.1, formed in Survey No. 202, measuring 20 Guntas, to Mrs. Shobha Kamalakar Shet, wife of Mr. Kamalakar. M. Shet, by way of a Gift Deed dated 01.09.2023, registered as Document No. BSG-1-07052-2023-24 of Book-I, in the office of the Sub-Registrar, Basavanagudi.
8. Subsequently, a portion of the land measuring 3.32 Guntas or 3616.67 sq. ft. out of 20 Guntas in the Survey No.202, was acquired by the National Highway Authority of India for formation of Highway No. 884, pursuant to the acquisition of the said portion of the land in Survey No.202, the said Mrs. Shobha Kamalakar Shet, wife of Mr. Kamalakar. M. Shet is the absolute owner for a remaining portion of the land measuring 16.68 Guntas in Survey No.202.
9. The Property No.1, formed in Survey No.202, measuring 16.77 Guntas or 1696.63 Sq. Mts or 18262.53 Sq. Ft, has been assigned with new V.P. Khata No. 2530/202/01 and E-Khata No. 150200101800602272 (more fully detailed under Item No. I of the Schedule hereunder and hereinafter referred to as "*Item No. I Property*").
10. Mr. S. Munishami Reddy, son of Late. Sidda Reddy along with his children M. Shruthi and M. Keerthi, conveyed the Property No.2, formed in Survey No. 202, measuring 20 Guntas, in favour of Mr. Girish. D. Revankar, son of Mr. Dattatreya Atmaram Revankar, by virtue of a Sale Deed dated 31.01.2005, registered as Document No. ANK-1-23734-2004-05 of Book-I, stored in CD No. ANKD49, in the office of the Sub-Registrar, Anekal, Bengaluru.
11. The Property No.2, formed in Survey No.202, measuring 20 Guntas, or 2023.42 Sq. Mts or 21,779.98 Sq. Ft, has been assigned with new V.P. Khata No. 2529/202/02 and E-Khata No. 150200101800602271 (more fully detailed under Item No. II of the Schedule hereunder and hereinafter referred to as "*Item No. II Property*").
12. Mr. S. Munishami Reddy, son of Late. Sidda Reddy along with his children M. Shruthi and M. Keerthi, conveyed the Property No.3, formed in Survey No. 202, measuring 10 Guntas, in favour of Mr. R.C. Pillai, son of Mr. Krishna Raman Pillai and his wife Mrs. M. Amminikutty Amma, under a Sale Deed dated 31.01.2005, registered as Document No. ANK-1-23783-2004-05 of Book-I, stored in CD No. ANKD49, in the office of the Sub-Registrar, Anekal, Bengaluru.

13. Upon the demise of Mrs. M. Amminikutty Amma, wife of Mr. R.C. Pillai, her husband Mr. R.C. Pillai and her sons namely Mr. Anish Chandran and Mr. Arun Chandran, are the absolute owners of the Property No.3, formed in Survey No. 202, measuring 10 Guntas.
14. The Property No.3, formed in Survey No.202, measuring 10 Guntas, or 1011.71 Sq. Mts or 10,890.04 Sq. Ft, has been assigned with new V.P. Khata No. 2531/202/03 and E-Khata No. 150200101800602273. (more fully detailed under Item No. III of the Schedule hereunder and hereinafter referred to as "*Item No. III Property*").
15. Mr. S. Munishami Reddy, son of Late. Sidda Reddy along with his children M. Shruthi and M. Keerthi, conveyed the Property No. 4, formed in Survey No. 199 and Survey No. 202, measuring 20 Guntas, in favour of Mr. Arun Chandran, son of Mr. R.C. Pillai and his wife Mrs. Madhu Ramaswamy, by way of a Sale Deed dated 31.01.2005, registered as Document No. ANK-1-23785-2004-05 of Book-I, stored in CD No. ANKD49, in the office of the Sub-Registrar, Anekal, Bengaluru.
16. The Property No.4, formed in Survey Nos. 199 and 202, measuring 20 Guntas or 2023.42 Sq. Mts or 21,779.98 Sq. Ft, has been assigned with new V.P. Khata No. 2532/202/04 and E-Khata No. 150200101800602274. (more fully detailed under Item No. IV of the Schedule hereunder and hereinafter referred to as "*Item No. IV Property*").
17. Mr. S. Munishami Reddy, son of Late. Sidda Reddy along with his children M. Shruthi and M. Keerthi, conveyed the Property No.5, formed in Survey No. 202, measuring 20 Guntas, in favour of Mr. Amal Kumar Appukuttan Pillai, son of Mr. R. Appukuttan Pillai, under a Sale Deed dated 31.01.2005, registered as Document No. ANK-1-23786-2004-05 of Book-I, stored in CD No. ANKD49, in the office of the Sub-Registrar, Anekal, Bengaluru.
18. The Property No.5, formed in Survey No.199, measuring 10 Guntas or 1011.71 Sq. Mts or 10,890.04 Sq. Ft, has been assigned with new V.P. Khata No. 2533/199/05 and E-Khata No.150200101800602275. (more fully detailed under Item No. V of the Schedule hereunder and hereinafter referred to as "*Item No. V Property*").
19. Mr. S. Munishami Reddy, son of Late. Sidda Reddy along with his children M. Shruthi and M. Keerthi, conveyed the Property No.6, formed in Survey No. 199, measuring 10 Guntas, in favour of Mr. Appukuttan Pillai. R, son of Mr. Raghavan Pillai and his daughter Anju Seetha Pillai, under a Sale Deed dated 31.01.2005, registered as Document No. ANK-1-23791-2004-05 of Book-I, stored in CD No. ANKD49, in the office of the Sub-Registrar, Anekal, Bengaluru.

