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DUE DILIGENE REPORT

We have in this Report dealt with non-agricultural residentially converted land bearing Survey No.26/3B admeasuring 05 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore ("Schedule Property").

Flow of Title:

1. We have perused the Record of Rights Register Extract bearing RR No.67 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore denoting the name of Basanna son of Muniyappa as the holder of the property bearing Survey No.26/3, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that the aforesaid property was the ancestral property of Basanna and he had acquired rights in respect of the same under a Palu Patti/Partition Deed bearing Document No.165/1914. The document further refers to the Record of Rights Register Extract bearing RR No.430 and Inheritance Register Extract bearing IHC No.7/47-48 dated 19/11/1947. We have perused an endorsement dated 19/11/2012 issued by the office of the Tahshildar, Bangalore stating that the Inheritance Register Extract bearing IHC No.7/47-48 dated 19/11/1947 is unavailable.

   Note: *We are not provided with the Palu Patti/Partition Deed bearing Document No.165/1914. Given the number of years elapsed, the non-availability of this document is not a major concern.*

2. We have perused an Endorsement dated 15/11/2012 issued by the Tahsildar, Bangalore North Taluk bearing No.R.K.CR/1118/2012-13. The endorsement denotes the non-availability of mutation register extracts for the years 1942-43, 1943-44, 1946-47 and 1947-48 in respect of properties situated in Tarabanhalli Village, Jala Hobli, Devanahalli Taluk.

3. We have perused the Partition Deed dated 27/10/1951 executed between (1) Pillappa and (2) Kempanna both minors sons of late Siddappa, represented by their guardian Dodda Channappa son of Basappa, (3) Dodda Channappa, (4) Venkatappa, (5) Chikka Channappa and (6) C.B. Munishamaiah all sons of Basappa, registered as Document No.1777/51-52, Book-I, Volume 60, Pages 98 to 101 at the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.26/3 admeasuring 27 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes out of the 27

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guntas in the property bearing Survey No.26/3, Pillappa and Kempanna both minors sons of late Siddappa, Dodda Channappa, Venkatappa and Subbamma were together allotted 18 guntas, Chikka Channappa was allotted 4 ½ guntas and C.B. Munishamaiah was allotted 4 ½ guntas.

Note: *We have not been provided with the Genealogical Tree of Basappa and are informed that the same is not available. We have not been provided with any document denoting the demise of the mother of the minor sons of late Siddappa i.e., Pillappa and Kempanna. We have also not been provided with any document denoting that Dodda Channappa was appointed as the guardian of the minor sons of late Siddappa i.e., Pillappa and Kempanna. It is also pertinent to note here that Subbamma along with Pillappa and Kempanna both minors sons of late Siddappa, Dodda Channappa and Venkatappa were allotted 18 guntas in the property bearing Survey No.26/3 in the partition; however, Subbamma has not been made a party to this Partition Deed dated 27/10/1951. In the absence of Genealogical Tree of Basappa, we cannot ascertain whether all the heirs of Basappa have been made a party to this Partition Deed dated 27/10/1951. Having said that, given that there are no claims on the property till date and given the number of years elapsed, any claims now will be barred by limitation.*

We further observe that Record of Rights Register Extract bearing RR No.67 denotes the name of " Basanna" as the holder of the property bearing Survey No.26/3, whereas Partition Deed dated 27/10/1951 denotes " Basappa" as the father/grandfather of the parties therein. We are informed that " Basanna" and " Basappa" are the same person.

4. We have perused the Record of Rights extracts bearing RR No.582, 583 and 584 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore denoting the following:
   i. RR No.582: The name of Chikka Channappa is borne out as the khatedar of Survey No.26/3A in terms of the Partition Deed dated 27/10/1951, registered as Document No.1777/51-52.
   ii. RR No.583: The name of C.B. Munishmappa is borne out as the holder of the property bearing Survey No.26/3B, in terms of the Partition Deed dated 27/10/1951, registered as Document No.1777/51-52.
   iii. RR No.584: The name of Ms. Thimmakka, daughter of Tirumalappa as the holder of the property bearing Survey No.26/3B, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk in terms of the Sale Deed dated 25/08/1954, registered as Document No.1024, executed by C.B. Munishmaiah son of Bassappa.

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Note: *It is pertinent to note that although the Record of Rights extracts does not record the measurements of the properties. Further, although even Doddachannappa and others were jointly allotted 18 guntas in Survey No.26/3, the same is not forthcoming from the records of rights register extract provided to us. Further, the hissa tippani reflects the names of the Doddachannappa as the khatedar in relaton to Survey No.26/3A; Chikka Channappa as the khatedar in relation to Survey No.26/3B; and C.B. Munishmappa as the khatedar in relation to Survey No.26/3C. Therefore, we are informed that the survey number has been erroneously recorded in the record of rights extracts. In view of the above, we have relied on the entries made in the hissa tippani and the subsequent sale deeds.*

5. We have perused the Sale Deed dated 21/01/1990 executed by Thimmakka, wife of late Chikka Channappa in favour of Ramakka, daughter of Gullanaiah with regard to the properties bearing Survey No.26/3B admeasuring 5 guntas and Survey No.26/3C admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, registered as Document No.1614/89-90, Book-I, Volume 38, Pages 158 to 160 at the office of the Sub Registrar, Yelahanka.

Note: *We have not been provided with the Death Certificate and Genealogical Tree of Chikka Channappa and Mutation Register Extract recording the name of Thimmakka, wife of Chikka Channappa. Given the number of years elapsed and that there are no claims on the property till date, we have relied on the recitals of the Sale Deed dated 21/01/1990.*

Further, we are given to understand that Thimmakka, daughter of Thirumalappa (who acquired Survey No.26/3B under the Sale Deed dated 25/08/1954, registered as Document No.1024) and Thimmakka, wife of Chikka Channappa who has conveyed Survey No.26/3B under the Sale Deed dated 21/01/1990 is one and the same person.

It is pertinent to note that Chikka Channappa acquired only an extent of 4½ guntas in Survey No.26/3 as per the Partition Deed dated 27/10/1951 registered as Document No.1777/51-52 and Thimmakka, daughter of Thirumalappa acquired only 4½ guntas in terms of Sale Deed dated 25/08/1954, registered as Document No.1024, executed by C.B. Munishmaiah son of Bassappa. However, Thimmakka wife of late Chikka Channappa has conveyed an extent of 10 guntas in Survey No.26/3 to Ramakka, daughter of Gullanaiah. We have not been provided with any document under which Chikka Channappa or Thimmakka acquired right, title and interest in the additional/ excess 1 gunta that has been conveyed under the Sale Deed dated 21/01/1990 registered as Document No.1614/89-90. However, we note that RTCs also reflect the total extent of 05 guntas in Survey No.26/3B and Survey No.26/3C,

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each respectively. We are given to understand that the extents in Survey No.26/3A, Survey No.26/3B and Survey No.26/3C have been recorded in the RTCs and subsequent survey documents basis the possession of the property held. Given the number of years elapsed and the fact that there are no claims in relation to the property till date, we do not see this as a major concern.

6. We have perused the Mutation Register Extract bearing MR No.2/90-91 issued by the office of the Village Accountant, Tarabanahalli, Bangalore North Taluk denotes that Ramakka, daughter of Gullanaiah is registered as the khatedar with regard to the properties bearing Survey No.26/3B admeasuring 5 guntas and SurveyNo.26/3C admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk along with another property, in terms of the Sale Deed registered as Document No.1614/89-90;

7. We have perused the General Power of Attorney dated 10/06/1996 executed by Ramakka, wife of Chikka Muniyappa in favour of B.G. Uday son of B.N. Garudachar, registered as Document No.216/96-97, Book-IV, Volume SF61, Pages 89 to 91 at the office of the Sub Registrar, Yelahanka with regard to the properties bearing Survey Nos.26/3B and 26/3C totally admeasuring 10 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that B.G. Uday is authorized and empowered to deal with and dispose of the aforesaid properties. The said B.G. Uday has also been authorized to receive sale consideration from the prospective purchasers.

8. We have perused the Official Memorandum bearing No. ALN/SR(NA)653/96-97 dated 24/07/1997 issued by the Special Deputy Commissioner, Bangalore District, Bangalore to Ramakka, wife of Chikka Muniyappa denotes the conversion of the properties bearing Survey No.26/3B admeasuring 5 guntas and Survey No.26/3C admeasuring 5 guntas, together admeasuring 10 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore from agricultural to non-agricultural residential purpose. The document further denotes that requisite fee has been paid towards the conversion of the aforesaid property.

9. We have perused the Mutation Register Extract bearing MR No.11/2007-08 dated 30/08/2007 issued by the Village Accountant, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with respect to the properties bearing Survey No.26/3B and Survey No.26/3C admeasuring 5 guntas each, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that the aforesaid properties have been converted from agricultural use to non-agricultural residential use in terms of the Official Memorandum bearing No.

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ALN/SR(NA)653/96-97 dated 24/07/1997. The document further denotes that requisite fee has been paid towards the conversion of the aforesaid property.

10. We have perused the Sale Deed dated 28/07/1997 executed by Ramakka wife of Chikka Muniyappa, represented by her constituted attorney, B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd ("**Sanka**") represented by its authorized signatory Rakesh Bathra, registered as Document No.3473/97-98, Book-I stored in CD No.4 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.26/3B admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.

11. We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses, namely (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. It further denotes that the khata bearing No.409/383 has been issued in favour of Sanka in respect of the Schedule Property and other properties situated at Tarabanahalli Village. The document denotes that Mahesh Deshpande has joined this Sale Deed as Consenting Witness as a registered Agreement to Sell had been executed in respect of Survey No.12 and Survey No.35/1 (prior to their acquisition by Sanka) by the predecessors in title of Sanka in favour of Mahesh Deshpande. The document further denotes that Mahesh Deshpande is also issuing a separate declaration disclosing his knowledge of this Sale Deed and an unequivocal and unconditional consent for this Sale Deed waiving all or any of his rights which might have accrued in his favour through the registered Agreements to Sell in his favour dated 15/12/1995, 09/01/1996 and 05/12/1995. The document further denotes that "*the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney B.G.Uday in favour of Sanka. B.G.Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, B.G.Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to the Sale Deed*".

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12. We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.

13. We have perused the Memorandum of Association and the Articles of Association of Sahara India dated 03/12/1991.

14. We have perused the Certificate of Incorporation Consequent on Change of Name dated 06/07/1998 issued by the Registrar of Companies under Section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

15. We have perused the Partnership Deed dated 15/04/2004 executed between N. Devarajaiah, son of (late) Narasimaiah and A. Ramakrishna, son of Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, development and sale of immovable properties in and around Bangalore.

16. We have perused an Authorization Letter dated 10/11/2004 denoting that A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Chennahalli Villages on behalf of Annapurneshwari.

17. We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative Dayanand Pai, Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres.

18. We have perused the Deed of Trust dated 19/05/1993 executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the

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"**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

19. We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

20. We have perused the Deed of Amendment of Trust Deed dated 24/09/2004 pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai, son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19 has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

21. We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gowri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell was entered into between Annapurneshwari and the Trust wherein substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for the Trust and carry out certain civil works agreed to between them. The

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consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University. We had sought for the board resolution passed by the board of directors of Sahara, authorizing the sale of the property. However, we have been informed that the same is not available.

22. We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property. The document denotes the transfer of khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06. It further appears that Khata No.421/383/209 has been issued in the name of Sahara in respect of the properties situated at Tarabanahalli Village.

23. We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

24. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

25. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 in respect of the Schedule Property and certain other properties situated at Chennahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute requisite documents in respect of the sale of 72 acres and 1.20 guntas of land situated at Chennahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Schedule Property is also denoted in this resolution.

Note: *We have not seen documents to confirm that the resolution is in compliance with the Trust documents. We have therefore assumed that the resolution is in accordance with the Trust Deed.*

26. We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages

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1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust authorized the alienation of the aforementioned properties and authorized B. Manamohan to execute requisite sale deeds in terms of the resolution dated 02/02/2008.

27. We have perused the Deed of Confirmation dated 13/08/2009 executed by Chikkamuniyappa son of Nallappa, Ramakka wife of Chikkamuniyappa, Satish, Ambika, Bharati and Shela (both minors, represented by their father and natural guardian, Chikkamuniyappa), all children of Chikkamuniyappa in favour of Sankya, registered as Document No.837/2009-10, Book-I, stored in C.D. No.JALD46 at the office of the Sub Registrar, Jala with regard to the property bearing Survey No.26/3B admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Ramakka along with the member of her family have in terms of this document confirmed the Sale Deeds registered as Document Nos. 3474/1997-98, 3474/1997-98, 12618/2003-04, 22127/2004-05 and 143/2008-09.

28. We have perused a copy of the genealogical tree of Ramakka, attested by the Village Accountant, Tarabanahalli Circle, Jala Hobli, Bangalore North (Additional) Taluk, which bears out that Ramakka was married Chikkamuniyappa and they had four children, namely, (i) Bharati, (ii) Satish, (iii) Ambika, and (iv) Sheela.

29. We have perused the Order dated 05/01/2009 bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that the aforementioned property has been converted for non-agricultural purposes under Section 95(2) of the Karnataka Land Revenue Act, 1964 ("**KLR Act**"). It further appears that under Section 95(7) of the KLR Act, the court is of the opinion that the aforementioned properties do not require payment of property taxes and thereby the names of the khatedars have been removed from Column 9 of the RTC extract and it will be denoted as *Non-Agricultural Kharab* ("**NAK**").

30. We have perused the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Schedule Property. The document denotes NAK in terms of an order bearing No.RRT(J)CR739/2008-09. The document denotes conversion *vide* order bearing No. BDS.ALN.SR.NA.669/96-97 and also denotes Mutation Register extract bearing MR No.31/2008-09.

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31. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.26/3B measuring 05 guntas in favour of M/s. Canara Housing Development Company.

32. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

33. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

34. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No.26/3B admeasuring 5

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guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Sankhya conveyed Survey No.26/3B measuring 05 guntas in favour of M/s. Century Dwellings Private Limited.

35. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

36. We have perused the Sanctioned Plan dated 31/01/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)]. The document denotes that the Plan has been approved for a duration of two years from 24/05/2013 to 23/05/2015.

37. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

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It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 sq. meters (918.43 guntas).

38. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

39. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The BIAAPA has sanctioned the formation of a residential layout in respect of these properties. The Order states that the Government had issued a Notification dated 27/01/2009 bearing No.UDD/157/BMR/2005 and the Revised Order dated 29/01/2009 stating that the conversion of any property which was converted before 17/09/2004 will have to be protected. The lands forming the subject matter of this Order are located partly in the "residential" zone and partly in the "parks" zone as per the Master Plan – 2021 prepared by the BIAAPA. However, given that these lands were converted for residential purposes before 17/09/2004, the BIAAPA has treated these lands as "residential". The Order further denotes that the applicants have paid the requisite taxes and have submitted the No-Objection Certificate issued by the Karnataka State Pollution Control Board ("**KSPCB**"). The Order denotes that from out of the approved residential sites totalling to 577 sites, 40% of the sites (totaling to 230 sites) have been released as per the list annexed to the Order. The Order denotes that the applicant is permitted to collect consideration respect of the released sites for development of the layout and only the sites that have been released may be registered. The following conditions have been prescribed by the BIAAPA:

i. The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
ii. Upon the development of roads, drainage system, drinking water connection, electricity connection etc. the Authorities will inspect the layout and accord their final approval.
iii. Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.

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iv. If within the prescribed time limit, the basic amenities are not developed, then the government shall have the right to take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order. The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.

v. No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.

vi. Compulsory provision must be made in the buildings forming part of the layout plan for rain water harvesting and conservation of ground water.

vii. In accordance with the application of the developer 40% of the sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.

viii. Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.

ix. Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% of the sites that have been released in the sanctioned plan.

40. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 while considering additional Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

41. We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and

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certain other properties in Tarabanahalli and Chennahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

1. The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
2. The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

42. We observe that the said Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totalling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

43. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

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44. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

45. We have perused the Record of Rights, Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 and 1975-76 to 1979-80 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3B admeasuring 5 guntas, Tarabanahalli Village denotes the name of Thimmakka as the owner and occupant of the aforesaid property in terms of a Sale Deed executed by Chikka Chanappa.

46. We have perused the RTC and Pahani Extract for the period 1980-81 to 1983-84 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3B admeasuring 5 guntas, Tarabanahalli Village denotes the name of Chikka Chanappa as the erstwhile owner and Thimmakka as the occupant of the aforesaid property in terms of the Record of Register Extract bearing RR No.582. *On a perusal of Record of Register Extract bearing RR No.582, we observe that it has been issued in respect of Survey No.26/3A. There appears to be an error in this document as it is Record of Register Extract bearing RR No.584 that refers to Survey No.26/3B and denotes the name of Thimmakka as the holder of the property.*

47. We have perused the RTC and Pahani Extract for the period 1985-86 to 1987-88 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3B admeasuring 5 guntas, Tarabanahalli Village denotes the name of Chikka Chanappa as erstwhile owner and Thimmakka wife of Chikka Channappa as the owner and occupant of the aforesaid property in terms of the Record of Register Extract bearing RR No.584.

48. We have perused the RTC and Pahani Extract for the period 1988-89 to 1992-93 and 1993-94 to 1997-98 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3B admeasuring 5 guntas, Tarabanahalli Village denotes as under:

    (i) Thimmakka wife of Chikka Chanappa as the erstwhile owner in terms of the Record of Register Extract bearing RR No.582; and

    (ii) Ramakka daughter of Gullanaiah as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.2/90-91.

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49. We have perused the RTC and Pahani Extract for the period 1997-98 to 2001-02 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3B admeasuring 5 guntas, Tarabanahalli Village denotes the name of Ramakka daughter of Gullanaiah as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.2/90-91. The document also denotes that the aforementioned property has been converted for residential purpose in term of the Official Memorandum bearing No. ALN/SR(NA)653/96-97 dated 24/07/1997 issued by the Special Deputy Commissioner, Bangalore District, Bangalore.

50. We have perused the RTC and Pahani Extract for the period 2002-2003, 2003-2004, 2004-05, 2005-06 and 2006-07 issued by the Village Accountant, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3B admeasuring 5 guntas, Tarabanahalli Village denotes the name of Ramakka daughter of Gullanaiah as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.2/90-91.

51. We have perused the RTC and Pahani Extract for the period 2007-2008, 2008-2009, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16 and 2016-17 issued by the Village Accountant, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3B admeasuring 5 guntas, Tarabanahalli Village denotes the name of Ramakka daughter of Gullanaiah as the owner of the aforesaid property and also denotes conversion of the property in terms of the Mutation Register Extract bearing MR No.11/07-08.

Note: *We have not been provided with the RTC Extracts for the period 1974-75, 1984-85, 2017-18 till 2023-24.*

52. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

53. We have perused the Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli,

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Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property.

54. We have perused the Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property. The document denotes that Sankhya is required to pay a sum of Rs.1,62,102/- (Rupees One Lakh Sixty-Two Thousand One Hundred Two only) towards taxes in respect of the aforementioned property.

Note: *We have not been provided with the latest tax paid receipt in relation to the property. We have not been provided with the special notice assigning khata number and the khata certificate and extract in relation to the said property.*

55. We have perused the Endorsement dated 05/11/2007 bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that there are tenancy applications/proceedings initiated under Sections 48A and 77A and no applications are pending under Section 80 (Form 11) of the Karnataka Land Reforms Act, 1961.

56. We have perused the Endorsement dated 01/01/2008 issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the RTC extracts for the period 1974-75 and 1984-85 are not available.

57. We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

58. We have perused the Endorsement bearing No.LRF[BNA]CR:596/07-08 dated 24/03/2008 issued by the office of the Assistant Commissioner, Bangalore North Taluk, Bangalore denotes that there are no proceedings initiated under Section 79 (A) and 79 (B) under of the Karnataka Land Reforms Act, 1961 with respect to the property bearing Survey No.26/3B admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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59. We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on the date 22/08/2009 the aforementioned properties are not a part of acquisition process of the Bangalore Development Authority.

60. We have perused the Endorsement dated 11/04/2011 bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that that the Index of Lands Register extract cannot be issued as the same is not available.

61. We have perused the Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India ("**NHAI**") in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Tarabanahalli Village does not fall under the jurisdiction of NHAI under Section 3(a) of the National Highway Act, 1956.

62. We have perused the Endorsement dated 18/08/2015 bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisitions initiated or pending in respect of the aforementioned properties.

63. We have perused the Endorsement dated 01/09/2015 bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board ("**KIADB**"), Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk. In terms of the said Endorsement and the final notification dated 09/04/2008 annexed to the Endorsement, we observe that certain lands situated at Bagalur Village and Hoovinayakanahalli Village have been acquired. However, the lands situated at Tarabanahalli Village including the Schedule Property have not been notified for acquisition.

64. We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development

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Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

65. We have been provided with the Endorsement dated 12/05/2017 bearing No.PTCL (BNA).CR.82/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.26/3B admeasuring 5 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings initiated or pending under the Karnataka (Scheduled Castes and Scheduled Tribes) Prohibition of Transfer of Certain Lands Act, 1978 with respect to the aforementioned properties.

66. We have been provided with an Endorsement dated 05/06/2017 issued by the Revenue Department, Bangalore denoting that there are no tenancy proceedings initiated/pending in respect of the property bearing Survey No.26/3B admeasuring 5 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

67. We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk denoting the total and actual extent of Survey No.26/3B situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk as 5 guntas. We observe that the entire extent of 5 guntas is denoted as 'A' Kharab land.

68. We have perused the Hissa Survey Tippani dated 20/09/1944 issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.26, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey No.26 admeasuring 2 acres and 33 guntas has been phodied into 5 portions. The document further denotes the name of Basanna son of Muniyappa as the hissadar in respect of the property bearing Survey No.26/3.

69. We have perused the RR Balabagada Nakalu issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.26, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey No.26 admeasuring 2 acres and 33 guntas has been phodied into 5 portions. The document further denotes the name of Basanna son of Muniyappa as the hissadar in respect of the property bearing Survey No.26/3 admeasuring 27 guntas.

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70. We have perused the Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.26 admeasuring 2 acres and 33 guntas denoting that Survey No.26 has been phodied into 5 portions. The document further denotes the name of Basanna son of Muniyappa as the hissadar in respect of the property bearing Survey No.26/3 admeasuring 27 guntas.

71. We have perused the Hissa Survey Tippani dated 06/09/1956 issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.26/3, admeasuring 27 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Siddappa son of Basanna as the hissedar of the property bearing Survey No.26/3. The document further denotes the name of Thimmakka wife of Thirumallappa as the hissedar in respect of the property bearing Survey No.26/3B. The document further denotes that in terms of document bearing M.P.R No.19/1956-57, property bearing Survey No.26/3 was allotted to the share of C.B. Munishamaiah son of Siddappa. *It is pertinent to note here that the Partition Deed dated 27/10/1951 registered as Document No.1777/51-52 denotes that property bearing Survey No.26/3 admeasuring 27 guntas was partitioned and shares were allotted as follows, Pillappa and Kempanna both minors sons of late Siddappa, Dodda Channappa, Venkatappa and Subbamma were together allotted 18 guntas, Chikka Channappa was allotted 4 ½ guntas and C.B. Munishamaiah was allotted 4 ½ guntas.*

72. We have perused the Hissa Tippani dated 20/04/1984 issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.26/3, admeasuring 27 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Siddappa, son of Basanna as the hissedar of the property bearing Survey No.26/3. The document denotes that Survey No.26/3 has been phodied into 3 portions i.e., Survey Nos.26/3A, 26/3B and 26/3C. The document further denotes the name of Doddachannappa as the khatedar with regard to the property bearing Survey No.26/3A, Chikkachannappa as the khatedar with regard to the property bearing Survey No.26/3B and C.B. Munishami as the khatedar with regard to the property bearing Survey No.26/3C. The document denotes that the aforesaid phodi was affected vide Oder bearing No.MPR 863/53-54. *It is pertinent to note here that we have not been provided with a copy of this Phodi Order bearing No.MPR 863/53-54.*

73. We have perused the Tippani dated 18/09/2000 issued by the Tahsildar, Bangalore North Taluk with regard to the properties bearing Survey No.26/3B admeasuring 5 guntas and Survey No.26/3C admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Ramakka wife of Chikka Muniyappa

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as the khatedar in respect of the aforementioned properties. The document further refers to conversion of the aforementioned properties in terms of Official Memorandum bearing No. ALN/SR(NA)653/96-97 dated 24/07/1997 issued by the Deputy Commissioner, Bangalore and denotes that the properties have been phodied as per MN Phody Order No.10/2000-01.

74. We have perused the Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.26/3B, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

75. We have perused the Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.26 as forming part of the said Village.

Encumbrances:

76. We have perused photocopies of the following encumbrance certificates:

i. Encumbrance Certificate for the period 01/04/1940 to 31/03/1992 with regard to the property bearing Survey No.26/3 admeasuring 27 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts 'Nil' encumbrances;

ii. Encumbrance Certificate for the period 01/04/1946 to 31/08/1969 issued by the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.26/3B, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 5 guntas depicts the following transactions:

(i) Partition Deed dated 27/10/1951 executed in respect of the property bearing Survey No.26/3 admeasuring 18 guntas, registered as Document No.1777;
(ii) Sale Deed dated 25/08/1954 executed in respect of the property bearing Survey No.26/3 admeasuring 4 ½ guntas, registered as Document No.1024;
(iii) Mortgage Deed dated 21/04/1959 executed in respect of the property bearing Survey No.26/3 admeasuring 9 guntas, registered as Document No.126.

Note: *We have not been provided with the aforesaid Mortgage Deed dated 21/04/1959 denoting that the property bearing Survey No.26/3 admeasuring 9 guntas was mortgaged by Thimmakka in favour of MPCS Bank. It appears that the said mortgage has been discharged*

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as the same is not reflected in the RTC extracts issued in respect of the property bearing Survey No.26/3 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

iii. Encumbrance Certificate for the period 01/04/1969 to 31/03/1986 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.26/3B, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 5 guntas.

iv. Encumbrance Certificate for the period 01/04/1986 to 31/07/1986 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.26/3B admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

v. Encumbrance Certificate for the period 01/08/1986 to 31/05/1989 issued by the office of the Sub Registrar, Yelahanka depicts 'Nil' encumbrances with regard to the property bearing Survey No.26/3B admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

vi. Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 issued by the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.26/3B admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts the following transactions:

(i) Sale Deed dated 21/01/1990 executed by Thimmakka in favour of Ms. Ramakka, registered as Document No.1614/89-90;

(ii) Sale Deed dated 28/07/1997 executed by Ramakka in favour of Sanka, registered as Document No.3473/97-98;

(iii) Sale Deed dated 09/12/2003 executed by Sanka, represented by its Directors (a) S.N Ladhani (b) Babulal Nichani in favour of Sahara, represented by its authorized representative A.V Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday, registered as Document No.12618/03-04.

vii. Encumbrance Certificate for the period 01/04/2004 to 15/03/2007 issued by the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.26/3B admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts the Sale Deed dated 31/01/2005 executed by Sahara represented by its authorized signatory Diwakar

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Asthana, Gauri Ganesha represented by its partner G.D.R Reddy (Consenting Witness) and Annapurneshwari represented by its Partner, A. Ramakrishna (Confirming Party) in favour of the Trust represented by its constituted attorney, B. Manamohan, registered as Document No.YAN-1-22127/2004-05.

viii. Encumbrance Certificate for the period 01/04/2006 to 19/06/2009 issued by the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.26/3B admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts the Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09.

ix. Encumbrance Certificate for the period 19/06/2009 to 31/03/2011 with regard to the property bearing Survey No.26/3B admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts a Deed of Confirmation dated 14/08/2009 executed by Chikkamuniyappa and others in favour of Sanjya Realtors Private Limited, registered as Document No.837/2009-10. *There appears to be a typographical error in this document as Sankhya Realtors Private Limited has been erroneously denoted as Sanjya Realtors Private Limited.*

x. Encumbrance Certificate for the period 01/04/2011 to 13/11/2014 issued by the office of the Sub Registrar, Byatarayanapura depicts 'Nil' encumbrances with regard to the property bearing Survey No.26/3B admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

xi. Encumbrance Certificate for the period 01/10/2014 to 01/01/2016 issued by the office of the Sub Registrar, Byatarayanapura depicts 'Nil' encumbrances with regard to the property bearing Survey No.26/3B admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

xii. Encumbrance Certificate for the period 01/04/2015 to 27/04/2017 issued by the office of the Sub Registrar, Byatarayanapura depicts 'Nil' encumbrances with regard to the property bearing Survey No.26/3B admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

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xiii. Encumbrance Certificate issued for the period 01/04/2017 to 09/11/2017 with respect to the property bearing Survey No.26/3B admeasuring 5 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting 'nil' encumbrances during this period.

Note: *We have not been provided with the encumbrance certificate for the period 10/11/2017 till date in relation to Survey No.26/3B.*

Litigation:

77. We are given to understand that there are no litigations in relation to the Schedule Property.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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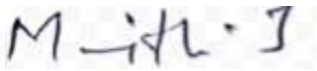
CONCLUSION

Based on the documents reviewed by us and subject to our comments/observations above, we are of the opinion that M/s. Century Dwellings Private Limited, is the owner of the residentially converted land bearing Survey No.26/3B admeasuring 5 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore (Devanahalli Taluk), subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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SCHEDULE PROPERTY

All that piece and parcel of the non-agricultural residentially converted land bearing Survey No.26/3B admeasuring 05 guntas, situated at Tarabanahalli Village, Jala Hobli, Yelahanka Taluk, Bangalore and bounded on as under:

East by	: Property bearing Survey No.26/3A;
West by	: Property bearing Survey No. 26/3C;
North by	: Property bearing Survey No.26/1; and
South by	: Property bearing Survey No.28/1.

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LIST OF DOCUMENTS REVIEWED

We have reviewed the following documents:

Sl. No.	Date	Description of the Documents
1.	Date not clear	Record of Rights Register Extract bearing RR No.67 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
2.	19/11/2012	Endorsement issued by the office of the Tahshildar, Bangalore.
3.	15/11/2012	Endorsement issued by the Tahsildar, Bangalore North Taluk bearing No.R.K.CR/1118/2012-13.
4.	27/10/1951	Partition Deed executed by Pillappa, Kempanna, both minors and sons of late Siddappa, represented by their guardian Dodda Channappa son of Basappa, Dodda Channappa, Venkatappa, Chikka Channappa, C.B. Munishamaiah, all sons of Basappa, registered as Document No.1777/51-52, Book-I, Volume 60, Pages 98 to 101 at the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.26/3, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 27 guntas.
5.	Date not clear	Record of Rights bearing RR No.582 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3A, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
6.	Date not clear	Record of Rights bearing RR No.583 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3B, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

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7.	Date not clear	Record of Rights bearing RR No.584 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3B, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
8.	21/01/1990	Sale Deed executed by Thimmakka wife of late Chikka Channappa in favour of Ms. Ramakka daughter of Gullanaiah with regard to the property bearing Survey No.26/3B, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 5 guntas along with another property, registered as Document No.1614/89-90, Book-I, Volume 899, Pages 158 to 160 at the office of the Sub Registrar, Devanahalli.
9.	Date not clear	Mutation Register Extract bearing MR No.2/90-91 issued by the office of the Village Accountant, Tarabanahalli, Bangalore North Taluk with regard to the property bearing Survey No.26/3B, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 5 guntas.
10.	10/06/1996	General Power of Attorney executed by Ramakka wife of Chikka Muniyappa in favour of B.G. Uday son of B.N. Garudachar, registered as Document No.216/96-97, Book-IV, Volume SF61, Pages 89 to 91 at the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey Nos.26/3B along with another property, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 10 guntas.
11.	24/07/1997	Official Memorandum bearing No. ALN/SR(NA)653/96-97 issued by the Special Deputy Commissioner, Bangalore District, Bangalore with regard to the property bearing Survey No.26/3B and Survey No.26/3C, together admeasuring 10 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
12.	30/08/2007	Mutation Register Extract bearing MR No.11/2007-08 issued by the Village Accountant, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3B and Survey No.26/3C, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, together admeasuring 10 guntas.

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13.	28/07/1997	Sale Deed executed by Ramakka wife of Chikka Muniyappa, represented by his constituted attorney, B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd, represented by its authorized signatory, Rakesh Bathra, ("**Sanka**") registered as Document No.3473/97-98, Book-I stored in CD No.4 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.26/3B, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore admeasuring 5 guntas.
14.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, S.N Ladhani and Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited represented by its authorized signatory, A.V Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday with respect to the property bearing Survey No.26/3B admeasuring 5 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
15.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.
16.	03/12/1991	Memorandum of Association and the Articles of Association of Sahara India.
17.	06/07/1998	Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies under Section 21 of the Companies Act, 1956.
18.	15/04/2004	Partnership Deed executed between N. Devarajaiah the son of (late) Narasimaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s. Annapurneshwari Investments with principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk;

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19.	10/11/2004	Authorization Letter denoting that A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Chennahalli Villages on behalf of Annapurneshwari.
20.	05/10/2004	Agreement of Sale executed between Annapurneshwari represented by its Authorized Representative Dayanand Pai, Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres.
21.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
22.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk.
23.	24/09/2004	Deed of Amendment of Trust Deed pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV in the office of the Sub-Registrar, Udupi.
24.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Diwakar Asthana, Gowri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered

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		as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
25.	Date not clear	Mutation Register Extract bearing M.R No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk;
26.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited under the Companies Act, 1956;
27.	08/09/2006	Memorandum of Association and Articles of Association of M/s. Sankhya Realtors Private Limited;
28.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust in respect of the Schedule Property and certain other properties situated at Chennahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk.
29.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore.
30.	13/08/2009	Deed of Confirmation executed by Chikkamuniyappa son of Nallappa, Ramakka wife of Chikkamuniyappa, Satish, Ambika, Bharati and Ms. Shela (minor, represented by her father and natural guardian, Chikkamuniyappa), all children of Chikkamuniyappa in favour of Sankya, registered as Document No.837/2009-10, Book-I, stored in C.D. No.JALD46 at the office of the Sub Registrar, Jala with regard to the property bearing Survey No.26/3B admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk;

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31.		Genealogical tree of Ramakka, attested by the Village Accountant, Tarabanahalli Circle, Jala Hobli, Bangalore North (Additional) Taluk.
32.	05/01/2009	Order bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
33.	24/01/2009	Mutation Register extract bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Schedule Property.
34.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, with regard to the property bearing Survey No.26/3B admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
35.	05/06/2007	Partnership deed entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai.
36.	27/03/2024	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No.26/3C admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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37.		Certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
38.		Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.
39.	31/01/2013	Sanctioned Plan bearing No.BIAAPA/TP3/LAO/19/2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)].
40.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Bijay Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
41.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
42.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
43.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
44.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and

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		certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk.
45.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
46.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
47.	Date not clear	Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 in respect of the Schedule Property.
48.	Date not clear	RTC and Pahani Extract for the period 1975-76 to 1979-80 in respect of the Schedule Property.
49.	Date not clear	RTC and Pahani Extract for the period 1980-81 to 1983-84 in respect of the Schedule Property.
50.	Date not clear	RTC and Pahani Extract for the period 1985-86 to 1987-88 in respect of the Schedule Property.
51.	Date not clear	RTC and Pahani Extract for the period 1988-89 to 1992-93 in respect of the Schedule Property.
52.	Date not clear	RTC and Pahani Extract for the period 1993-94 to 1997-98 in respect of the Schedule Property.
53.	Date not clear	RTC and Pahani Extract for the period 1997-98 to 2001-02 in respect of the Schedule Property.
54.	Date not clear	RTC and Pahani Extract for the period 2002-2003 in respect of the Schedule Property.
55.	Date not clear	RTC and Pahani Extract for the period 2003-2004 in respect of the Schedule Property.
56.	Date not clear	RTC and Pahani Extract for the period 2004-05 in respect of the Schedule Property.

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57.	Date not clear	RTC and Pahani Extract for the period 2005-06 in respect of the Schedule Property.
58.	Date not clear	RTC and Pahani Extract for the period 2006-07 in respect of the Schedule Property.
59.	Date not clear	RTC and Pahani Extract for the period 2007-2008 in respect of the Schedule Property.
60.	Date not clear	RTC and Pahani Extract for the period 2008-2009 in respect of the Schedule Property.
61.	Date not clear	RTC and Pahani Extract for the period 2009-10 in respect of the Schedule Property.
62.	Date not clear	RTC and Pahani Extract for the period 2010-11 in respect of the Schedule Property.
63.	Date not clear	RTC and Pahani Extract for the period 2011-12 in respect of the Schedule Property.
64.	Date not clear	RTC and Pahani Extract for the period 2012-13 in respect of the Schedule Property.
65.	Date not clear	RTC and Pahani Extract for the period 2013-14 in respect of the Schedule Property.
66.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk.
67.	Date not clear	Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk

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68.	Date not clear	Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk.
69.	05/11/2007	Endorsement bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
70.	01/01/2008	Endorsement issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
71.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
72.	24/03/2008	Endorsement bearing No.LRF[BNA]CR:596/07-08 issued by the office of the Assistant Revenue Officer, Bangalore North Taluk, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
73.	11/04/2011	Endorsement bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
74.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
75.	18/08/2015	Endorsement bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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76.	01/09/2015	Endorsement bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board, Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk.
77.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
78.	12/05/2017	Endorsement dated bearing No.PTCL (BNA).CR.82/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.26/3B admeasuring 5 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
79.	05/06/2017	Endorsement issued by the Revenue Department, Bangalore in respect of the property bearing Survey No.26/3B admeasuring 5 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
80.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
81.	20/09/1944	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.26, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk;
82.	Date not clear	RR Balabagada Nakalu issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.26, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
83.	06/09/1956	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.26/3, admeasuring 27 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

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84.	20/04/1984	Hissa Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.26/3, admeasuring 27 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
85.	18/09/2000	Tippani issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property and another property situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
86.	Date not clear	Tippani issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
87.	Date not clear	Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.26 admeasuring 2 acres and 33 guntas
88.	Date not clear	Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk;
89.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
90.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited

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DUE DILIGENE REPORT

We have in this Report dealt with the non-agricultural residentially converted land bearing Survey No.26/3C admeasuring 05 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.

Flow of Title:

1. We have perused the Record of Rights Register Extract bearing RR No.67 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore denoting the name of Basanna son of Muniyappa as the holder of the property bearing Survey No.26/3, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that the aforesaid property was the ancestral property of Basanna and he had acquired rights in respect of the same under a Palu Patti/Partition Deed bearing Document No.165/1914. The document further denotes the Record of Rights Register Extract bearing RR No.430 and Inheritance Register Extract bearing IHC No.7/47-48 dated 19/11/1947. We have perused an endorsement dated 19/11/2012 issued by the office of the Tahshildar, Bangalore stating that the Inheritance Register Extract bearing IHC No.7/47-48 dated 19/11/1947 is unavailable.