20. The Property No.6, formed in Survey No.199, measuring 10 Guntas or 1011.71 Sq. Mts or 10,890.04 Sq. Ft has been assigned with new V.P. Khatha No.2534/199/06 and E-Khata No.150200101800602276. (more fully detailed under Item No.VI of the Schedule hereunder and hereinafter referred to as "*Item No. VI Property*").
21. Mr. S. Munishami Reddy, son of Late. Sidda Reddy along with his children M. Shruthi and M. Keerthi, conveyed the Property No.7, formed in Survey No. 199, measuring 10 Guntas, in favour of Mrs. Laila Prasanna Kumar *alias* Laila Prasanna Kumaran, wife of Mr. Prasanna Kumaran by virtue of a Sale Deed dated 31.01.2005, registered as Document No. ANK-1-23794-2004-05 of Book-I, stored in CD No. ANKD49, in the office of the Sub-Registrar, Anekal, Bengaluru.
22. The Property No.7, formed in Survey No.199, measuring 10 Guntas or 1011.71 Sq. Mts or 10,890.04 Sq. Ft., has been assigned with new V.P. Khata No. 2535/199/7 and E-Khata No.150200101800602277. (more fully detailed under Item No. VII of the Schedule hereunder and hereinafter referred to as "*Item No. VII Property*").
23. Mr. S. Munishami Reddy, son of Late. Sidda Reddy along with his children M. Shruthi and M. Keerthi, conveyed the Property No.8, formed in Survey No. 199, measuring 10 Guntas, in favour of Mrs. Jaya. R. Nair, wife of Mr. V. Ravindran Nair under a Sale Deed dated 31.01.2005, registered as Document No. ANK-1-23787-2004-05 of Book-I, stored in CD No. ANKD49, in the office of the Sub-Registrar, Anekal, Bengaluru.
24. The Property No.8, formed in Survey No.199, measuring 10 Guntas or 1011.70 Sq. Mts or 10,890.04 Sq. Ft., has been assigned with new V.P. Khata No. 2536/199/8 and E-Khata No.150200101800602278. (more fully detailed under Item No. VIII of the Schedule hereunder and hereinafter referred to as "*Item No. VIII Property*").
25. Mr. S. Munishami Reddy, son of Late. Sidda Reddy along with his children M. Shruthi and M. Keerthi, conveyed the Property No.9, formed in Survey No. 199, measuring 10 Guntas, in favour of Mr. Arun Kumar Tyagi, son of Mr. Suresh Singh Tyagi, by way of a Sale Deed dated 31.01.2005, registered as Document No. ANK-1-23790-2004-05 of Book-I, stored in CD No. ANKD49, in the office of the Sub-Registrar, Anekal, Bengaluru.
26. The Property No.9, formed in Survey No.199, measuring 10 Guntas or 1011.70 Sq. Mts or 10,890.04 Sq. Ft., has been assigned with new VP Khata No. 2537/199/9 and E-Khata No. 150200101800602279. (more fully detailed under Item No. IX of the Schedule hereunder and hereinafter referred to as "*Item No. IX Property*").