   Note: *We have not been provided with the Palu Patti/Partition Deed bearing Document No.165/1914. Given the number of years elapsed, the non-availability of this document is not a major concern.*

2. We have perused an Endorsement dated 15/11/2012 issued by the Tahsildar, Bangalore North Taluk bearing No.R.K.CR/1118/2012-13. The Endorsement denotes the non-availability of mutation register extracts for the years 1942-43, 1943-44, 1946-47 and 1947-48 in respect of properties situated in Tarabanhalli Village, Jala Hobli, Devanahalli Taluk.

3. We have perused the Partition Deed dated 27/10/1951 executed between (1) Pillappa and (2) Kempanna both minors sons of late Siddappa, represented by their guardian Dodda Channappa son of Basappa, (3) Dodda Channappa, (4) Venkatappa, (5) Chikka Channappa and (6) C.B. Munishamaiah all sons of Basappa, registered as Document No.1777/51-52, Book-I, Volume 60, Pages 98 to 101 at the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.26/3 admeasuring 27 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes out of the 27 guntas in the property bearing Survey No.26/3, Pillappa and Kempanna both minors sons of late Siddappa, Dodda Channappa, Venkatappa and Subbamma

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were together allotted 18 guntas, Chikka Channappa was allotted 4 ½ guntas and C.B. Munishamaiah was allotted 4 ½ guntas.

Note: *We have not been provided with the Genealogical Tree of Basappa to confirm his legal heirs having right, title and interest over the property who were required to join in the partition deed; We have not been provided with any document denoting the demise of the mother of the minor sons of late Siddappa i.e. Pillappa and Kempanna. We have also not been provided with any document denoting that Dodda Channappa was appointed as the guardian of the minor sons of late Siddappa i.e. Pillappa and Kempanna. It is also pertinent to note here that Subbamma along with Pillappa and Kempanna both minors sons of late Siddappa, Dodda Channappa and Venkatappa was allotted 18 guntas in the property bearing Survey No.26/3 in the partition; however, Subbamma has not been made a party to this Partition Deed dated 27/10/1951. In the absence of Genealogical Tree of Basappa, we are not in a position to ascertain whether all the heirs of Basappa have been made a party to this Partition Deed dated 27/10/1951. Having said that, given that there are no claims on the property till date and given the number of years elapsed, any claims now will be barred by limitation.*

We further observe that Record of Rights Register Extract bearing RR No.67 denotes the name of " Basanna" as the holder of the property bearing Survey No.26/3, whereas Partition Deed dated 27/10/1951 denotes " Basappa" as the father/grandfather of the parties therein. We are informed that " Basanna" and " Basappa" are the same person.

4. We have perused the Sale Deed dated 25/08/1954, executed by C.B. Munishmaiah, son of Bassappa in favour of Thimmakka, daughter of Thirumalappa. registered as Document No.1024, which bears out that C.B. Munishmaiah, son of Bassappa has conveyed his share in Survey No.26/3 measuring 4½ guntas in favour of Thimmakka, daughter of Thirumalappa.

5. We have perused the Record of Rights extracts bearing RR No.582, 583 and 584 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore denoting the following:
   i. RR No.582: The name of Chikka Channappa is borne out as the khatedar of Survey No.26/3A in terms of the Partition Deed dated 27/10/1951, registered as Document No.1777/51-52.
   ii. RR No.583: The name of C.B. Munishmappa is borne out as the holder of the property bearing Survey No.26/3B, in terms of the Partition Deed dated 27/10/1951, registered as Document No.1777/51-52.
   iii. RR No.584: The name of Ms. Thimmakka, daughter of Tirumalappa as the holder of the property bearing Survey No.26/3B, situated at Tarabanahalli Village, Jala

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Hobli, Devanahalli Taluk in terms of the Sale Deed dated 25/08/1954, registered as Document No.1024, executed by C.B. Munishmaiah son of Bassappa.

Note: *It is pertinent to note that although the Record of Rights extracts does not record the measurements of the properties. Further, although even Doddachannappa and others were jointly allotted 18 guntas in Survey No.26/3, the same is not forthcoming from the records of rights register extract provided to us. Further, the hissa tippani reflects the names of the Doddachannappa as the khatedar in relaton to Survey No.26/3A; Chikka Channappa as the khatedar in relation to Survey No.26/3B; and C.B. Munishmappa as the khatedar in relation to Survey No.26/3C. Therefore, we are informed that the survey number has been erroneously recorded in the record of rights extracts. In view of the above, we have relied on the entries made in the hissa tippani and the subsequent sale deeds.*

6. We have perused the Sale Deed dated 21/01/1990 executed by Thimmakka wife of late Chikka Channappa in favour of Ramakka daughter of Gullanaiah with regard to the properties bearing Survey No.26/3B admeasuring 5 guntas and Survey No.26/3C admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, registered as Document No.1614/89-90, Book-I, Volume 38, Pages 158 to 160 at the office of the Sub Registrar, Yelahanka.

Note: *We have not been provided with the Death Certificate and Genealogical Tree of Chikka Channappa and Mutation Register Extract recording the name of Thimmakka, wife of Chikka Channappa. In the absence of these documents, we cannot confirm the manner in which Thimmakka wife of late Chikka Channappa acquired right, title and interest in the aforesaid property. Given the number of years elapsed and that there are no claims on the property till date, we have relied on the recitals of the Sale Deed dated 21/01/1990.*

Further, we are given to understand that Thimmakka, daughter of Thirumalappa (who acquired Survey No.26/3B under the Sale Deed dated 25/08/1954, registered as Document No.1024) and Thimmakka, wife of Chikka Channappa who has conveyed Survey No.26/3B under the Sale Deed dated 21/01/1990 is one and the same person.

It is pertinent to note that Chikka Channappa acquired only an extent of 4½ guntas in Survey No.26/3 as per the Partition Deed dated 27/10/1951 registered as Document No.1777/51-52 and Thimmakka, daughter of Thirumalappa acquired only 4½ guntas in terms of Sale Deed dated 25/08/1954, registered as Document No.1024, executed by C.B. Munishmaiah son of Bassappa. However, Thimmakka wife of late Chikka Channappa has conveyed an extent of 10 guntas in Survey No.26/3 to Ramakka, daughter of Gullanaiah. We have not been provided with any document under which Chikka

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Channappa or Thimmakka acquired right, title and interest in the additional/ excess 1 gunta that has been conveyed under the Sale Deed dated 21/01/1990 registered as Document No.1614/89-90. However, we note that RTCs also reflect the total extent of 05 guntas in Survey No.26/3B and Survey No.26/3C, each respectively. We are given to understand that the extents in Survey No.26/3A, Survey No.26/3B and Survey No.26/3C have been recorded in the RTCs and subsequent survey documents basis the possession of the property held. Given the number of years elapsed and the fact that there are no claims in relation to the property till date, we do not see this as a major concern.

7. We have perused the Mutation Register Extract bearing MR No.2/90-91 issued by the office of the Village Accountant, Tarabanahalli, Bangalore North Taluk denotes that Ramakka, daughter of Gullanaiah is registered as the khatedar with regard to the properties bearing Survey No.26/3C admeasuring 05 guntas and SurveyNo.26/3B admeasuring 05 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk along with another property, in terms of the Sale Deed registered as Document No.1614/89-90.

8. We have perused the General Power of Attorney dated 10/06/1996 executed by Ramakka, wife of Chikka Muniyappa in favour of B.G. Uday son of B.N. Garudachar, registered as Document No.216/96-97, Book-IV, Volume SF61, Pages 89 to 91 at the office of the Sub Registrar, Yelahanka with regard to the properties bearing Survey Nos.26/3C and 26/3B totally admeasuring 10 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that B.G. Uday is authorized and empowered to deal with and dispose of the aforesaid properties. The said B.G. Uday has also been authorized to receive sale consideration from the prospective purchasers.

9. We have perused the Official Memorandum bearing No. ALN/SR(NA)653/96-97 dated 24/07/1997 issued by the Special Deputy Commissioner, Bangalore District, Bangalore to Ramakka wife of Chikka Muniyappa denotes the conversion of the properties bearing Survey Nos.26/3B admeasuring 5 guntas and Survey No.26/3C admeasuring 5 guntas, together admeasuring 10 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore from agricultural to non-agricultural residential purpose. The document further denotes that requisite fee has been paid towards the conversion of the aforesaid property.

10. We have perused the Mutation Register Extract bearing MR No.11/2007-08 dated 30/08/2007 issued by the Village Accountant, Bangalore North (Addl) Taluk, Yelahanka, Bangalore denotes that Ramakka daughter of Gullanaiah is registered as the khatedar pursuant to the conversion of the properties bearing Survey No.26/3B and Survey No.26/3C admeasuring 05 guntas each, situated at Tarabanahalli Village, Jala Hobli,

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Devanahalli Taluk. The document denotes that the aforesaid properties have been converted from agricultural use to non-agricultural residential use in terms of the Official Memorandum bearing No. ALN/SR(NA)653/96-97 dated 24/07/1997. The document further denotes that requisite fee has been paid towards the conversion of the aforesaid properties.

11. We have perused the Sale Deed dated 28/07/1997 executed by Ramakka wife of Chikka Muniyappa, represented by her constituted attorney, B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd **("Sanka")**, represented by its authorized signatory, Rakesh Bathra, registered as Document No.3474/97-98, Book-I stored in CD No.4 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.26/3C admeasuring 05 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.

12. We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses, namely (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. It further denotes that the khata bearing No.409/383 has been issued in favour of Sanka in respect of the Schedule Property and other properties situated at Tarabanahalli Village. The document denotes that Mahesh Deshpande has joined this Sale Deed as Consenting Witness as a registered Agreement to Sell had been executed in respect of Survey No.12 and Survey No.35/1 (prior to their acquisition by Sanka) by the predecessors in title of Sanka in favour of Mahesh Deshpande. The document further denotes that Mahesh Deshpande is also issuing a separate declaration disclosing his knowledge of this Sale Deed and an unequivocal and unconditional consent for this Sale Deed waiving all or any of his rights which might have accrued in his favour through the registered Agreements to Sell in his favour dated 15/12/1995, 09/01/1996 and 05/12/1995. The document further denotes that "*the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney B.G.Uday in favour of Sanka. B.G.Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, B.G.Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to the Sale Deed*".

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13. We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.

14. We have perused the Memorandum of Association and the Articles of Association of Sahara India dated 03/12/1991.

15. We have perused the Certificate of Incorporation Consequent on Change of Name dated 06/07/1998 issued by the Registrar of Companies under Section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

16. We have perused the Partnership Deed dated 15/04/2004 executed between N. Devarajaiah the son of (late) Narasimaiah and A. Ramakrishna the son of Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, development and sale of immovable properties in and around Bangalore.

17. We have perused an Authorization Letter dated 10/11/2004 denoting that A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Chennahalli Villages on behalf of Annapurneshwari.

18. We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative Dayanand Pai, Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres.

19. We have perused the Deed of Trust dated 19/05/1993 executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.

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The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

20. We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

21. We have perused the Deed of Amendment of Trust Deed dated 24/09/2004 pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19 has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

22. We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gowri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell was entered into between Annapurneshwari and the Trust wherein substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for the Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its

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University. We had sought for the board resolution passed by the board of directors of Sahara, authorizing the sale of the property. However, we have been informed that the same is not available.

23. We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property. The document denotes the transfer of khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06. It further appears that Khata No.421/383/209 has been issued in the name of Sahara in respect of the properties situated at Tarabanahalli Village.

24. We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

25. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

26. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 in respect of the Schedule Property and certain other properties situated at Chennahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute requisite documents in respect of the sale of 72 acres and 1.20 guntas of land situated at Chennahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Schedule Property is also denoted in this resolution.

Note: *We have not seen documents to confirm that the resolution is in compliance with the Trust documents. We have therefore assumed that the resolution is in accordance with the Trust Deed.*

27. We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust authorized the alienation of the aforementioned properties and authorized B. Manamohan to execute requisite sale deeds in terms of the resolution dated 02/02/2008.

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28. We have perused the Deed of Confirmation dated 13/08/2009 executed by Chikkamuniyappa son of Nallappa, Ramakka wife of Chikkamuniyappa, Satish, Ambika, Bharati and Shela (both minors, represented by their father and natural guardian, Chikkamuniyappa), all children of Chikkamuniyappa in favour of Sankhya, registered as Document No.837/2009-10, Book-I, stored in C.D. No.JALD46 at the office of the Sub Registrar, Jala with regard to the property bearing Survey No.26/3C admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Ramakka along with the member of her family have in terms of this document confirmed the Sale Deeds registered as Document Nos. 3474/1997-98, 3474/1997-98, 12618/2003-04, 22127/2004-05 and 143/2008-09.

29. We have perused a copy of the genealogical tree of Ramakka, attested by the Village Accountant, Tarabanahalli Circle, Jala Hobli, Bangalore North (Additional) Taluk, which bears out that Ramakka was married Chikkamuniyappa and they had four children, namely, (i) Bharati, (ii) Satish, (iii) Ambika, and (iv) Sheela.

30. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.26/3C measuring 05 guntas in favour of M/s. Canara Housing Development Company.

31. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

32. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development

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in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

33. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No.26/3C admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Sankhya conveyed Survey No.26/3C measuring 05 guntas in favour of M/s. Century Dwellings Private Limited.

34. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

35. We have perused the Sanctioned Plan dated 31/01/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)]. The document denotes that the Plan has been approved for a duration of two years from 24/05/2013 to 23/05/2015.

36. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

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The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 sq. meters (918.43 guntas).

37. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

38. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The BIAAPA has sanctioned the formation of a residential layout in respect of these properties. The Order states that the Government had issued a Notification dated 27/01/2009 bearing No.UDD/157/BMR/2005 and the Revised Order dated 29/01/2009 stating that the conversion of any property which was converted before 17/09/2004 will have to be protected. The lands forming the subject matter of this Order are located partly in the "residential" zone and partly in the "parks" zone as per the Master Plan – 2021 prepared by the BIAAPA. However given that these lands were converted for residential purposes before 17/09/2004, the BIAAPA has treated these lands as "residential". The Order further denotes that the applicants have paid the requisite taxes and have submitted the No-Objection Certificate issued by the Karnataka State Pollution Control Board ("**KSPCB**"). The Order denotes that from out of the approved residential sites totaling to 577 sites, 40% of the sites (totaling to 230 sites) have been released as per the list annexed to the Order. The Order denotes that the applicant is permitted to collect consideration respect of the released sites for development of the layout and only the sites that have

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been released may be registered. The following conditions have been prescribed by the BIAAPA:

i. The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
ii. Upon the development of roads, drainage system, drinking water connection, electricity connection etc. the Authorities will inspect the layout and accord their final approval.
iii. Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.
iv. If within the prescribed time limit, the basic amenities are not developed, then the government shall have the right to take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
v. The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.
vi. No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.
vii. Compulsory provision must be made in the buildings forming part of the layout plan for rain water harvesting and conservation of ground water.
viii. In accordance with the application of the developer 40% of the sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.
ix. Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.
x. Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% of the sites that have been released in the sanctioned plan.

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39. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 while considering additional Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

40. We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Chennahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

i. The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
ii. The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

41. We observe that the said Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated

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27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

42. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

43. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

44. We have perused the Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 and 1975-76 to 1979-80 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3C admeasuring 5 guntas, Tarabanahalli Village denotes the name of Thimmakka as the owner and occupant of the aforesaid property.

45. We have perused the RTC and Pahani Extract for the period 1980-81 to 1983-84 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3C admeasuring 5 guntas, Tarabanahalli Village denotes the name of Thimmakka daughter of Thirumalappa as the owner and occupant of the aforesaid property in terms of the Index of Land Register extract and Record of Register Extract bearing RR No.584. *There appears to be an error in this document as it is refers to Record of Register Extract bearing RR No.584; however, on a perusal of Record of Register Extract bearing RR No.584, we observe that it has been issued in respect of Survey No.26/3B.*

46. We have perused the RTC and Pahani Extract for the period 1985-86 to 1987-88 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3C admeasuring 5 guntas, Tarabanahalli Village denotes the name of Thimmakka wife of Chikka Channappa as the owner and occupant of the aforesaid property in terms of the Record of Register Extract bearing RR No.584. *There appears to be an error in this document as it is refers to Record of Register Extract bearing RR No.584; however, on a perusal of Record of Register Extract bearing RR No.584, we observe that it has been issued in respect of Survey No.26/3B.*

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47. We have perused the RTC and Pahani Extract for the period 1988-89 to 1992-93 and 1993-94 to 1997-98 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3C admeasuring 5 guntas, Tarabanahalli Village denotes as under:
    (i) Thimmakka wife of Chikka Chanappa as the erstwhile owner in terms of the Record of Register Extract bearing RR No.584; and
    (ii) Ramakka daughter of Gullanaiah as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.2/90-91.

48. We have perused the RTC and Pahani Extract for the period 1997-98 to 2001-02 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3C admeasuring 5 guntas, Tarabanahalli Village denotes the name of Ramakka, daughter of Gullanaiah as the owner in terms of Mutation Register Extract bearing MR No.2/90-91. The document also denotes that the aforementioned property has been converted for residential purpose in term of the Official Memorandum bearing No. ALN/SR(NA)653/96-97 dated 24/07/1997 issued by the Special Deputy Commissioner, Bangalore District, Bangalore

49. We have perused the RTC and Pahani Extract for the period 2002-2003, 2003-2004, 2004-05, 2005-06 and 2006-07 issued the Village Accountant, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3C admeasuring 5 guntas, Tarabanahalli Village denotes the name of Ramakka daughter of Gullanaiah as the owner in terms of a Sale Deed and Mutation Register Extract bearing MR No.2/90-91.

50. We have perused the RTC and Pahani Extract for the period 2008-2009, 2009-10, 2010-11, 2011-12, 2012-13 and 2013-14 issued the Village Accountant, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3C admeasuring 5 guntas, Tarabanahalli Village denotes the name of Ramakka daughter of Gullanaiah as the owner in terms of the Mutation Register Extract bearing MR No.11/07-08.

    Note: *We have not been provided with the RTC Extract for the period 2007-8, 2014-15 till 2023-24.*

51. We have perused the Order dated 05/01/2009 bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that the aforementioned property has been converted for non-agricultural purposes under Section 95(2) of the Karnataka Land Revenue Act, 1964 ("**KLR Act**"). It further appears that under Section 95(7) of the KLR Act, the court is of

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the opinion that the aforementioned properties do not require payment of property taxes and thereby the names of the khatedars have been removed from Column 9 of the RTC extract and it will be denoted as *Non-Agricultural Kharab* ("**NAK**").

52. We have perused the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Schedule Property. The document denotes NAK in terms of an order bearing No.RRT(J)CR739/2008-09. The document denotes conversion *vide* order bearing No. BDS.ALN.SR.NA.669/96-97 and also denotes Mutation Register extract bearing MR No.31/2008-09.

53. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

54. We have perused the Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property.

55. We have perused the Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property. The document denotes that Sankhya is required to pay a sum of Rs.1,62,102/- (Rupees One Lakh Sixty Two Thousand One Hundred Two only) towards taxes in respect of the aforementioned property.

Note: *We have not been provided with the latest tax paid receipt in relation to the property. We have not been provided with the special notice assigning khata number and the khata certificate and extract in relation to the said property.*

56. We have perused the Endorsement dated 05/11/2007 bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that there are tenancy applications/proceedings initiated under Sections 48A and 77A and no applications are pending under Section 80 (Form 11) of the Karnataka Land Reforms Act, 1961.

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57. We have perused the Endorsement dated 01/01/2008 issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the RTC extracts for the period 1974-75 and 1984-85 are not available.

58. We have perused the Endorsement dated 01/12/2007 bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.26/3C admeasuring 5 guntas and certain other properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings initiated or pending under Sections 79-A and 79-B of the KLRA with respect to the aforementioned property.

59. We have perused the Endorsement bearing No.LRF[BNA]CR:596/07-08 dated 24/03/2008 issued by the office of the Assistant Commissioner, Bangalore North Taluk, Bangalore denotes that there are no proceedings initiated under Section 79 (A) and 79 (B) under of the Karnataka Land Reforms Act, 1961 with respect to the property bearing Survey No.26/3B admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

60. We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

61. We have perused the Endorsement dated 11/04/2011 bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that that the Index of Lands Register extract cannot be issued as the same is not available.

62. We have perused the Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India ("**NHAI**") in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Tarabanahalli Village does not fall under the jurisdiction of NHAI under Section 3(a) of the National Highway Act, 1956.

63. We have perused the Endorsement dated 18/08/2015 bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village,

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Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisitions initiated or pending in respect of the aforementioned properties.

64. We have perused the Endorsement dated 01/09/2015 bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board ("**KIADB**"), Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk. In terms of the said Endorsement and the final notification dated 09/04/2008 annexed to the Endorsement, we observe that certain lands situated at Bagalur Village and Hoovinayakanahalli Village have been acquired. However, the lands situated at Tarabanahalli Village including the Schedule Property have not been notified for acquisition.

65. We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

66. We have been provided with the Endorsement dated 12/05/2017 bearing No.PTCL (BNA).CR.82/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.26/3C admeasuring 5 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings initiated or pending under the Karnataka (Scheduled Castes and Scheduled Tribes) Prohibition of Transfer of Certain Lands Act, 1978 with respect to the aforementioned properties.

67. We have been provided with an Endorsement dated 05/06/2017 issued by the Revenue Department, Bangalore denoting that there are no tenancy proceedings initiated/pending in respect of the property bearing Survey No.26/3C admeasuring 05 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

68. We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk denoting the total and actual extent of Survey No.26/3C situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk as 05 guntas. We observe that the entire extent of 05 guntas is denoted as 'A' Kharab land.

69. We have perused the Hissa Survey Tippani dated 20/09/1944 issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.26, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey

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No.26 admeasuring 02 acres and 33 guntas has been phodied into 5 portions. The document further denotes the name of Basanna son of Muniyappa as the hissadar in respect of the property bearing Survey No.26/3.

70. We have perused the RR Balabagada Nakalu issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.26, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey No.26 admeasuring 2 acres and 33 guntas has been phodied into 5 portions. The document further denotes the name of Basanna son of Muniyappa as the hissadar in respect of the property bearing Survey No.26/3 admeasuring 27 guntas.

71. We have perused the Hissa Tippani dated 20/04/1984 issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.26/3, admeasuring 27 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Siddappa son of Basanna as the hissedar of the property bearing Survey No.26/3. The document denotes that Survey No.26/3 has been phodied into 3 portions i.e., Survey Nos.26/3A, 26/3B and 26/3C. The document further denotes the name of Doddachannappa as the khatedar with regard to the property bearing Survey No.26/3A, Chikkachannappa as the khatedar with regard to the property bearing Survey No.26/3B and C.B. Munishami as the khatedar with regard to the property bearing Survey No.26/3C. The document denotes that the aforesaid phodi was affected vide Oder bearing No.MPR 863/53-54.

Note: *We have not been provided with a copy of the Phodi Order bearing No.MPR 863/53-54 and have therefore relied on the Hissa Tippani dated 20/04/1984.*

72. We have perused the Tippani dated 18/09/2000 issued by the Tahsildar, Bangalore North Taluk with regard to the properties bearing Survey No.26/3B admeasuring 5 guntas and Survey No.26/3C admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Ramakka wife of Chikka Muniyappa as the khatedar in respect of the aforementioned properties. The document further refers to conversion of the aforementioned properties in terms of Official Memorandum bearing No. ALN/SR(NA)653/96-97 dated 24/07/1997 issued by the Deputy Commissioner, Bangalore and denotes that the properties have been phodied as per MN Phody Order No.10/2000-01.

73. We have perused the Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.26/3C, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

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74. We have perused the Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.26 admeasuring 2 acres and 33 guntas denoting that Survey No.26 has been phodied into 5 portions. The document further denotes the name of Basanna son of Muniyappa as the hissadar in respect of the property bearing Survey No.26/3 admeasuring 27 guntas.

75. We have perused the Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.26 as forming part of the said Village.

Encumbrances

76. We have perused photocopies of the following encumbrance certificates:

i. Encumbrance Certificate dated 26/11/2010 for the period 01/04/1946 to 31/08/1969 issued by the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.26/3C (Old Survey No.26/3), situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 5 guntas denotes the following transactions:

(i) Partition Deed dated 27/10/1951 executed between Doddachanappa and others, registered as Document No.1777;

(ii) Sale Deed dated 25/08/1954 executed by Munishamappa in favour of Thimmakka, registered as Document No.1024 with regard to an extent of 4 ½ guntas;

(iii) Mortgage Deed dated 21/04/1959 executed by Thimmakka in favour of MPCS, Chikka Jala, registered as Document No.126;

ii. Encumbrance Certificate dated 27/03/2007 for the period 01/04/1969 to 31/03/1986 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.26/3C, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 5 guntas.

iii. Encumbrance Certificate dated 04/06/2009 for the period 01/04/1986 to 31/07/1986 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.26/3C admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

iv. Encumbrance Certificate dated 18/04/2007 for the period 01/08/1986 to 31/05/1989 issued with regard to the property bearing Survey No.26/3C admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts 'Nil' encumbrances;

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v. Encumbrance Certificate dated 03/04/2007 for the period 01/06/1989 to 31/03/2004 issued by the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.26/3C admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts the following transactions:

(i) Sale Deed dated 21/01/1990 executed by Thimmakka in favour of Ramakka, registered as Document No.1614/89-90;

(ii) Sale Deed dated 28/07/1997 executed by Ramakka in favour of Sanka, registered as Document No.3474/97-98;

(iii) Sale Deed dated 09/12/2003 executed by Sanka, represented by its Directors (a) S.N Ladhani (b) Babulal Nichani in favour of Sahara, represented by its authorized representative A.V Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday, registered as Document No.12618/03-04.

vi. Encumbrance Certificate dated 17/03/2007 for the period 01/04/2004 to 15/03/2007 issued by the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.26/3C admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts the Sale Deed dated 31/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its partner G.D.R Reddy (Consenting Witness) and Annapurneshwari represented by its Partner, A. Ramakrishna (Confirming Party) in favour of the Trust represented by its constituted attorney, B. Manamohan, registered as Document No.YAN-1-22127/2004-05.

vii. Encumbrance Certificate dated 20/06/2009 for the period 01/04/2006 to 19/06/2009 issued with regard to the property bearing Survey No.26/3C admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts the Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09.

viii. Encumbrance Certificate for the period 20/06/2009 to 07/04/2012 issued with regard to the property bearing Survey No.26/3C admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts Confirmation Deed dated 14/08/2009, registered as Document No.837;

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ix. Encumbrance Certificate for the period 01/04/2011 to 31/03/2013 issued with regard to the property bearing Survey No.26/3C admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts 'Nil' encumbrances;

x. Encumbrance Certificate for the period 01/11/2014 to 01/01/2016 issued with regard to the property bearing Survey No.26/3C admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts 'Nil' encumbrances;

xi. Encumbrance Certificate for the period 01/04/2014 to 27/04/2017 issued with regard to the property bearing Survey No.26/3C admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts 'Nil' encumbrances;

xii. Encumbrance Certificate issued for the period 01/04/2017 to 09/11/2017 with respect to the property bearing Survey No.26/3C admeasuring 5 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting 'nil' encumbrances during this period.

xiii. Encumbrance Certificate dated 19/06/2024 for the period 01/04/2017 to 18/06/2024 issued by the office of the Sub Registrar, Jala with regard to the property bearing Survey No.26/3C situated at Tarabanahalli Village, Jala Hobli, depicts the following transaction:

(i) Sale Deed dated 20/03/2024 executed by Sankhya in favour of Century Dwellings Private Limited, registered as Document No.18572/23-24;

Litigation:

77. We are given to understand that there are no litigations in relation to the Schedule Property.

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Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited

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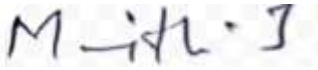
CONCLUSION

Based on the documents reviewed and subject to our comments/observations above, we are of the opinion that M/s. Century Dwellings Private Limited, is the owner of the residentially converted land bearing Survey No.26/3C admeasuring 05 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore (Devanahalli Taluk), subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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SCHEDULE PROPERTY

All that piece and parcel of the non-agricultural residentially converted land bearing Survey No.26/3C admeasuring 05 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore, and bounded on as under:

East by	: Property bearing Survey No.26/3B;
West by	: Property bearing Survey No. 37;
North by	: Property bearing Survey No.26/1; and
South by	: Property bearing Survey No.28/1.

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LIST OF DOCUMENTS REVIEWED

We have reviewed the following documents:

Sl. No.	Date	Description of the Documents
1.	Date not clear	Record of Rights Register Extract bearing RR No.67 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
2.	15/11/2012	Endorsement issued by the Tahsildar, Bangalore North Taluk bearing No.R.K.CR/1118/2012-13.
3.	27/10/1951	Partition Deed executed by Pillappa, Kempanna, both minors and sons of late Siddappa, represented by their guardian Dodda Channappa son of Basappa, Dodda Channappa, Venkatappa, Chikka Channappa, C.B. Munishamaiah, all sons of Basappa, registered as Document No.1777/51-52, Book-I, Volume 60, Pages 98 to 101 at the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.26/3 admeasuring 27 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
4.	21/01/1990	Sale Deed executed by Thimmakka wife of late Chikka Channappa in favour of Ramakka daughter of Gullanaiah with regard to the property bearing Survey No.26/3C, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 5 guntas along with another property, registered as Document No.1614/89-90, Book-I, Volume 899, Pages 158 to 160 at the office of the Sub Registrar, Devanahalli;
5.	Date not clear	Mutation Register Extract bearing MR No.2/90-91 issued by the office of the Village Accountant, Tarabanahalli, Bangalore North Taluk with regard to the property bearing Survey No.26/3C, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 5 guntas;
6.	10/06/1996	General Power of Attorney executed by Ramakka wife of Chikka Muniyappa in favour of B.G. Uday son of B.N. Garudachar, registered as Document No.216/96-97, Book-IV, Volume SF61, Pages 89 to 91 at the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey Nos.26/3C along with another property, situated at

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		Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 10 guntas;
7.	24/07/1997	Official Memorandum bearing No. ALN/SR(NA)653/96-97 issued by the Special Deputy Commissioner, Bangalore District, Bangalore with regard to the property bearing Survey No.26/3B and Survey No.26/3C, together admeasuring 10 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore;
8.	30/08/2007	Mutation Register Extract bearing MR No.11/2007-08 issued by the Village Accountant, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.26/3B and Survey No.26/3C, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, together admeasuring 10 guntas;
9.	28/07/1997	Sale Deed executed by Ramakka wife of Chikka Muniyappa, represented by his constituted attorney, B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd, represented by its authorized signatory, Rakesh Bathra, ("**Sanka**") registered as Document No.3474/97-98, Book-I stored in CD No.4 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.26/3C, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore admeasuring 5 guntas;
10.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, S.N Ladhani and Babu Lal Nichani in favour of M/s. Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory, A.V Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday with respect to the property bearing Survey No.26/3C admeasuring 5 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka;
11.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.

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12.	03/12/1991	Memorandum of Association and the Articles of Association of Sahara India.
13.	06/07/1998	Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies under Section 21 of the Companies Act, 1956.
14.	15/04/2004	Partnership Deed executed between N. Devarajaiah the son of (late) Narasimaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s. Annapurneshwari Investments with principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk;
15.	10/11/2004	Authorization Letter denoting that A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Chennahalli Villages on behalf of Annapurneshwari.
16.	05/10/2004	Agreement of Sale executed between Annapurneshwari represented by its Authorized Representative Dayanand Pai, Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres.
17.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
18.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk.
19.	24/09/2004	Deed of Amendment of Trust Deed pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The

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		Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV in the office of the Sub-Registrar, Udupi.
20.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Diwakar Asthana, Gowri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
21.	Date not clear	Mutation Register Extract bearing M.R No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk;
22.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited under the Companies Act, 1956;
23.	08/09/2006	Memorandum of Association and Articles of Association of M/s. Sankhya Realtors Private Limited;
24.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust in respect of the Schedule Property and certain other properties situated at Chennahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk.
25.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore.
26.	13/08/2009	Deed of Confirmation executed by Chikkamuniyappa son of Nallappa, Ramakka wife of Chikkamuniyappa, Satish, Ambika, Bharati and Shela (minor, represented by her father and natural guardian,

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		Chikkamuniyappa), all children of Chikkamuniyappa in favour of Sankya, registered as Document No.837/2009-10, Book-I, stored in C.D. No.JALD46 at the office of the Sub Registrar, Jala with regard to the property bearing Survey No.26/3C admeasuring 5 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk;
27.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai.
28.	05/06/2007	Partnership deed entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai.
29.	27/03/2024	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore.
30.		Certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
31.		Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.
32.	31/01/2013	Sanctioned Plan bearing No.BIAAPA/TP3/LAO/19/2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)].

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33.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Bijay Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
34.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
35.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
36.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
37.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Chennahalli villages, Jala Hobli, Bangalore North Taluk.
38.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
39.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
40.	Date not clear	Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 in respect of the Schedule Property.
41.	Date not clear	RTC and Pahani Extract for the period 1975-76 to 1979-80 in respect of the Schedule Property.

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42.	Date not clear	RTC and Pahani Extract for the period 1980-81 to 1983-84 in respect of the Schedule Property.
43.	Date not clear	RTC and Pahani Extract for the period 1985-86 to 1987-88 in respect of the Schedule Property.
44.	Date not clear	RTC and Pahani Extract for the period 1988-89 to 1992-93 in respect of the Schedule Property.
45.	Date not clear	RTC and Pahani Extract for the period 1993-94 to 1997-98 in respect of the Schedule Property.
46.	Date not clear	RTC and Pahani Extract for the period 1997-98 to 2001-02 in respect of the Schedule Property.
47.	Date not clear	RTC and Pahani Extract for the period 2002-2003 in respect of the Schedule Property.
48.	Date not clear	RTC and Pahani Extract for the period 2003-2004 in respect of the Schedule Property.
49.	Date not clear	RTC and Pahani Extract for the period 2004-05 in respect of the Schedule Property.
50.	Date not clear	RTC and Pahani Extract for the period 2005-06 in respect of the Schedule Property.
51.	Date not clear	RTC and Pahani Extract for the period 2006-07 in respect of the Schedule Property.
52.	Date not clear	RTC and Pahani Extract for the period 2008-2009 in respect of the Schedule Property.
53.	Date not clear	RTC and Pahani Extract for the period 2009-10 in respect of the Schedule Property.
54.	Date not clear	RTC and Pahani Extract for the period 2010-11 in respect of the Schedule Property.

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55.	Date not clear	RTC and Pahani Extract for the period 2011-12 in respect of the Schedule Property.
56.	Date not clear	RTC and Pahani Extract for the period 2012-13 in respect of the Schedule Property.
57.	Date not clear	RTC and Pahani Extract for the period 2013-14 in respect of the Schedule Property.
58.	Date not clear	RTC and Pahani Extract for the period 2014-15 to 2016-17 in respect of the Schedule Property.
59.	05/01/2009	Order bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
60.	24/01/2009	Mutation Register extract bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Schedule Property.
61.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk.
62.	Date not clear	Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk
63.	Date not clear	Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk.
64.	05/11/2007	Endorsement bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
65.	01/01/2008	Endorsement issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
66.	01/12/2007	Endorsement bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the

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		property bearing Survey No.26/3C admeasuring 5 guntas and certain other properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk.
67.	24/03/2008	Endorsement bearing No.LRF[BNA]CR:596/07-08 issued by the office of the Assistant Revenue Officer, Bangalore North Taluk, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
68.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
69.	11/04/2011	Endorsement bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
70.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
71.	18/08/2015	Endorsement bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
72.	01/09/2015	Endorsement bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board, Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk.
73.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
74.	12/05/2017	Endorsement bearing No.PTCL (BNA).CR.82/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the

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		property bearing Survey No.26/3C admeasuring 5 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
75.	05/06/2017	Endorsement issued by the Revenue Department, Bangalore in respect of the property bearing Survey No.26/3C admeasuring 5 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
76.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
77.	20/09/1944	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.26, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk;
78.	20/04/1984	Hissa Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.26/3, admeasuring 27 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
79.	18/09/2000	Tippani issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property and another property situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
80.	Date not clear	Tippani issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
81.	Date not clear	Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.26 admeasuring 2 acres and 33 guntas
82.	Date not clear	Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk;
83.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
84.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited

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DUE DILIGENE REPORT

We have in this Report dealt with the non-agricultural residential land bearing Survey No.32 admeasuring 04 acres, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore, ("Schedule Property").

Flow of Title:

1. We have perused the Sale Deed dated 04/05/1943 executed by Annegowda, son of Patel Nanjunda in favour of Munishamappa, son of Veerappa with respect to the property bearing Survey No.32 admeasuring 04 acres, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.1562, Book-I, Volume 456 at Pages 1 to 3 at the office of the Sub Registrar, Devanahalli. The document denotes that the aforesaid property was acquired by Annegowda under a Sale Deed dated 18/08/1937, executed by Munishamappa, son of Pillappa.

   Note: *We have not been provided with the Sale Deed dated 18/08/1937 under which Annegowda, son of Patel Nanjunda acquired Survey No.32 measuring 04 acres. Given the number of years elapsed, and relying on the contents of the subsequent registered documents, non-availability of the said Sale Deed dated 18/08/1937 is not a major concern.*

2. We have perused the Record of Rights register extract bearing RR No.96 issued by the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore denoting the name of Anneyappa as the owner of the property bearing Survey No.32, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document makes reference to the Record of Rights Register Extract bearing RR No.336 and Mutation Register Extract bearing MR No.4/42-43.

3. We have perused the Record of Rights Register Extract bearing RR No.336 issued by the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore. The document denotes the name of Munishamappa, son of Veerappa as the owner of the property bearing Survey No.32, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, having acquired the same in terms of the Sale Deed dated 04/05/1943 executed by Annegowda son of Patel Nanjunda and registered as Document No.1562. The document further denotes the mutation of Khata in terms of the Mutation Register Extract bearing MR No.4/42-43.

4. We have perused the Mutation Register Extract bearing MR No.25/95-96 dated 11/06/1996 issued by the Village Accountant, Tarabanahalli, Bangalore North Taluk, Bangalore denoting the name of Munishamappa son of Veerappa as the khatedar, having

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acquired a right in the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, in terms of the Sale Deed dated 04/05/1943, registered as Document No.1562 executed by Annegowda son of Patel Nanjunda Gowda with regard to the property.