27. Mr. S. Munishami Reddy, son of Late. Sidda Reddy along with his children M. Shruthi and M. Keerthi, conveyed the Property No.10, formed in Survey No. 199, measuring 10 Guntas, in favour of Mr. Rangabaashyam. R, son of Late. V. Rajagopal Naidu, under a Sale Deed dated 31.01.2005, registered as Document No. ANK-1-23795-2004-05 of Book-I, stored in CD No. ANKD49, in the office of the Sub-Registrar, Anekal, Bengaluru.
28. The Property No.10, formed in Survey No.199, measuring 10 Guntas or 1011.70 Sq. Mts or 10,890.04 Sq. Ft., has been assigned with new VP Khata No. 2538/199/10 and E-Khata No. 150200101800602280. (more fully detailed under Item No. X of the Schedule hereunder and hereinafter referred to as "*Item No. X Property*").
29. Mr. S. Munishami Reddy, son of Late. Sidda Reddy along with his children M. Shruthi and M. Keerthi, conveyed Property No.11, measuring 10 Guntas, in favour of Mr. K. Bhaskaran, son of Mr. P.V. Kannan, under a Sale Deed dated 31.01.2005, registered as Document No. ANK-1-23793-2004-05 of Book-I, stored in CD No. ANKD49, in the office of the Sub-Registrar, Anekal, Bengaluru.
30. Mr. K. Bhaskaran, son of Mr. P.V. Kannan, has gifted the Property No.11, measuring 10 Guntas, to his son Mr. Bharath Kumar Bhaskar Kizhur, under a Gift Deed dated 13.02.2024, registered as Document No. BSG-1-10378-2023-24 of Book-I, in the office of the Sub-Registrar, Basavanagudi, Bengaluru.
31. The Property No.11, formed in Survey No.199, measuring 10 Guntas or 1011.71 Sq. Mts or 10,890.04 Sq. Ft., has been assigned with new VP Khata No. 2539/199/11 and E-Khata No.150200101800602281. (more fully detailed under Item No. XI of the Schedule hereunder and hereinafter referred to as "*Item No. XI Property*").
32. Mr. S. Munishami Reddy, son of Late. Sidda Reddy along with his children M. Shruthi and M. Keerthi, conveyed the Property No.12, measuring 10 Guntas, in favour of Mr. Bhuvanish Sadanand Sheth, son of Mr. Sadanand Sheth under Sale Deed dated 31.01.2005, registered as Document No. ANK-1-23788-2004-05 of Book-I, stored in CD No. ANKD49, in the office of the Sub-Registrar, Anekal, Bengaluru.
33. The Property No.12, formed in Survey No.199, measuring 10 Guntas or 1011.71 Sq. Mts or 10,890.04 Sq. Ft., has been assigned with new VP Khata No. 2540/199/12 and E-Khata No. 150200101800602282. (more fully detailed under Item No.XII of the Schedule hereunder and hereinafter referred to as "*Item No. XII Property*").
34. Mr. S. Munishami Reddy, son of Late. Sidda Reddy along with his children M. Shruthi and M. Keerthi, conveyed the Property No.13, measuring 14 Guntas, in

favour of Mr. Ramesh Babu. S, son of Mr. Sreedharan Babu and his wife Mrs. V. Renuka under a Sale Deed dated 31.01.2005, registered as Document No. ANK-1-23789-2004-05 of Book-I, stored in CD No. ANKD49, in the office of the Sub-Registrar, Anekal, Bengaluru.

35. The Property No.13, formed in Survey No.199, measuring 14 Guntas or 1416.39 Sq. Mts. or 15,246.022 Sq. Ft., has been assigned with new V.P. Khata No. 2528/199/13 and E-Khata No. 1502001018006023726. (more fully detailed under Item No.XIII of the Schedule hereunder and hereinafter referred to as "**Item No. XIII Property**").
36. The Item No. I Property to Item No. XIII Property shall hereinafter collectively be referred to as the "**Schedule Property**."
37. Subsequently, M/s. Shriram Properties Limited, duly represented by its Authorized Signatory, Mr. Krishna Veeraraghavan, acquired the Schedule Property by virtue of an Absolute Sale Deed dated 29.04.2024, registered as Document No. BSK-1-01346-2024-25 of Book-I, in the office of the Sub-Registrar, Basavanagudi (Banshankari), from its erstwhile owners namely, (i) Mrs. Shobha Kamalakar Shet, wife of Mr. Kamalakar M Shet, (ii) Mr. Girish. D. Revankar, son of Mr. Dattatray Atmaram Revankar, (iii) Mr. R.C. Pillai, son of Mr. Krishna Raman Pillai, (iv) Mr. Anish Chandran, son of Mr. R.C. Pillai, (v) Mr. Arun Chandran, son of Mr. R.C. Pillai, duly represented by his POA Holder Mr. R.C. Pillai, (vi) Mrs. Madhu Ramaswamy, wife of Mr. Arun Chandran, duly represented by her POA Holder Mrs. Madakashira Ramaswamy Rajamanibai, (vii) Mr. Amal Kumar Appukuttan Pillai, son of Mr. R. Appukuttan Pillai, (viii) Mrs. (Dr.). Ruchika Jindal, wife of Mr. Amal Kumar. Appukuttan Pillai, (ix) Mr. Appukuttan Pillai.R, son of Mr. Raghavan Pillai, (x) Mrs. Anju Seetha Pillai, daughter of Mr. R. Appukuttan Pillai, (xi) Mrs. Laila Prasanna Kumar Alias Laila Prasanna Kumaran, wife of Mr. Prasanna Kumaran, duly represented by her POA Holder Mr. Naryanan Prasanna Kumaran, (x) Mrs. Jaya. R. Nair, wife of Mr. V. Ravindran Nair, (xi) Mr. Arun Kumar Tyagi, son of Mr. Suresh Singh Tyagi, (xii) Mr. Rangabaashyam. R, son of Late. V. Rajagopal Naidu, (xiii) Mr. Bharath Kumar Bhaskar Kizhur, son of Mr. K. Bhaskaran, (xiv) Mr. Bhuvanish Sadanand Sheth, son of Mr. Sadanand Sheth, duly represented by his SPA Holder Mr. Sudhakar .V., (xv) Mr. Ramesh Babu. S, son of Mr. Sreedharan Babu, (xvi) Mrs. V. Renuka, wife of Mr. S. Ramesh Babu.
38. M/s. Shriram Properties Limited, duly represented by its Authorized Signatory, Mr. Krishna Veeraraghavan is registered as khathedar of the Schedule Property, as the same may be gathered from (i) E-swathu dated 26.07.2024, bearing V.P. Khata No. 2530/202/01 and E-Khata No. 150200101800602272, (ii) E-swathu dated

26.07.2024, bearing V.P. Khata No. 2529/202/02 and E-Khata No. 150200101800602271, (iii) E-swathu dated 26.07.2024, bearing V.P. Khata No. 2531/202/3 and E-Khata No. 150200101800602273, (iv) E-swathu dated 26.07.2024, bearing V.P. Khata No. 2532/202/4 and E-Khata No. 150200101800602274, (v) E-swathu dated 26.07.2024, bearing V.P. Khata No. 2533/199/5 and E-Khata No.150200101800602275, (vi) E-swathu dated 26.07.2024, bearing V.P. Khata No. 2534/199/6 and E-Khata No.150200101800602276, (vii) E-swathu dated 26.07.2024, bearing V.P. Khata No. 2535/199/7 and E-Khata No.150200101800602277, (viii) E-swathu dated 26.07.2024, bearing V.P. Khata No. 2536/199/8 and E-Khata No.150200101800602278, (ix) E-swathu dated 26.07.2024, bearing V.P. Khata No. 2537/199/9 and E-Khata No. 150200101800602279, (x) E-swathu dated 26.07.2024, bearing V.P. Khata No. 2538/199/10 and E-Khata No. 150200101800602280, (xi) E-swathu dated 26.07.2024, bearing V.P. Khata No. 2539/199/11 and E-Khata No.150200101800602281, (xii) E-swathu dated 26.07.2024, bearing V.P. Khata No. 2540/199/12 and E-Khata No. 150200101800602282, (xiii) E-swathu dated 26.07.2024, bearing V.P. Khata No. 2528/199/13 and E-Khata No. 1502001018006023726, all issued by the Department of Rural Development and Panchayat Raj, Marasuru Village Panchayathi, Anekal Block, Bangalore District.