5. We have perused the General Power of Attorney dated 09/01/1996 executed by Munishamappa son of Veerappa in favour of B.G. Uday son of B.N. Garudachar with respect to the property bearing Survey No.32 and Survey No.33/5 together admeasuring 4 acres and 33 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The General Power of Attorney has been registered as Document No.971/95-96, Book-IV, Volume SF49, Pages 189 to 193 at the office of the Sub Registrar, Yelahanka. The document denotes that B.G. Uday has been authorized and empowered to deal with and dispose of the aforesaid properties. The said B.G. Uday has also been authorized to receive sale consideration from the prospective purchasers.

6. We have perused the Official Memorandum dated 22/06/1996 bearing No. ALN/SR(NA)12/96-97 issued by the Special Deputy Commissioner, Bangalore District, Bangalore in favour of Munishamappa the son of Veerappa with respect to the property bearing Survey No.32 admeasuring 4 acres situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes the conversion of the aforementioned property from agricultural to residential purpose. The document further denotes that requisite fee has been paid towards the conversion of the aforesaid property.

7. We have perused the Mutation Register Extract dated 18/12/2006 bearing MR No.125/2007-08 issued by the Village Accountant, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with respect to the property bearing Survey No.32 admeasuring 04 acres, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Munishamappa son of Veerappa as the khatedar of the property. The document further denotes the conversion of the said property in terms of the Official Memorandum bearing No. ALN/SR(NA)12/96-97 dated 22/06/1996.

8. We have perused the Sale Deed dated 21/03/1997 executed by Munishamappa, son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd., represented by its authorized signatory, Rakesh Bathra, ("**Sanka**"), registered as Document No.6289/96-97, Book-I, Volume 1006, Pages 230 to 234 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 12 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes that the proceedings initiated under Section 45-A of the Karnataka Stamp Act, 1957 (the "**Stamp Act**") and Section 80-A of the Indian Registration Act, 1908 (the "**Registration Act**")

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have been dismissed on payment of the deficit amount of INR 3,645/- (Rupees Three Thousand Six Hundred and Forty Five Only) and INR 540/- (Rupees Five Hundred and Forty Only) vide Challan dated 30/06/2001 bearing No.087856.

9. We have perused the Sale Deed dated 21/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6287/96-97, Book-I, Pages 45 to 51 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 12 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes that the proceedings initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on payment of the deficit amount of INR 3,645/- (Rupees Three Thousand Six Hundred and Forty Five Only) and INR 540/- (Rupees Five Hundred and Forty Only) vide Challan dated 30/06/2001 bearing No.087856.

10. We have perused the Sale Deed dated 24/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6201/96-97, Book-I, Volume 1014, Pages 60 to 64 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 12 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes that the proceedings initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on payment of the deficit amount of INR 3,443/- (Rupees Three Thousand Four Hundred and Forty Three Only) and INR 510/- (Rupees Five Hundred and Ten Only) vide Challan dated 30/06/2001 bearing No.087856.

11. We have perused the Sale Deed dated 24/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6302/96-97, Book-I, Volume 1016, Pages 65 to 69 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes that the proceedings initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on the payment of the deficit amount of INR 3,443/- (Rupees Three Thousand Four Hundred and Forty Three Only) and INR 510/- (Rupees Five Hundred and Ten Only) vide Challan dated 30/06/2001 bearing No.087856.

12. We have perused the Sale Deed dated 24/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6303/96-97, Book-I, Volume 1011, Pages 81 to 86 at the

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office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 12 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes that the proceedings initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on the payment of the deficit amount of INR 3,743/- (Rupees Three Thousand Seven Hundred and Forty Three Only) and INR 550/- (Rupees Five Hundred and Fifty Only) vide Challan dated 30/06/2001 bearing No.087856.

13. We have perused the Sale Deed dated 26/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka registered as Document No.6222/96-97, Book-I, Volume 1014, Pages 13 to 18 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes that the proceedings initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on the payment of the deficit amount of INR 11,813/- (Rupees Eleven Thousand Eight Hundred and Thirteen Only) and INR 1,760/- (Rupees One Thousand Seven Hundred and Sixty Only) vide Challan dated 30/06/2001 bearing No.087856.

14. We have perused the Sale Deed dated 26/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6230/96-97, Book-I, Volume 1006, Pages 165 to 169 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes that the proceedings initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on the payment of the deficit amount of INR 11,813/- (Rupees Eleven Thousand Eight Hundred and Thirteen Only) and INR 1,750/- (Rupees One Thousand Seven Hundred and Fifty Only) vide Challan dated 30/06/2001 bearing No.087856.

15. We have perused the Sale Deed dated 26/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6226/96-97, Book-I, Volume 1012, Pages 21 to 25 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.

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16. We have perused the Sale Deed dated 27/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.11/97-98, Book-I, Volume 1015, Pages 114 to 120 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes that the proceedings initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on the payment of the deficit amount of INR 7,695/- (Rupees Seven Thousand Six Hundred and Ninety Five Only) and INR 1,140/- (Rupees One Thousand One Hundred and Forty Only) vide Challan dated 30/06/2001 bearing No.087855.

17. We have perused the Sale Deed dated 27/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.10/97-98, Book-I, Volume 1012, Pages 144 to 145 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes that the proceedings initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on the payment of the deficit amount of INR 6,750/- (Rupees Six Thousand Seven Hundred and Fifty Only) and INR 1,000/- (Rupees One Thousand Only) vide Challan dated 30/06/2001 bearing No.087855.

18. We have perused the Sale Deed dated 27/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.8/97-98, Book-I, Volume 1014, Pages 75 to 79 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes that the proceedings initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on the payment of the deficit amount of INR 7,695/- (Rupees Seven Thousand Six Hundred and Ninety Five Only) and INR 1,140/- (Rupees One Thousand One Hundred and Forty Only) vide Challan dated 30/06/2001 bearing No.087855.

19. We have perused the Sale Deed dated 27/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.5/97-98, Book-I, Volume 1015, Pages 100 to 106 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes that the proceedings

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initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on the payment of the deficit amount of INR 7,695/- (Rupees Seven Thousand Six Hundred and Ninety Five Only) and INR 1,140/- (Rupees One Thousand One Hundred and Forty Only) vide Challan dated 30/06/2001 bearing No.087855.

20. We have perused the Sale Deed dated 27/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.3/97-98, Book-I, Volume 1017, Pages 1 to 5 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes that the proceedings initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on the payment of the deficit amount of INR 7,695/- (Rupees Seven Thousand Six Hundred and Ninety Five Only) and INR 1,140/- (Rupees One Thousand One Hundred and Forty Only) vide Challan dated 30/06/2001 bearing No.087855.

21. We have perused the Sale Deed dated 27/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.12/97-98, Book-I, Volume 1015, Pages 121 to 127 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes that the proceedings initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on the payment of the deficit amount of INR 8,640/- (Rupees Eight Thousand Six Hundred and Forty Only) and INR 1,280/- (Rupees One Thousand Two Hundred and Eighty Only) vide Challan dated 30/06/2001 bearing No.087855.

22. We have perused the Sale Deed dated 27/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.14/97-98, Book-I, Volume 1014, Pages 85 to 89 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes that the proceedings initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on the payment of the deficit amount of INR 7,695/- (Rupees Seven Thousand Six Hundred and Ninety Five Only) and INR 1,140/- (Rupees One Thousand One Hundred and Forty Only) vide Challan dated 30/06/2001 bearing No.087855.

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23. We have perused the Sale Deed dated 27/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.13/97-98, Book-I, Volume 1014, Pages 80 to 84 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes that the proceedings initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on the payment of the deficit amount of INR 7,695/- (Rupees Seven Thousand Six Hundred and Ninety Five Only) and INR 1,140/- (Rupees One Thousand One Hundred and Forty Only) vide Challan dated 30/06/2001 bearing No.087855.

24. We have perused the Sale Deed dated 27/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.15/97-98, Book-I, Volume 969, Pages 111 to 116 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes that the proceedings initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on the payment of the deficit amount of INR 8,640/- (Rupees Eight Thousand Six Hundred and Forty Only) and INR 1,280/- (Rupees One Thousand Two Hundred and Eighty Only) vide Challan dated 30/06/2001 bearing No.087855.

25. We have perused the Sale Deed dated 27/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.16/97-98, Book-I, Volume 1010, Pages 66 to 71 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes that the proceedings initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on the payment of the deficit amount of INR 7,695/- (Rupees Seven Thousand Six Hundred and Ninety Five Only) and INR 1,140/- (Rupees One Thousand One Hundred and Forty Only) vide Challan dated 30/06/2001 bearing No.087855.

26. We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of M/s. Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gowri Ganesha**")); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity with respect to the property bearing Survey No.32

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admeasuring 4 acres situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. The document denotes that Sanka had obtained an approval/sanction for the formation of residential layout in respect of the aforementioned property from Bangalore International Airport Area Planning Authority ("**BIAAPA**") in terms of the Order bearing No. BIAAPA/LAO/38/1997-98 and this approval has been renewed on 28/11/2003. It further denotes that the Khata bearing No.409/383 has been issued in favour of Sanka in respect of the property bearing Survey No.32 and other properties situated at Tarabanahalli Village. The document further denotes that the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney B.G.Uday in favour of Sanka. B.G.Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, B.G.Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to this Sale Deed.

27. We have perused the Partnership Deed dated 15/04/2004 executed between N. Devarajaiah the son of late Narasimhaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, sale and development of immovable properties in and around Bangalore.

28. We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative P. Dayananda Pai and Sahara represented by its authorized signatory Diwakar Asthana, Gowri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M. Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.32 admeasuring 4 acres situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres. The document further denotes that G.D.R Reddy, C.M. Bopaiah and B.P Srinivasa Raju are the constituted attorneys with regard to the property bearing Survey No.32 situate at Tarabanahalli including certain other lands situated at Tarabanahalli, Meenukunte and Channahalli Villages.

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29. We have perused the Deed of Trust dated 19/05/1993 of Manipal Academy of Higher Education (the "**Trust**") executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of Manipal Academy for Higher Education for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power, sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

30. We have perused the Deed of Amendment of Trust dated 24/09/2004 to the Trust Deed of the Trust. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19mmm has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

31. We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.32 and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Chennahalli and Tarabanahalli villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

32. We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its authorised signatory B. Manamohan with respect to the property bearing Survey No.32 admeasuring 4 acres and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell dated 05/10/2004 was entered into between Annapurneshwari and the Trust wherein a substantial amount of

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money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University.

33. We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the transfer of Khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06.

34. We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

35. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

36. We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal with respect to the property bearing Survey No.32 admeasuring 4 acres and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust had authorized the alienation of the aforementioned property and had authorized B. Manmohan to execute the Sale Deeds in terms of the resolution dated 02/02/2008. It is also pertinent to note that the Trust Deed stipulates that a resolution passed by 2/3rd majority of the Trustees is required for the sale of Trust property.

37. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 with respect to the property bearing Survey No.32and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute requisite documents with respect to the sale of 72 acres and 1.20 guntas of land situated at Channahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Property is also denoted in this resolution.

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Note: *We have not seen documents to confirm that the resolution is in compliance with the Trust documents. We have therefore assumed that the resolution is in accordance with the Trust Deed.*

38. We have perused the Genealogical Tree of late Munishamappa, son of late Eerrappa issued by the Village Accountant, Bangalore North Taluk, Bangalore denoting that late Eerrappa was married to late Maheshwarama and they have one son, Munishamappa. Late Munishamappa was married to late Muniyamma (his first wife) and late Laghumama (his second wife).
    (a) late Munishamappa and late Muniyamma have three children namely, late Mutharayappa, Veerabadraiah and late Jagadeesh.
    (b) late Mutharayappa was married to Narasamma and they have two sons, Somashekar and Nanjundappa. Somashekar is married to Hamsaveni. Nanjundappa is married to Jayamma;
    (c) Veerabadraiah is married to Narasamma and they have two sons namely, Chandrashekar and Dharmaraju. Chandrashekar is married to Ramadevi (Mani). Dharmaraju is married to Bavya.
    (d) late Jagadeesh was married to Shanthamma and they have a son, Deepak.
    (e) late Munishamappa and late Muniyamma have one son, namely, Suryanarayana, who was married to late Narayanamma and have two sons, namely, Gangaraju and Srinivasa.

39. We have perused the Deed of Confirmation dated 02/05/2008 executed by Narasamma wife of late Mutharayappa, Somashekar son of late Mutharayappa, for self and as a karta for his HUF consisting of his minor children, Dileep and Sandeep, Hamsaveni wife of Somashekhar, Nanjundappa the son of late Mutharayappa for self and as a karta for his HUF consisting of his children namely, Divya and Soumya, Jayamma wife of Namjundappa, Veerabhadraiah son of late Munishamappa, Chandrashekar son of Veerabhadraiah, for self and as a karta for his HUF consisting of his children namely R.C. Vikas and R.C. Vinod, Dharmaraj son of Veerabhadraiah, for self and as a karta for his HUF consisting of his children namely R.D. Bhavana and R.D. Shalini, Bhavya wife of Dharmaraj, Shanthamma wife late Jagadish, Suryanarayana son of late Munishamappa, Gangaraj and Srinivasa the sons of Suryanarayana, represented by their father and natural guardian, Suryanarayana in favour of the Trust, registered as Document No.498/2008-09, Book-I, stored in C.D. No.JALD23 at the office of the Sub Registrar, Jala with regard to the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. In terms of this document the aforementioned have confirmed *inter alia* the following sale deeds registered as Documents bearing Nos.6222/1996-97; 6226/1996-97; 6287/1996-97; 6289/1996-97; 6230/1996-97; 6301/1996-97; 6302/1996-97;6303/1996-97; 3/1997-98; 5/1997-98; 8/1997-98; 10/1997-98; 11/1997-98; 12/1997-98; 13/1997-98; 14/1997-98; 15/1997-98;

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16/1997-98; 12618/2003-04; and 22127/2004-05 with respect various portions of the property bearing Survey No.32.

40. We have perused the Deed of Confirmation dated 21/06/2008 executed by Deepak son of late Jagadish in favour of the Trust, registered as Document No.985/2008-09, Book-I, stored in C.D. No.JALD25 at the office of the Sub Registrar, Jala with regard to the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. In terms of this document *inter alia* the execution of the following sale deeds registered as Documents bearing Nos.6222/1996-97; 6226/1996-97; 6287/1996-97; 6289/1996-97; 6230/1996-97; 6301/1996-97; 6302/1996-97;6303/1996-97; 3/1997-98; 5/1997-98; 8/1997-98; 10/1997-98; 11/1997-98; 12/1997-98; 13/1997-98; 14/1997-98; 15/1997-98; 16/1997-98; 12618/2003-04; and 22127/2004-05 with respect various portions of the property bearing Survey No.32 have been confirmed.

41. We have perused the Order bearing No.RRT (J) CR 739/08-09 dated 05/01/2009 issued by the Special Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore denoting that as the land bearing Survey No.32 along with certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk have been converted from agricultural to non-agricultural purpose, the names of the khatedar with regard to the aforesaid lands are to be deleted and replaced as Non-Agricultural Khata.

42. We have perused the Mutation Register Extract bearing MR No.31/08-09 issued by the Village Accountant issued in terms of the Order bearing No.RRT (J) CR 739/08-09 dated 05/01/2009 with regard to the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the deletion of the name of Munishamappa son of Veerappa as the registered khatedar in terms of the Mutation Register Extract bearing M.R. No.12/07-08 in column 9 of the RTC and denotion of Non-Agricultural Kharab pursuant to the conversion of the said property vide Official Memorandum dated 22/06/1996 bearing No.B.dis ALN SR(SA)12/1996-97.

43. We have perused an Endorsement dated 15/11/2012 issued by the Tahsildar, Bangalore North Taluk bearing No.R.K.CR/1118/2012-23. The endorsement denotes the non-availability of mutation register extracts for the years 1942-43, 1943-44, 1946-47 and 1947-48 in respect of properties situated in Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

44. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm,

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represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.32 measuring 04 guntas in favour of M/s. Canara Housing Development Company.

45. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

46. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

47. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No.32 admeasuring 04 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Sankhya conveyed Survey No.32 measuring 04 guntas in favour of M/s. Century Dwellings Private Limited.

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48. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

49. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Kumar Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Village Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor and the Government of Karnataka with respect to various properties located at Chenahalli and Tarabanahalli including the property bearing Survey No.32 admeasuring 4 acres situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar. The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 square meters.

50. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

51. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LJ/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey

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No.32 admeasuring 4 acres and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. It appears from the document that the Master Plan 2021 denotes the aforementioned properties to be in the "Residential and Park Zone". The Deputy Commissioner, Revenue Department has approved the conversion for residential purposes. The Order further makes a reference to the Notification dated 29/01/2009 bearing No.UDD/157/BMR/2005 and an earlier Revised Order dated 29/01/2004 stating that all the properties converted before 17/09/2004 will have to be considered as residential and thereby a Residential Layout Plan has been issued on an application made by Sankhya. The document further denotes that the Applicants have paid the requisite taxes and have submitted the No Objection Certificate issued by the State Level Environment Impact Assessment Authority, Karnataka. The document denotes that 40% of the sites have been released as per the list annexed to the Order. The document denotes that permission has been accorded for collection of consideration in respect of these sites for development of the layout and only the sites that have been released may be registered.

52. The following conditions have been prescribed by BIAAPA:

(i) The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
(ii) On the development of roads, drainage system, drinking water connection, electricity connection, etc. the authorities will inspect the layout and accord its final approval.
(iii) Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.
(iv) If within the prescribed time limit, the basic amenities are not developed, then the government shall take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
(v) The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.
(vi) No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.
(vii) Compulsory provision must be made in the buildings of the layout plan for rain water harvesting and conservation of ground water.

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(viii) In accordance with the application of the developer 40% sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.

(ix) Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.

(x) Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% sites that have been released in the sanctioned plan.

(xi) Contravention of any condition of this order shall result in the approval accorded to the sanction plan getting cancelled with immediate effect. BIAAPA reserves the right to cancel the approval accorded for release of the sites described in the Order without giving any prior intimation and also has the right to take legal action.

53. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAJ/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.32 admeasuring 4 acres and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 on Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

54. We have perused the Sanctioned Plan dated 31/01/2013 bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)]. The document denotes that the Plan has been approved for duration of two years from 24/05/2013 to 23/05/2015.

55. We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.32 and certain other properties in Tarabanahalli and Channahalli villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to

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extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

(i) The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
(ii) The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

56. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

57. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

58. We have perused the Record of Rights, Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 and 1975-76 to 1979-80 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.32, Tarabanahalli Village admeasuring 4 acres denotes the name of G. Munishamappa as the owner and occupant of the aforesaid property in terms of the sale.

59. We have perused the RTC and Pahani Extract for the period 1985-86 to 1987-88 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.32, Tarabanahalli Village admeasuring 4 acres denotes the name of G. Munishamappa as the owner of the aforesaid property in terms of the Index of Land and Record of Register Extract bearing RR No.336.

60. We have perused the RTC and Pahani Extract for the period 1988-89 to 1992-93 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with

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regard to the property bearing Survey No.32, Tarabanahalli Village admeasuring 4 acres denotes as under:

(i) G. Munishamappa son of Veerappa as the owner of the aforesaid property in terms of the Index of Land and Record of Register Extract bearing RR No.336; and
(ii) Muthappa, Veerabhadrappa, Deepak and Suryanarayanappa as the occupants.