39. We have perused the Record of Rights, Tenancy and Crops (Pahani) with respect to Survey No. 199, situated at Madiwala Village, Kasaba Hobli, Anekal Taluk and Bengaluru District and our observation are as under:

SL. NO.	PERIOD	NAME OF THE OWNERS AS PER RTC	MODE OF ACQUISITION
Measuring 5 Acres 02 Guntas			
1	1969-70 to 1973-74, 1979-80 to 1980-81	Hosuru Muniswami Reddy	Ancestral
Measuring 2 Acres 21 Guntas			
2	1981-82 to 1985-86, 1986-87 to 1990-91	Khotha Sidda Reddy	Ancestral
3	1991-92 to 1995-96, 1996-97, 1997-98 to 1999-00, 2000-01 to 2023-24	S. Muniswami Reddy	IHC 49/1995-96

40. We have perused the Record of Rights, Tenancy and Crops (Pahani) with respect to Survey No. 202, situated at Madiwala Village, Kasaba Hobli, Anekal Taluk and Bengaluru District and our observation are as under:

SL. NO.	PERIOD	NAME OF THE OWNERS AS PER RTC	MODE OF ACQUISITION
Measuring 3 Acres 10 Guntas			
1	1969-70 to 1973-74, 1979-80 to 1980-81	Hosuru Muniswami Reddy	Ancestral
Measuring 1 Acre 23 Guntas			
2	1981-82 to 1985-86, 1986-87 to 1990-91, 1991-92 to 1995-96, 1996-97, 1997-98 to 1999-00	Khotha Sidda Reddy	Ancestral
3	2000-01 to 2021-22	S. Muniswami Reddy	IHC 49/1995-96
4	2022-23 to 2023-24	S. Muniswami Reddy NHAI	IHC 49/1995-96 MR No. T111/2022-23.

41. ENCUMBRANCE CERTIFICATES:

We have been furnished with the following Encumbrance Certificates for our perusal:

SL. NO.	PERIOD	ISSUED BY	TRANSACTIONS
1.	01.04.1950 to 31.03.2004	Office of the Sub-Registrar, Anekal.	Partition Deed dated 26.09.1974, as Document No. 2152/1974-75.
2.	01.04.1991 to 10.11.2004	Office of the Sub-Registrar, Anekal.	No transactions pertaining to this period.
3.	01.04.2004 to 11.05.2024.	Office of the Sub-Registrar, Anekal.	1. Sale Deed dated 31.01.2005, as Document No. ANK-1-23733-2004-05, stored in CD No. ANKD50. 2. Sale Deed dated 31.01.2005, as Document No. ANK-1-23734-2004-05, stored in CD No. ANKD50. 3. Sale Deed dated 31.01.2005, as Document No. ANK-1-23783-



			2004-05, stored in CD No. ANKD50.
4.	01.04.2004 to 11.05.2024	Office of the Sub-Registrar, Anekal.	<ol style="list-style-type: none">1. Sale Deed dated 31.01.2005, as Document No. ANK-1-23785-2004-05, stored in CD No. ANKD50.2. Sale Deed dated 31.01.2005, as Document No. ANK-1-23786-2004-05, stored in CD No. ANKD50.3. Sale Deed dated 31.01.2005, as Document No. ANK-1-23795-2004-05, stored in CD No. ANKD50.4. Sale Deed dated 31.01.2005, as Document No. ANK-1-23787-2004-05, stored in CD No. ANKD50.5. Sale Deed dated 31.01.2005, as Document No. ANK-1-23789-2004-05, stored in CD No. ANKD50.6. Sale Deed dated 31.01.2005, as Document No. ANK-1-23790-2004-05, stored in CD No. ANKD50.7. Sale Deed dated 31.01.2005, as Document No. ANK-1-23794-2004-05, stored in CD No. ANKD50.8. Sale Deed dated 31.01.2005, as Document No. ANK-1-23793-2004-05, stored in CD No. ANKD50.9. Sale Deed dated 31.01.2005, as Document No. ANK-1-23791-2004-05, stored in CD No. ANKD50.