61. We have perused the RTC and Pahani Extract for the period 1993-94 to 1997-98 and 1997-98 to 1999-2000 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.32, Tarabanahalli Village admeasuring 4 acres denotes as under:

(i) G. Munishamappa son of Veerappa as the owner and occupant of the aforesaid property in terms of the Index of Land and Record of Register Extract bearing RR No.336; and
(ii) Muthappa, Veerabhadrappa, Deepak and Suryanarayanappa as the occupants.

62. We have perused the RTC and Pahani Extract for the period 2000-01, 2001-02, 2002-2003, 2003-2004, 2004-05 and 2005-06 issued by the Village Accountant, with regard to the property bearing Survey No.32, Tarabanahalli Village admeasuring 4 acres denoting the name of G. Munishamappa son of Veerappa as the owner and occupant.

63. We have perused the RTC and Pahani Extract for the period 2006-07 issued by the Village Accountant, with regard to the non-agricultural residential converted property bearing Survey No.32, Tarabanahalli Village admeasuring 4 acres denotes the name of G. Munishamappa son of Veerappa.

64. We have perused the RTC and Pahani Extract for the period 2007-08 to 2013-14 issued by the Village Accountant, with regard to the property bearing Survey No.32, Tarabanahalli Village admeasuring 4 acres denotes the conversion of the said property into non-agricultural residential purpose in terms of the Mutation Register Extract bearing MR No.31/08-09 dated 24/01/2009.

65. We have perused the RTC and Pahani Extract for the period 2014-15 to 2016-17 issued by the Village Accountant, with regard to the property bearing Survey No.32, Tarabanahalli Village admeasuring 4 acres. The document denotes that the Non-Agricultural Kharab in column 9 pursuant to the Mutation Register Extract 31/2008-2009 dated 24/01/2009 and official memorandum dated 24/07/1997 bearing B.dis. ALN. SR(NA)12/96-97.

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Note: *We have not been provided with the RTC Extracts for the period 1974-75, 1980-81 till 1984-85 and 2017-18 till 2023-24.*

66. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

Note: *We have not been provided with the latest tax paid receipt in relation to the property. We have not been provided with the special notice assigning khata number and the khata certificate and extract in relation to the said property.*

67. We have perused the Endorsement dated 05/11/2007 bearing No.LRF:CR:631:07-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.32 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no applications filed under Section 48A (Form 7) of the Karnataka Land Reforms Act, 1961 with regard to the property bearing Survey No.32, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document further denotes that there are tenancy applications/proceedings initiated under Form 7A and Section 80 (Form 11) of the Karnataka Land Reforms Act, 1961 ("**KLRA**") in respect of certain properties situated at Tarabanahalli village Jala Hobli, Bangalore North Taluk. The document further denotes that the property bearing Survey No.32 does not form part of the tenancy proceedings under Form 7A and Section 80 (Form 11) of the KLRA.

68. We have perused the Endorsement dated 01/12/2007 bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.32 admeasuring 4 acres and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings/tenancy claims initiated or pending under Sections 79-A and 79-B of the KLRA with respect to the aforementioned property.

69. We have perused the Endorsement dated 16/03/2009 bearing No.MaHa.CR.1/2009-10 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.32 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore denotes that there are no proceedings initiated under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

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70. We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on the date of 22/08/2009 the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

71. We have perused the Endorsement dated 11/04/2011 bearing No. R.K/CR/156/2011-12 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting that the Index of Lands Register extract cannot be issued as the same is not available.

72. We have perused the Endorsement dated 26/03/2015 bearing NO.BAAAPA/TP1/R.T.I/175/2014-15/4651 issued by the Public Information Officer, BIAAPA with respect to various properties including the property bearing Survey No.32 admeasuring 4 acres situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisition proceedings initiated or pending with respect to the aforementioned property.

73. We have perused an Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the National Highways Authority of India with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the aforementioned lands in Tarabanahalli Village do not come within the purview of any acquisitions by the National Highways Authority of India.

74. We have perused an Endorsement dated 18/08/2015 bearing No. 286/2015-16 issued by the Karnataka Housing Board with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisition proceedings initiated or pending with respect to the properties.

75. We have perused an Endorsement dated 01/09/2015 bearing No.1332/2015-16 issued by the Karnataka Industrial Areas Development Board with respect to various properties including the properties bearing Survey Nos.26/3C and 32 located at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisition proceedings with respect to the properties located at Tarabanahalli Village and further, the aforementioned authority has attached a copy of the gazette notification denoting acquisition of various properties in certain villages. It is pertinent to note that Survey No.32 does not form a part of any acquisition proceeding.

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76. We have perused the Endorsement dated 01/12/2015 issued by the Tahsildar denoting that the RTC extract issued for the period 1980-81 to 1983-84 in respect of the property bearing Survey No.32 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk are unavailable.

77. We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not form part of any acquisition for Yelahanka-AP Border Road.

78. We have been provided with the Endorsement dated 12/05/2017 bearing No.PTCL (BNA).CR.81/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.32 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings initiated or pending under the Karnataka (Scheduled Castes and Scheduled Tribes) Prohibition of Transfer of Certain Lands Act, 1978 with respect to the aforementioned properties.

79. We have been provided with an Endorsement dated 05/06/2017 issued by the Revenue Department, Bangalore denoting that there are no tenancy proceedings initiated/pending in respect of the property bearing Survey No.32 admeasuring 4 acres situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

80. We have perused the copy of Moola Tippani issued in respect of the property bearing Survey No.32 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

81. We have perused the Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.32 as forming part of the said Village.

Encumbrances

82. We have perused photocopies of the following encumbrance certificates:

(i) Encumbrance Certificate for the period 01/04/1940 to 31/03/1969 issued by the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts Sale Deed dated 05/05/1943, registered as Document No.1562.

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(ii) Encumbrance Certificate for the period 01/04/1969 to 31/03/1986 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(iii) Encumbrance Certificate for the period 01/04/1986 to 31/07/1986 depicts 'Nil' encumbrances with regard to the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(iv) Encumbrance Certificate for the period 01/08/1986 to 31/05/1989 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(v) Encumbrance Certificate for the period 01/08/1986 to 31/05/1989 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(vi) Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 issued by the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts the following transactions:

(i) Sale Deed dated 27/03/1997 executed by Munishamappa in favour of Sanka, registered as Document No.6222/96-97 with regard to an extent of 8 guntas.

(ii) Sale Deed dated 27/03/1997 executed by Munishamappa in favour of Sanka, registered as Document No.6226/96-97 with regard to an extent of 8 guntas.

(iii) Sale Deed dated 27/03/1997 executed by Munishamappa in favour of Sanka, registered as Document No.6230/96-97 with regard to an extent of 8 guntas.

(iv) Sale Deed dated 31/03/1997 executed by Munishamappa in favour of Sanka, registered as Document No.6287/96-97 with regard to an extent of 12 guntas.

(v) Sale Deed dated 21/03/1997 executed by Munishamappa in favour of Sanka, registered as Document No.6289/96-97 with regard to an extent of 12 guntas.

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(vi) Sale Deed dated 31/03/1997 executed by Munishamappa in favour of Sanka, registered as Document No.6301/96-97 with regard to an extent of 11 guntas.

(vii) Sale Deed dated 31/03/1997 executed by Munishamappa in favour of Sanka, registered as Document No.6302/96-97 with regard to an extent of 11 guntas.

(viii) Sale Deed dated 31/03/1997 executed by Munishamappa in favour of Sanka, registered as Document No.6303/96-97 with regard to an extent of 12 guntas.

(ix) Sale Deed dated 01/04/1997 executed by Munishamappa in favour of Sanka, registered as Document No.3/97-98 with regard to an extent of 8 guntas.

(x) Sale Deed dated 01/04/1997 executed by Munishamappa in favour of Sanka, registered as Document No.5/97-98 with regard to an extent of 8 guntas.

(xi) Sale Deed dated 01/04/1997 executed by Munishamappa in favour of Sanka, registered as Document No.8/97-98 with regard to an extent of 8 guntas.

(xii) Sale Deed dated 01/04/1997 executed by Munishamappa in favour of Sanka, registered as Document No.10/97-98 with regard to an extent of 7 guntas.

(xiii) Sale Deed dated 01/04/1997 executed by Munishamappa in favour of Sanka, registered as Document No.11/97-98 with regard to an extent of 8 guntas.

(xiv) Sale Deed dated 01/04/1997 executed by Munishamappa in favour of Sanka, registered as Document No.12/97-98 with regard to an extent of 7 guntas.

(xv) Sale Deed dated 01/04/1997 executed by Munishamappa in favour of Sanka, registered as Document No.13/97-98 with regard to an extent of 8 guntas.

(xvi) Sale Deed dated 01/04/1997 executed by Munishamappa in favour of Sanka, registered as Document No.14/97-98 with regard to an extent of 8 guntas.

(xvii) Sale Deed dated 01/04/1997 executed by Munishamappa in favour of Sanka, registered as Document No.15/97-98 with regard to an extent of 7 guntas.

(xviii) Sale Deed dated 01/04/1997 executed by Munishamappa in favour of Sanka, registered as Document No.16/97-98 with regard to an extent of 8 guntas.

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(xix) Sale Deed dated 09/12/2003 executed by Sanka, represented by its Directors (a) S.N Ladhani (b) Babulal Nichani in favour of Sahara, represented by its authorized representative A.V Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday, registered as Document No.12618/03-04.

(vii) Encumbrance Certificate for the period 01/04/2004 to 15/03/2007 issued by the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.32 admeasuring 4 acres situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts the Sale Deed dated 31/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its partner G.D.R Reddy (Consenting Witness) and Annapurneshwari represented by its Partner, A. Ramakrishna (Confirming Party) in favour of the Trust represented by its constituted attorney, B. Manamohan, registered as Document No.YAN-1-22127/2004-05.

(viii) Encumbrance Certificate for the period 15/03/2007 to 02/08/2008 issued by the office of the Sub Registrar, Jala, Bangalore with regard to the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denotes the following transactions:

(i) Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09.
(ii) Confirmation Deed dated 02/05/2008 executed by Narasamma and others in favour of Trust, registered as Document No.JAL-1-00498/08-09.
(iii) Confirmation Deed dated 21/06/2008 executed byDeepak in favour of Trust, registered as Document No.JAL-1-00985/08-09.

(ix) Encumbrance Certificate for the period 01/04/2008 to 19/06/2009 issued by the office of the Sub Registrar, Jala, Bangalore with regard to the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denotes the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09.

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(x) Encumbrance Certificate for the period 19/06/2009 to 31/03/2011 depicts 'Nil' encumbrances with regard to the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(xi) Encumbrance Certificate for the period 01/04/2011 to 10/04/2015 issued by the office of the Sub Registrar, Gandinagar, Byatarayanapura with regard to the property bearing Survey No.32 admeasuring 4 acres along with certain other properties, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, depicts the Relinquishment Deed dated 23/05/2013 executed by Sankhya, represented by its Director Bijay Kumar Agarwal represented by his Special Power of Attorney Holder R. Laxmi Narayan Kamath in favour of the Village Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

(xii) Encumbrance Certificate for the period 01/04/2014 to 01/01/2016 depicts 'Nil' encumbrances with regard to the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(xiii) Encumbrance Certificate for the period 01/04/2015 to 17/05/2017 depicts 'Nil' encumbrances with regard to the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(xiv) Encumbrance Certificate issued for the period 01/04/2017 to 09/11/2017 with respect to the property bearing Survey No.32 admeasuring 4 acres situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting ‘nil’ encumbrances during this period.

(xv) Encumbrance Certificate dated 19/06/2024 for the period 01/04/2017 to 18/06/2024 issued by the office of the Sub Registrar, Jala with regard to the property bearing Survey No.32 situated at Tarabanahalli Village, Jala Hobli, depicts the following transaction:

i. Sale Deed dated 20/03/2024 executed by Sankhya in favour of Century Dwellings Private Limited, registered as Document No.18572/23-24;

Litigation:

83. We are given to understand that there are no litigations in relation to the Schedule Property.

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Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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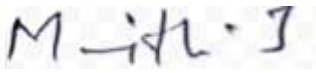
CONCLUSION

Based on the documents reviewed by us and subject to our comments/observations above, we are of the opinion that M/s. Century Dwellings Private Limited is the owner of the residentially converted land bearing Survey No.32 admeasuring 04 acres, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore (Devanahalli Taluk) subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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Schedule Property

All that piece and parcel of the non-agricultural residentially converted land bearing Survey No.32 admeasuring 04 acres, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore, and bounded on as under:

East by	: Property bearing Survey No.33/8;
West by	: Property bearing Survey No.33/1;
North by	: Property bearing Survey No. 35/4; and
South by	: Channahalli Village limits.

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List of Documents Reviewed

We have reviewed the following documents:

Sl. No.	Date	Description of the Documents
1.	04/05/1943	Sale Deed executed by Annegowda son of Patel Nanjunda in favour of Munishamappa son of Veerappa, registered as Document No.1562, Book-I, Volume 456 at Pages 1 to 3 at the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
2.	Date not clear	Record of Rights bearing RR No.96 issued by the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.32, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
3.	Date not clear	Record of Rights Register Extract bearing RR No.336 issued by the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.32, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk**.**
4.	11/06/1996	Mutation Register Extract bearing MR No.25/95-96 issued by the Village Accountant, Tarabanahalli, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.32, admeasuring 4 acres situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
5.	09/01/1996	General Power of Attorney executed by Munishamappa son of Veerappa in favour of B.G. Uday son of B.N. Garudachar, registered as Document No.971/95-96, Book-IV, Volume SF49, Pages 189 to 193 at the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.32 and Survey No.33/5 together admeasuring 4 acres and 33 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Talukguntas.
6.	22/06/1996	Official Memorandum bearing No. ALN/SR(NA)12/96-97 issued by the Special Deputy Commissioner, Bangalore District, Bangalore to

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		Munishamappa son of Veerappa with regard to the property bearing Survey No.32, admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
7.	18/12/2006	Mutation Register Extract bearing MR No.125/2007-08 issued by the Village Accountant, Bangalore North (Addl) Taluk, Yelahanka, Bangalore denotes the name of Munishamappa son of Veerappa as the khatedar pursuant to the conversion of the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
8.	21/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd., represented by its authorized signatory, Rakesh Bathra, ("**Sanka**") registered as Document No.6289/96-97, Book-I, Volume 1006, Pages 230 to 234 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 12 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
9.	21/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6287/96-97, Book-I, Pages 45 to 51 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 12 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
10.	24/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6201/96-97, Book-I, Volume 1014, Pages 60 to 64 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 12 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
11.	24/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6302/96-97, Book-I, Volume

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		1016, Pages 65 to 69 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
12.	24/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6303/96-97, Book-I, Volume 1011, Pages 81 to 86 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 12 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
13.	26/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka registered as Document No.6222/96-97, Book-I, Volume 1014, Pages 13 to 18 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
14.	26/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6230/96-97, Book-I, Volume 1006, Pages 165 to 169 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
15.	26/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6226/96-97, Book-I, Volume 1012, Pages 21 to 25 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
16.	27/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.11/97-98, Book-I, Volume 1015,

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		Pages 114 to 120 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
17.	27/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.10/97-98, Book-I, Volume 1012, Pages 144 to 145 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
18.	27/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.8/97-98, Book-I, Volume 1014, Pages 75 to 79 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
19.	27/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.5/97-98, Book-I, Volume 1015, Pages 100 to 106 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
20.	27/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.3/97-98, Book-I, Volume 1017, Pages 1 to 5 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
21.	27/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.12/97-98, Book-I, Volume 1015,

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		Pages 121 to 127 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
22.	27/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.14/97-98, Book-I, Volume 1014, Pages 85 to 89 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
23.	27/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.13/97-98, Book-I, Volume 1014, Pages 80 to 84 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
24.	27/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.15/97-98, Book-I, Volume 969, Pages 111 to 116 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
25.	27/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.16/97-98, Book-I, Volume 1010, Pages 66 to 71 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.32 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
26.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of M/s. Sahara India Commercial Corporation Limited ("**Sahara**") represented by its

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		authorized signatory A.V. Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, M/s Gowri Ganesha Real Estate ("**Gowri Ganesha**"); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity with respect to the property bearing Survey No.32 admeasuring 4 acres situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
27.	15/04/2004	Partnership Deed executed between N. Devarajaiah the son of late Narasimhaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
28.	05/10/2004	Agreement of Sale executed between Annapurneshwari represented by its Authorized Representative P. Dayananda Pai and Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M. Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.32 admeasuring 4 acres situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk along with other properties admeasuring 189 acres situated at Meenukunte Village, Channahalli Village and Tarabanahalli Village.
29.	19/05/1993	Deed of Trust of Manipal Academy of Higher Education (the "**Trust**") executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of Manipal Academy for Higher Education for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
30.	24/09/2004	Deed of Amendment of Trust to the Trust Deed of the Trust, registered as Document No.58/2004-05, Book IV.

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31.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.32 and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli villages, Jala Hobli, Bangalore North Taluk.
32.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its authorised signatory B. Manamohan with respect to the property bearing Survey No.32 admeasuring 4 acres and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
33.	Date not clear	Mutation Register Extract bearing M.R. No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
34.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
35.	08/09/2006	Memorandum of Association and the Articles of Association of Sankhya.
36.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal with respect to various properties including the property bearing Survey No.32 admeasuring 4 acres situated at situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore.
37.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust with respect to the property bearing Survey No.32 and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages.

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38.	Date not clear	Genealogical Tree of late Munishamappa son of late Eerrappa issued by the Village Accountant, Bangalore North Taluk, Bangalore.
39.	02/05/2008	Deed of Confirmation executed by Narasamma wife of late Mutharayappa, Somashekar son of late Mutharayappa, for self and as a karta for his HUF consisting of his minor children, Dileep and Sandeep, Hamsaveni wife of Somashekhar, Nanjundappa the son of late Mutharayappa for self and as a karta for his HUF consisting of his children namely, Divya and Soumya, Jayamma wife of Namjundappa, Veerabhadraiah son of late Munishamappa, Chandrashekar son of Veerabhadraiah, for self and as a karta for his HUF consisting of his children namely R.C. Vikas and R.C. Vinod, Dharmaraj son of Veerabhadraiah, for self and as a karta for his HUF consisting of his children namely R.D. Bhavana and R.D. Shalini, Bhavya wife of Dharmaraj, Shanthamma wife late Jagadish, Suryanarayana son of late Munishamappa, Gangaraj and Srinivasa the sons of Suryanarayana, represented by their father and natural guardian, Suryanarayana in favour of Trust, registered as Document No.498/2008-09, Book-I, stored in C.D. No.JALD23 at the office of the Sub Registrar, Jala with regard to the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
40.	21/06/2008	Deed of Confirmation executed by Deepak son of late Jagadish in favour of the Trust, registered as Document No.985/2008-09, Book-I, stored in C.D. No.JALD25 at the office of the Sub Registrar, Jala with regard to the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
41.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai.
42.	05/06/2007	Partnership deed entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra

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		Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai.
43.	27/03/2024	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore.
44.		Certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
45.		Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.
46.	05/01/2009	Order bearing No.RRT (J) CR 739/08-09 issued by the Special Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with respect to the property bearing Survey No.32 along with certain other properties, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
47.	Date not clear	Mutation Register Extract bearing MR No.31/08-09 issued by the Village Accountant in terms of the Order bearing No.RRT (J) CR 739/08-09 dated 05/01/2009 with regard to the property bearing Survey No.32 admeasuring 4 acres, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
48.	15/11/2012	Endorsement issued by the Tahasildar, Bangalore North Taluk bearing No.R.K.CR/1118/2012-23.
49.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Bijay Kumar Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Village Panchayath Development Officer, Chikka Jala Village, Jala

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		Hobli, Bangalore North Taluk on behalf of the Governor and the Government of Karnataka with respect to the property bearing Survey No.32 admeasuring 4 acres situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
50.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
51.	24/05/2013	Order bearing No.BIAAPA/TP3/LJ/19/2012-13 issued by the Joint Directorate, Bangalore International Airport Area Planning Authority ("**BIAAPA**") with respect to the property bearing Survey No.32 admeasuring 4 acres and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
52.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAJ/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.32 admeasuring 4 acres and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
53.	26/03/2015	Sanctioned Plan dated 31/01/2013 bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)] issued in respect of the property bearing Survey No.32 admeasuring 4 acres situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisition proceedings initiated or pending with respect to the aforementioned property.
54.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.32 and certain other properties in Tarabanahalli and Channahalli villages, Jala Hobli, Bangalore North Taluk.
55.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
56.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA)

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57.	Date not clear	Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.32 admeasuring 4 acres, Tarabanahalli Village.
58.	Date not clear	RTC and Pahani Extract for the period 1975-76 to 1979-80 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.32 admeasuring 4 acres, Tarabanahalli Village.
59.	Date not clear	RTC and Pahani Extract for the period 1985-86 to 1987-88 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.32 admeasuring 4 acres, Tarabanahalli Village.
60.	Date not clear	RTC and Pahani Extract for the period 1988-89 to 1992-93 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.32 admeasuring 4 acres, Tarabanahalli Village.
61.	Date not clear	RTC and Pahani Extract for the period 1993-94 to 1997-98 and 1997-98 to 1999-2000 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.32 admeasuring 4 acres, Tarabanahalli Village.
62.	Date not clear	RTC and Pahani Extract for the period 2000-01 issued by the Village Accountant, with regard to the property bearing Survey No.32 admeasuring 4 acres, Tarabanahalli Village.
63.	Date not clear	RTC and Pahani Extract for the period 2001-02 issued by the Village Accountant, with regard to the property bearing Survey No.32 admeasuring 4 acres, Tarabanahalli Village.
64.	Date not clear	RTC and Pahani Extract for the period 2002-2003 issued by the Village Accountant, with regard to the property bearing Survey No.32 admeasuring 4 acres, Tarabanahalli Village.

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65.	Date not clear	RTC and Pahani Extract for the period 2003-2004 issued by the Village Accountant, with regard to the property bearing Survey No.32 admeasuring 4 acres, Tarabanahalli Village.
66.	Date not clear	RTC and Pahani Extract for the period 2004-05 issued by the Village Accountant, with regard to the property bearing Survey No.32 admeasuring 4 acres, Tarabanahalli Village.
67.	Date not clear	RTC and Pahani Extract for the period 2005-06 issued by the Village Accountant, with regard to the property bearing Survey No.32 admeasuring 4 acres, Tarabanahalli Village.
68.	Date not clear	RTC and Pahani Extract for the period 2006-07 issued by the Village Accountant, with regard to the non-agricultural residential converted property bearing Survey No.32 admeasuring 4 acres, Tarabanahalli Village.
69.	Date not clear	RTC and Pahani Extract for the period 2007-08 to 2013-14 issued by the Village Accountant, with regard to the property bearing Survey No.32 admeasuring 4 acres, Tarabanahalli Village.
70.	Date not clear	RTC and Pahani Extract for the period 2014-15 to 2016-17 issued by the Village Accountant, with regard to the property bearing Survey No.32 admeasuring 4 acres, Tarabanahalli Village.
71.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
72.	05/11/2007	Endorsement bearing No.LRF:CR:631:07-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.32 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
73.	01/12/2007	Endorsement bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.32 admeasuring 4 acres and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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74.	16/03/2009	Endorsement bearing No.MaHa.CR.1/2009-10 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.32 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
75.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
76.	11/04/2011	Endorsement bearing No. R.K/CR/156/2011-12 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with respect to the survey numbers situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
77.	26/03/2015	Endorsement bearing NO.BAAAPA/TP1/R.T.I/175/2014-15/4651 issued by the Public Information Officer, BIAAPA with respect to various properties including the property bearing Survey No.32 admeasuring 4 acres situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
78.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the National Highways Authority of India with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
79.	18/08/2015	Endorsement bearing No. 286/2015-16 issued by the Karnataka Housing Board with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
80.	01/09/2015	Endorsement bearing No.1332/2015-16 issued by the Karnataka Industrial Areas Development Board with respect to various properties including the properties bearing Survey Nos.26/3C and 32 located at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
81.	01/12/2015	Endorsement issued by the Tahsildar with respect to the property bearing Survey No.32 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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82.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
83.	12/05/2017	Endorsement bearing No.PTCL (BNA).CR.81/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.32 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
84.	05/06/2017	Endorsement issued by the Revenue Department, Bangalore in respect of the property bearing Survey No.62/4 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
85.	Date not clear	Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk.
86.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
87.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited

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DUE DILIGENE REPORT

We have in this Report dealt with the non-agricultural residentially converted land bearing Survey No.33/1 admeasuring 24 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore ("Schedule Property").

Flow of Title:

1. We have perused the Record of Rights Register extract bearing R.R. No.97 issued by the office of the Tahsildar, Bangalore North Taluk, Bangalore, with respect to the Schedule Property denoting Bhimanna, son of Thippanna as the holder of the Schedule Property in terms of a Sale Deed. The document denotes the rectification of the aforesaid Record of Rights Register extract bearing R.R. No.97 in the Record of Rights Register extract bearing R.R. No.335 and further makes reference to the Mutation Register Extract bearing M.R. No.1/44-45.

2. We have perused an Endorsement dated 15/11/2012 issued by the Tahsildar, Bangalore North Taluk bearing No.R.K.CR/1118/2012-13. The endorsement denotes the non-availability of mutation register extracts for the years 1942-43, 1943-44, 1946-47 and 1947-48 in respect of properties situated in Tarabanhalli Village, Jala Hobli, Devanahalli Taluk.

3. We have perused an illegible copy of the Sale Deed dated 25/11/1944 executed by Bhimanna, son of Thippanna in favour of Sonnappa, son of Erranna, registered as Document No.778, Book-I, Volume 483, Pages 101-102 dated 29/11/1944 at the office of the Sub Registrar, Devanahalli, with regard to the Schedule Property measuring 23 guntas.

   Note: *We have not been provided with a legible copy of the Sale Deed dated 25/11/1944, registered as Document No.778, Book-I, Volume 483, Pages 101-102 dated 29/11/1944 at the office of the Sub Registrar, Devanahalli. Given the number of years elapsed, the non-availability of the legible copy of the Sale Deed dated 25/11/1944, is not a concern.*

4. We have perused the Record of Rights extract bearing R.R. No.335 issued by the office of the Tahsildar, Bangalore North Taluk (Addl), Yelahanka, Bangalore, with respect to the Schedule Property denoting the name of Sonnappa son of Erranna as the holder of the Schedule Property in terms of the Sale Deed dated 25/11/1944 executed by Bhimanna (registered as Document No.778 on 29/11/1944).

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5. We have perused the Mutation Register Extract bearing MR No.2/95-96 issued by the Village Accountant, Tarabanahalli, Bangalore North Taluk, Bangalore, with regard to the Schedule Property measuring 23 guntas denoting the transfer of khata in the joint names of Krishnappa, Nanjappa, S. Narayanappa and Shivannna pursuant to the demise of their father Late Sonnappa. It appears from the aforesaid MR No.2/95-96 that late Sonnappa died and his children viz., Krishnappa, Nanjappa, S. Narayanappa and Shivannna have inherited the Schedule Property.

6. We have been provided with the Genealogical Tree of late Sonnappa dated 10/05/1995 issued by the Village Accountant denoting the following:

(i) Late Sonnappa had a wife named Kempakka and four sons, namely, Krishnappa, Nanjappa, Narayanappa and Shivanna;
(ii) Krishnappa has a wife named Kempamma and three children, namely, Subbarayappa married to Lakshmamma, Maregowda married to Jayanthi and Babu;
(iii) Nanjappa has a wife named Thayamma and two children, namely, G. N. Murthy married to Manjula and Sonnegowda;
(iv) Narayanappa has a wife named Gowramma and four children, namely, Muniraju married to Shakunthala, Ramesh married to Shakunthala, Kempegowda married to Shruthi and Manjunatha married to Anitha;
(v) Shivanna has a wife named Lakshmamma and two children namely, G.S. Nagesh married to Varalakshmi and G.S. Suresh;

7. We have perused the Official Memorandum bearing No. ALN/SR(NA)45/95-96 dated 20/10/1995 issued by the Special Deputy Commissioner, Bangalore District, Bangalore, to Nanjappa, S. Narayanappa and Shivannna, all sons of [Late] Sonnappa, wherein it is denoted that the Schedule Property along with certain other immovable properties situated at Tarabanahalli Village, together admeasuring 2 acres and 34 guntas, have been converted from agricultural use to non-agricultural residential purpose.

8. We have perused the General Power of Attorney dated 08/04/1996 executed by Krishnappa, Nanjappa, Narayanappa and Shivanna (all sons of late Sonnappa) in favour of B.G. Uday son of B.N. Garudachar, registered as Document No.7/96-97, Book-IV, Volume SF57 at Pages 25 to 31 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the Schedule Property measuring 24 guntas. The document denotes that B. G. Uday is authorized and empowered to deal with and sell the Schedule Property. The document further denotes Krishnappa, Nanjappa, Narayanappa and Shivanna have entered into an Agreement to Sell dated 25/03/1996 with regard to the Schedule Property.

9. We note that the following family members of Sonnappa have signed the general power of attorney as consenting witnesses: (i) Lakshmamma, wife of Shivanna (ii) G. M.

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Murthy, son of Nanjappa, (iii) Muniraju, son of Narayanappa (iv) G. K. Maregowda, son of Krishnappa (v) G. C. Manjunath, son of Narayanappa (vi) Ramesh, son of Narayanappa (viii) Kempamma, wife of Krishnappa (viii) Subbarayappa, son of Krishnappa, (ix) Gowramma, wife of Narayanappa (x) G. S. Nagesh, son of Shivanna (xi) Satisha.

Note: *We have not been provided with the Agreement to Sell dated 25/03/1996 executed by Krishnappa & Others on favour of B. G. Uday. As the said sale agreement appears to have been executed simultaneously with the general power of attorney (basis which the below sale deed has been executed), we do not see the non-availability of the said sale agreement as a concern.*

10. We have perused the Sale Deed dated 27/03/1997 executed by Krishnappa, Nanjappa, Narayanappa and Shivanna, represented by their constituted attorney B.G. Uday, in favour of M/s. Sanka Enterprises (P) Ltd, represented by its authorized signatory, Rakesh Bathra, ("**Sanka**") registered as Document No.9/97-98, Book-I, Volume 1012, Pages 139 to 143 at the office of the Sub Registrar, Yelahanka, Bangalore, with regard to the conveyance of a portion of the Schedule Property measuring 8 guntas.

11. We have perused the Sale Deed dated 27/03/1997 executed by Krishnappa, Nanjappa, Narayanappa and Shivanna, represented by their constituted attorney B.G. Uday, in favour of M/s. Sanka Enterprises (P) Ltd, represented by its authorized signatory, Rakesh Bathra, ("**Sanka**") registered as Document No.6/97-98, Book-I, Volume 1015, Pages 107 to 113 at the office of the Sub Registrar, Yelahanka, Bangalore, with regard to the conveyance of a portion of the Schedule Property measuring 8 guntas.

12. We have perused the Sale Deed dated 27/03/1997 executed by Krishnappa, Nanjappa, Narayanappa and Shivanna, represented by their constituted attorney B.G. Uday, in favour of M/s. Sanka Enterprises (P) Ltd, represented by its authorized signatory, Rakesh Bathra, ("**Sanka**") registered as Document No.2/97-98, Book-I, Volume 1006, Pages 243 to 248 at the office of the Sub Registrar, Yelahanka, Bangalore, with regard to the conveyance of the balance portion of the Schedule Property measuring 8 guntas.

Note: *It is pertinent to note here that Sonnappa had acquired 23 guntas in the property bearing Survey No.33/1 situated at Tarabanahalli Village, Jala Hobli in terms of the Sale Deed dated 25/11/1944 and thereafter, the Khata of the said property bearing Survey No.33/1 admeasuring 23 guntas was transferred in favour of Krishnappa, Nanjappa, Narayanappa and Shivanna pursuant to the death of the Sonnappa. However, in terms of the aforesaid Sale Deeds dated 27/03/1997, Krishnappa, Nanjappa, Narayanappa and*

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Shivanna have conveyed 24 guntas in favour of Sanka. The additional 01 gunta in Survey No.33/1 that has been conveyed appears to the kharab land in Survey No.33/1.

13. We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of M/s. Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha); (b) Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity with respect to the property bearing Survey No.33/1 admeasuring 24 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. The document further denotes that the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney B.G.Uday in favour of Sanka. B.G.Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, B.G.Uday has signed the Sale Deed as 'Consenting Witness' in manifestation of his consent to the Sale Deed.

14. We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited under the Companies Act, 1956.

15. We have perused the Memorandum of Association and the Articles of Association of Sahara India Housing Limited dated 03/12/1991.

16. We have perused the Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies dated 06/07/1998 under Section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

17. We have perused the Partnership Deed dated 15/04/2004 executed between N. Devarajaiah the son of late Narasimhaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, sale and development of immovable properties in and around Bangalore.

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18. We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative P. Dayananda Pai and Sahara represented by its authorized signatory Diwakar Asthana, M/s Gauri Ganesha Real Estate ("**Gauri Ganesha**") represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M. Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.33/1 admeasuring 24 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte Village, Channahalli Village and Tarabanahalli Village, admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres. The document further denotes that G.D.R Reddy, C.M. Bopaiah and B.P Srinivasa Raju are the constituted attorneys with regard to the property bearing Survey No.33/1, Tarabanahalli including certain other lands situated at Tarabanahalli, Meenukunte and Channahalli Villages.

19. We have perused the Deed of Trust dated 19/05/1993 of Manipal Academy for Higher Education (the "**Trust**") executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of Manipal Academy for Higher Education for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power, sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

20. We have perused the Deed of Amendment of Trust dated 24/09/2004 to the Trust Deed of the Trust. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19mmm has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

21. We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.33/1 and certain other properties situated at Meenukunte,

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Chennahalli and Tarabanahalli villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

22. We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan with respect to the property bearing Survey No.33/1 admeasuring 24 guntas including 1 gunta of kharab land and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell dated 05/10/2004 was entered into between Annapurneshwari and the Trust wherein a substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University.

23. We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the transfer of khata in favour of the Trust in respect of the properties conveyed in terms of the Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06. It further appears that Khata No.421/383/209 had been issued in the name of Sahara with respect to the properties situated at Tarabanahalli Village.

24. We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

25. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

26. We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director,

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Bijay Kumar Agarwal with respect to the property bearing Survey No.33/1 admeasuring 24 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust had authorized the alienation of the aforementioned property and had authorized B. Manamohan to execute the Sale Deeds in terms of the resolution dated 02/02/2008. It is also pertinent to note that the Trust Deed stipulates that a resolution passed by 2/3rd majority of the Trustees is required for the sale of Trust property.

27. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 pertaining to certain properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala 2 Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute documents with respect to the sale of 72 acres and 1.20 guntas of land situated at Channahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Schedule Property is also denoted in this resolution.

Note: *We have not seen documents to confirm that the resolution is in compliance with the Trust documents. We have therefore assumed that the resolution is in accordance with the Trust Deed.*

28. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.33/1 measuring 24 guntas in favour of M/s. Canara Housing Development Company.

29. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

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30. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

31. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No.33/1 admeasuring 24 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Sankhya conveyed Survey No.33/1 measuring 24 guntas in favour of M/s. Century Dwellings Private Limited.

32. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

33. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Kumar Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Village Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor and the Government of Karnataka with respect to the property bearing Survey No.33/1 admeasuring 24 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-

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Registrar, Ganganagar. The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 square meters.

34. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

35. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.33/1 admeasuring 24 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. It appears from the document that the Master Plan 2021 denotes the aforementioned properties to be in the "Residential and Park Zone". The Deputy Commissioner, Revenue Department has approved the conversion for residential purposes. The Government has issued a Notification dated 29/01/2009 bearing No.UDD/157/BMR/2005 and an earlier Revised Order dated 29/01/2004 stating that all the properties converted before 17/09/2004 will have to be considered as residential and thereby a Residential Layout Plan has been issued on an application made by Sankhya. The document further denotes that the Applicants have paid the requisite taxes and have submitted the No Objection Certificate issued by the State Level Environment Impact Assessment Authority, Karnataka. The document denotes that 40% of the sites have been released as per the list annexed to the Order. The document denotes that permission has been accorded for collection of consideration in respect of these sites for development of the layout and only the sites that have been released may be registered.

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36. The following conditions have been prescribed by BIAAPA:

(i) The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
(ii) On the development of roads, drainage system, drinking water connection, electricity connection, etc. the authorities will inspect the layout and accord its final approval.
(iii) Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.
(iv) If within the prescribed time limit, the basic amenities are not developed, then the government shall take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
(v) The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.
(vi) No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.
(vii) Compulsory provision must be made in the buildings of the layout plan for rain water harvesting and conservation of ground water.
(viii) In accordance with the application of the developer 40% sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.
(ix) Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.
(x) Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% sites that have been released in the sanctioned plan.

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37. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.33/1 admeasuring 24 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 on Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to the said Letter and only the said sites may be registered.

38. We have perused the Sanctioned Plan dated 31/01/2013 bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)]. The document denotes that the Plan has been approved for duration of two years from 24/05/2013 to 23/05/2015.

39. We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.33/5 and certain other properties in Tarabanahalli and Channahalli villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. *It is pertinent to note that the denotion of 60% of the sites being released is an error*. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

    (i) The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
    (ii) The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

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40. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

41. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

42. We have perused the Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1992-93 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the Schedule Property denotes the name of Sonnappa as the owner and occupant of the Schedule Property. Further, the RTC and Pahani Extract for the period 1985-86 to 1992-93 denotes the names of Nanjappa, Shivanna and Narayanappa as the occupants pursuant to the demise of their father Sonnappa.

43. We have perused the RTC and Pahani Extract for the period 1993-94 to 1999-2000 issued with regard to the Schedule Property denotes the name of Sonnappa as the erstwhile owner and Krishnappa, Nanjappa, Shivanna and Narayanappa as the owners and occupants pursuant to the demise of their father Sonnappa. The document further denotes the conversion of the Schedule Property to non-agricultural residential purpose in terms of the Official Memorandum bearing No.ALN/SR (NA)45/95-96 dated 20/10/1995.

44. We have perused the RTC and Pahani Extract for the period 2000-01, 2001-02, 2002-2003, 2003-2004, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13 and 2013-14 issued with regard to the Schedule Property denotes the name of Krishnappa, Nanjappa, Shivanna and Narayanappa as the owners and occupants by way of inheritance.

45. We have perused the RTC and Pahani Extract for the period 2014-15 to 2016-17 issued with regard to the Schedule Property denotes the name of Krishnappa, Nanjappa, Shivanna and Narayanappa as the owners and occupants by way of inheritance.