42. ENDORSEMENTS:

- Endorsement dated 17.12.2004, bearing No. LRF/CR/350/2004-05, issued by the Special Tahasildar, Anekal Taluk, Anekal, confirms that no case has been registered under Section 48A of the Karnataka Land Reforms Act, 1961, with respect to Survey No. 199 measuring 2 Acres 21 Guntas and Survey No. 202 measuring 1 Acre 23 Guntas.
- Endorsement dated 20.02.2024, issued by in the office of the Tahasildar, Anekal Taluk, Anekal, discloses non-availability of Index of Land and Record of Rights, with respect to Survey No. 199 and Survey No. 202.
- Endorsement issued by the Special Tahasildar, Anekal Taluk, Anekal, stating non-availability of Mutation Register Extract bearing No. 7/1986-87, with respect to Survey No. 199.
- Endorsement issued by the Special Tahasildar, Anekal Taluk, Anekal, stating non-availability of Mutation Register Extract bearing No. 7/1986-87, with respect to Survey No. 202.
- Endorsement dated 16.05.2024, bearing No. ADLR / ANK / SS0990009790608 /611, issued in the office of Assistant Director of Land Records, Anekal Taluk, Anekal, Bengaluru District, discloses non-availability of Akarbandh, with regard to with regard to Survey No. 199 and Survey No. 202.
- Endorsement dated 22.02.2024, bearing No. PTCL (A)/ CR: 936/2023-24, issued in the office of Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, discloses that there is no record of any cases under PTCL Act.

IV. OBSERVATIONS:

On the basis of the documents scrutinized and above observations, subject to fulfilling the following documents and conditions, we certify that, M/s. Shriram Properties Limited, duly represented by its Authorised Signatory, Mr. Krishna Veeraraghavan, has clear marketable title over the Schedule Property as narrated above

- i. Title Deeds or documents in the name of Hosuru Muniswami Reddy, with regard to Survey Nos. 199 and 202;*

- ii. It is noted from the Absolute Sale Deed dated 29.04.2024, registered as Document No. BSK-1-01346-2024-25 in Book-I at the office of the Sub-Registrar, Basavanagudi (Banshankari), that a portion of Item No. I of the Schedule Property, specifically the land bearing Survey No. 202 measuring 3.32 Guntas, has been acquired by the National Highway Authority of India (NHAI). Furthermore, the E-swathu dated 26.07.2024, with V.P. Khata No. 2530/202/01 and E-Khata No. 150200101800602272, shows that M/s. Shriram Properties Limited, represented by its Authorized Signatory, Mr. Krishna Veeraraghavan, is the owner of the land measuring 2023.41 Sq. Mts (20 Guntas). However, despite the acquisition by NHAI, the khata has not been updated. Kindly provide the rectified khata.*
- iii. Mutation Register Extract bearing No. T111/2023-24, with respect to Survey No. 199;*
- iv. Complete set of documents pertaining to land acquisition proceeding for road widening by the National Highway Authority of India (NHAI), with respect to Survey No.202 measuring 3.32 Guntas;*
- v. Encumbrance Certificate for the period from 12.05.2024 to till date;*
- vi. Verification of all title deeds and documents.*

V. OPINION:

On the scrutiny of the title documents narrated above and subject to fulfilling the above documents and conditions pertaining to the Schedule Property, we certify that, M/s. Shriram Properties Limited, duly represented by its Authorised Signatory, Mr. Krishna Veeraraghavan, has clear, good and marketable title over the Schedule Property.

IMPORTANT:

- We have not conducted an empirical search to determine if any litigation/s, or acquisition proceeding/s is/are pending in respect of the Schedule Property.
- No independent search of encumbrances has been undertaken by us in the office of Sub- Registrar.
- The fact that no survey or physical inspection of the Schedule Property has been undertaken by us for the purposes of verifying the description, title and schedule of the Schedule Property.

- Do note that we will not undertake the scrutiny or review of any documents, certificates, deeds, or endorsements which are maintained by and with any public authorities. Our diligence and report are only based on documents which are provided for our review.
- The Report prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.