Note: *We have not been provided with the RTC extracts for the year 2017-18 till 2024-25.*

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46. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

Note: *We have not been provided with the latest tax paid receipt in relation to the property. We have not been provided with the special notice assigning khata number and the khata certificate and extract in relation to the said property.*

47. We have perused the Endorsement dated 05/11/2007 bearing No.LRF:CR:631:07-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/1 and certain other properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that an application under Section 48A (Form 7) of the Karnataka Land Reforms Act, 1961 ("**KLRA**") was filed by Chikkamuniyappa with regard to the property bearing Survey No.33 admeasuring 2 acres and 36 guntas. The document further denotes that there are no tenancy applications/proceedings initiated under Form 7A and Section 80 (Form 11) of the KLRA.

48. We have perused the Endorsement dated 01/12/2007 bearing No.CR/94/07-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/1 admeasuring 23 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings/tenancy claims initiated or pending under Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 with respect to the aforementioned property.

49. We have perused the Endorsement dated 01/01/2008 bearing No.R.K/CR/175/2007-08 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/1 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that RTC extracts issued for the period 1974-75 and 1984-85 with respect to the property bearing Survey No.33 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk are not available.

50. We have perused the Endorsement dated 16/03/2009 bearing No.MaHa.CR.1/2009-10 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/1 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore denotes that there are no proceedings

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initiated under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act.

51. We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

52. We have perused the Endorsement dated 11/04/2011 bearing No. R.K/CR/156/2011-12 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with respect to properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting that the Index of Lands Register extract cannot be issued as the same is not available.

53. We have perused the Endorsement dated 26/03/2015 bearing NO.BAAAPA/TP1/R.T.I/175/2014-15/4651 issued by the Public Information Officer, BIAAPA with respect to various properties including the property bearing Survey No.33 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisition proceedings initiated or pending with respect to the aforementioned property.

54. We have perused an Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the National Highways Authority of India with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the aforementioned lands in Tarabanahalli Village do not come within the purview of any acquisitions by the National Highways Authority of India.

55. We have perused an Endorsement dated 18/08/2015 bearing No. 286/2015-16 issued by the Karnataka Housing Board with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisition proceedings initiate or pending with respect to the properties.

56. We have perused an Endorsement dated 01/09/2015 bearing No.1332/2015-16 issued by the Karnataka Industrial Areas Development Board with respect to properties bearing Survey Nos.26/3C and 32 and certain other properties situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk. In terms of the said Endorsement and the final notification dated 09/04/2008 annexed to the Endorsement, we observe that certain lands situated at Bagalur Village and Hoovinayakanahalli Village have been acquired. However, the lands

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situated at Tarabanahalli Village including the property bearing Survey No.32 have not been notified for acquisition.

57. We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

58. We have been provided with the Endorsement dated 12/05/2017 bearing No.PTCL (BNA).CR.80/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/1 admeasuring 23 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings initiated or pending under the Karnataka (Scheduled Castes and Scheduled Tribes) Prohibition of Transfer of Certain Lands Act, 1978 with respect to the aforementioned properties. *Please note that the said endorsement has been issued only in respect of 23 guntas and not 24 guntas.*

59. We have been provided with an Endorsement dated 05/06/2017 issued by the Revenue Department, Bangalore denoting that there are no tenancy proceedings initiated/pending in respect of the property bearing Survey No.33/1 admeasuring 23 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

60. We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk denoting the total of Survey No.33/1 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk as 24 guntas there being 1 gunta kharab land and the actual extent as 23 guntas.

61. We have perused the Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/1, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey No.33 admeasuring 3 acres and 21 guntas has been phodied into 9 portions. The document further denotes the name of Sonnappa son of Erranna as the hissadar with regard to property bearing Survey No.33/1.

62. We have perused the Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33 admeasuring 3 acres and 22 guntas including of 1 gunta kharab land, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey No.33 has been phodied

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into 9 portions. The document further denotes the name of Sonnappa son of Erranna as the hissadar in respect of the property bearing Survey No.33/1.

63. We have perused the Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.33 as forming part of the said Village.

Encumbrances

64. We have perused photocopies of the following encumbrance certificates:

(i) Encumbrance Certificate for the period 01/06/1944 to 31/03/1969 issued by the office of the Sub Registrar, Devanahalli depicts Sale Deed dated 25/11/1944 executed by Bhimanna in favour of Sonnappa, registered as Document No.778 with regard to the Schedule Property measuring 23 guntas.

(ii) Encumbrance Certificate for the period 01/04/1969 to 31/03/1986 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the Schedule Property.

(iii) Encumbrance Certificate for the period 01/04/1986 to 31/07/1986 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the Schedule Property.

(iv) Encumbrance Certificate for the period 01/08/1986 to 31/05/1989 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the Schedule Property.

(v) Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 issued by the office of the Sub Registrar, Yelahanka with regard to the Schedule Property depicts the following transactions:

    (i) Sale Deed dated 27/03/1997 executed by Krishnappa, Nanjappa, Narayanappa and Shivanna, represented by their constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.2/97-98;

    (ii) Sale Deed dated 27/03/1997 executed by Krishnappa, Nanjappa, Narayanappa and Shivanna, represented by their constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6/97-98;

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(iii) Sale Deed dated 27/03/1997 executed by Krishnappa, Nanjappa, Narayanappa and Shivanna, represented by their constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.9/97-98.

(iv) Bank Declaration dated 15/05/1997 made by Nanjappa in favour of Bank of India, registered as Document No.SL No.20/97-98 with regard to the entire extent of 24 guntas;

(v) Sale Deed dated 09/12/2003 executed by Sanka, represented by its Directors (a) S.N Ladhani (b) Babulal Nichani in favour of Sahara, represented by its authorized representative A.V Muralidharan, registered as Document No.BNG (U)-YLNK/ 12618/2003-04.

(vi) Encumbrance Certificate for the period 01/04/2004 to 15/03/2007 issued by the office of the Sub Registrar, Yelahanka with regard to Schedule Property depicts the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, in favour of the Trust represented by its constituted attorney B. Manamohan, registered as Document No.YAN-1-22127/2004-05.

(vii) Encumbrance Certificates for the periods 01/04/2004 to 09/12/2008 and 01/04/2008 to 19/06/2009 issued by the office of the Sub Registrar, Jala, Bangalore with regard to the Schedule Property depicts the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09.

(viii) Encumbrance Certificates for the periods 19/06/2009 to 31/03/2011 and 01/04/2011 to 13/11/2014 depicts 'Nil' encumbrances with regard to the Schedule Property.

(ix) Encumbrance Certificates issued for the period 01/11/2014 to 01/01/2016 in respect of the Schedule Property depicts 'Nil' encumbrances.

(x) Encumbrance Certificates issued for the period 01/04/2015 to 27/04/2017 in respect of the Schedule Property depicts 'Nil' encumbrances.

(xi) Encumbrance Certificate issued for the period 01/04/2017 to 09/11/2017 with respect to the Property denoting ‘nil’ encumbrances during this period.

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(xii) Encumbrance Certificate dated 20/06/2024 for the period 01/04/2017 to 18/06/2024 issued by the office of the Sub Registrar, Jala with regard to the property bearing Survey No.33/1 situated at Tarabanahalli Village, Jala Hobli, depicts the following transaction:

(i) Sale Deed dated 20/03/2024 executed by Sankhya in favour of Century Dwellings Private Limited, registered as Document No.18572/23-24;

Litigation:

65. We are given to understand that there is a litigation in relation to the Schedule Property in O. S. No. 803/2007 before the Civil Court, Devanahalli. The said suit is for partition filed by grandchildren of late Sonappa. The details of the said suit are detailed in the below table:

Case No.	O.S. No. 803/2007
Court	Senior Civil Judge and JMFC, Devenahalli
Plaintiff/s	Subbarayappa (s/o Krishnappa), G.N Murthy (s/o Nanjappa), Muniraju (s/o Narayanappa), G.S Nagesh (s/o Shivanna)
Defendant/s	Krishnappa (Dead), Nanjappa (s/o Sonappa), Narayanappa (s/o Sonappa), Shivanna (s/o Sonappa), Maregowda (s/o Krishnappa), Babu (s/o Krishnappa), Sonnegowda (s/o Nanjappa), Ramesh (s/o Narayanappa), Manjunatha (s/o Narayanappa), Kempegowda (s/o Narayanappa), Sathish (s/o Shivanna), Komala (w/o Patalappa), Ammayamma (w/o Ramaiah), Lakashmamma (w/o Narayanaswamy), Rajamma (w/o Ramaiah), Vijaylakshmi (w/o Ambarish), Mamatha (w/o Nanjemari), Sonnamma (w/o Kempegowda), Rupa (w/o Ramanjinappa), Uday, S.N Ladhani, Babul AL Nichani, A.V Muralidhara, Manipal Academy of Higher Education (MAHE), Sankhya Realtors Pvt. Ltd.
Filed on	August 14, 2007
Filed For	Suit for partition and separate possession
Brief Facts of the case	**I.** Facts ⇒ Plaintiffs submits as follows – a. The Plaintiffs and Defendant Nos. 5-15 are the children of Defendant Nos. 1-4. Defendant Nos. 20 to 24 are the subsequent purchasers.

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	b. The Plaintiffs and Defendant Nos. 1-15 constitute Hindu joint family. Further, the Defendant Nos. 1-4 are the karthas of the joint family property. c. The Defendant Nos. 1-4 have not paid heeds to demands of the Plaintiffs for partition of the joint family property. The Defendant Nos. 1-4 have subsequently colluded to alienate the suit Schedule Property in favour of Defendant Nos. 20-24. d. Cause of action arose on July 29, 2007 when the request for partition was rejected by Defendant Nos. 1-4. **II.** Prayer ⇒ The Plaintiffs prays for – a. partition by meets and bounds and consequential relief of separate possession of the Plaintiff's 5/20th joint share in the suit Schedule Property. b. award cost of the suit and such other reliefs the court deems fit.
Schedule Property	Schedule Property • Item No.1: Sy. No. 33/7 measuring to an extent of 11 guntas. • Item No.2: Sy. No. 62/4 measuring to an extent of 09 guntas. • Item No.3: Sy. No. 62/6A measuring to an extent of 06 guntas. • Item No.4: Sy. No. 62/1measuring to an extent of 28 guntas. • Item No.5: Sy. No. 62/3 measuring to an extent of 13 guntas. • Item No.6: Sy. No. 62/5 measuring to an extent of 11 guntas. • Item No.7: Sy. No. 33/1 measuring to an extent of 23 guntas. Item Nos. 1-7 are situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk
Defendant/s contention	Defendant No. 25 contends that –

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	a. Defendant is currently in possession and enjoyment of the suit Schedule Property. The same has been converted for residential uses. b. The Plaintiffs and Defendant Nos. 1 to 4 executed a GPA dated April 08, 1996 in favour of Defendant No. 20 for alienation of the suit Schedule Property. Subsequently, the suit Schedule Property is converted for residential purpose upon payment of requisite conversion charges. c. Thereafter, the Defendant No.20 (GPA Holder), the Plaintiffs and Defendant Nos. 1-4 executed seven (7) sale deeds in respect of Item Nos. 1-7 of the suit Schedule Property in favour of M/s Sanka Enterprises Pvt. Ltd., represented by Defendant Nos. 21 and 22. d. M/s Sanka Enterprises represented by Defendant Nos. 21 and 22 sold the suit Schedule Property to Defendant No. 23. e. The Defendant No. 24 and Defendant No. 25 (Sankhya Realtors Pvt. Ltd.) are the subsequent purchasers of the suit Schedule Property.
IAs and its status	I.A No.1: The Plaintiff filed an IA under Order XXXIX Rule 1 and 2 of the CPC seeking to injunct Defendant No. 24 and its agents, servants, assignees or anybody acting through them from alienating the Suit Schedule Property. However, it is discernible from the order sheet provided that the Trial Court has not adjudicated on I.A No.1 filed by the Plaintiff. I.A No. 10: The Defendant No. 25 has filed an IA under Order VII Rule 11(a) of the CPC for rejection of plaint. Upon checking the order sheet and the online case status, we understand that the said IA has been rejected *vide* Order of the Trial Court dated November 19, 2021. We understand that the Defendant No. 25 has filed an interlocutory application under Order IX Rule 7 of the CPC r/w Section 151 for setting aside the ex-parte order, if any, passed against the Defendant No. 25.

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	I.A No.12: The Plaintiffs filed an IA under Order VI Rule 17 of the CPC for amendment of the plaint. The amendment is allowed *vide* Trial Court order dated August 17, 2022.
Monetary Claim, if any.	None
Present status of the case	Further cross-examination of PW-1
Next date of hearing	June 27, 2024
Documents	The Plaintiff has produced the following documents along with evidentiary affidavit – a) RTCs (Ex.P1 – Ex.P195) b) Sale Deeds (Ex.P196-Ex.P208)
Comments	We note that the Plaintiffs have signed the registered power of attorney dated 08/04/1996 as a witness, under which the powers to sell the property was granted basis which the sale deed dated 27/03/1997 was executed. Under law, a witness only confirms the execution of the document by the parties and is not required to confirm or know the contents of the transaction. Taking this view, the plaintiffs can contend that they were not aware of the contents of the power of attorney and were only witnesses to the exaction of the document. As the property in Survey No.33/1 was purchased by Sonnappa under the Sale Deed dated 25/11/1944, it appears that Survey No.33/1 was the self-acquired property of Sonnappa. If the same is treated as joint family property, then the grandchildren were also required to be made parties.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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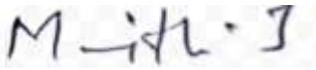
CONCLUSION

Based on the documents reviewed by us and subject to our comments/observations above, we are of the opinion that M/s. Century Dwellings Private Limited is the owner of the residentially converted land bearing Survey No.33/1 admeasuring 24 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore, subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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Schedule Property:

All that piece and parcel of the non-agricultural residentially converted land bearing Survey No.33/1 admeasuring 24 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore, and bounded on as under:

East by	:	Property bearing Survey No.58;
West by	:	Property bearing Survey Nos.33/2 and 33/6;
North by	:	Property bearing Survey No.35/4; and
South by	:	Property bearing Survey Nos.33/7.

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List of Documents Reviewed

We have reviewed the following documents:

Sl. No.	Date	Description of the Documents
1.	25/11/1944	Sale Deed executed by Bhimanna son of Thippanna in favour of Sonnappa son of Erranna, registered on 29/11/1944 as Document No.778, Book-I, Volume 483, Pages 101-102 at the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/1 admeasuring 23 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
2.	15/11/2012	Endorsement issued by the Tahsildar, Bangalore North Taluk bearing No.R.K.CR/1118/2012-13 in respect of properties situated in Tarabanhalli Village, Jala Hobli, Devanahalli Taluk.
3.	Date not clear	Record of Rights Register extract bearing R.R. No.97 issued by the office of the Tahsildar, Bangalore North Taluk, Bangalore with respect to the property bearing Survey No.33/1, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
4.	Date not clear	Record of Rights extract bearing R.R. No.335 issued by the office of the Tahsildar, Bangalore North Taluk (Addl), Yelahanka, Bangalore with respect to the property bearing Survey No.33/1, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
5.	Date not clear	Mutation Register Extract bearing MR No.2/95-96 issued by the Village Accountant, Tarabanahalli, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/1 admeasuring 23 guntas including certain other properties, all situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
6.	10/05/1995	Genealogical Tree of Late Sonnappa issued by the Village Accountant.
7.	20/10/1995	Official Memorandum bearing No. ALN/SR(NA)45/95-96 issued by the Special Deputy Commissioner, Bangalore District, Bangalore with regard to the property bearing Survey No.33/1 along with certain other properties, together admeasuring 2 acres and 34 guntas, all situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.

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8.	08/04/1996	General Power of Attorney executed by Krishnappa, Nanjappa, Narayanappa and Shivanna, all sons of [Late] Sonnappa in favour of B.G. Uday son of B.N. Garudachar, registered as Document No.7/96-97, Book-IV, Volume SF57 at Pages 25 to 31 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the property bearing Survey No.33/1 admeasuring 24 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore along with certain other survey numbers.
9.	27/03/1997	Sale Deed executed by Krishnappa, Nanjappa, Narayanappa and Shivanna, all sons of [Late] Sonnappa, represented by their constituted attorney, B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd, represented by its authorized signatory, Rakesh Bathra, ("**Sanka**") registered as Document No.9/97-98, Book-I, Volume 1012, Pages 139 to 143 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/1 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
10.	27/03/1997	Sale Deed executed by Krishnappa, Nanjappa, Narayanappa and Shivanna, all sons of [Late] Sonnappa, represented by their constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6/97-98, Book-I, Volume 1015, Pages 107 to 113 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/1 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
11.	27/03/1997	Sale Deed executed by Krishnappa, Nanjappa, Narayanappa and Shivanna, all sons of [Late] Sonnappa, represented by their constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.2/97-98, Book-I, Volume 1006, Pages 243 to 248 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/1 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
12.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, S.N Ladhani and Babu Lal Nichani in favour of M/s. Sahara India Commercial Corporation Limited represented by its authorized signatory, A.V Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy

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		(Partner, M/s Gowri Ganesha Real Estate ("**Gowri Ganesha**"); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday with respect to the property bearing Survey No.33/1 admeasuring 24 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
13.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, Calcutta to Sahara India Housing Limited.
14.	03/12/1991	Memorandum of Association of Sahara India Housing Limited.
15.	06/07/1998	Certificate of Incorporation consequent on Change of Name issued by the Registrar of Companies, Calcutta, to Sahara.
16.	15/04/2004	Partnership Deed executed between N. Devarajaiah the son of (late) Narasimaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s Investments ("**Annapurneshwari**") with principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
17.	05/10/2004	Agreement of Sale between Annapurneshwari represented by its Authorized Representative P. Dayananda Pai, M/s. Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B Muthanna, B.P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.33/1 admeasuring 24 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte Village, Channahalli Village and Tarabanahalli Village, Jala Hobli, Bangalore North Taluk admeasuring 189 acres.
18.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education for ("**Trust**") promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.

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19.	24/09/2004	Deed of Amendment of Trust to the Manipal Academy of Higher Education, a registered Charitable Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. T.M.A. Pai. The Deed of Amendment of Trust registered as Document No.58/2004-05, Book IV.
20.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.33/1 and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli villages, Jala Hobli, Bangalore North Taluk.
21.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favor of Manipal Academy of Higher Education represented by its genral power of attorney holder B. Manamohan with respect to the property bearing Survey No.33/1 admeasuring 24 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanahalli Village. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
22.	Date not clear	Mutation Register Extract bearing M.R No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
23.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited under the Companies Act, 1956.
24.	08/09/2006	Memorandum of Association and Articles of Association of M/s. Sankhya Realtors Private Limited.
25.	26/03/2008	Sale Deed executed by Trust represented by its Special Officer, B. Manamohan in favour of M/s. Sankhya Realtors Private Limited ("**Sankhya**") represented by its Director, Bijay Kumar Agarwal with respect to the property bearing Survey No.33/1 admeasuring 24 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and

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		certain other properties situated at Tarabanahalli Village. The Sale Deed is registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore.
26.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust with respect to the property bearing Survey No.33/1 and certain other properties situated at Tarabanahalli, Chennahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk.
27.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai.
28.	05/06/2007	Partnership deed entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai.
29.	27/03/2024	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore.
30.		Certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
31.		Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.
32.	23/05/2013	Relinquishment Deed executed by M/s. Sankhya Realtors Private Limited represented by its Director, Bijay Kumar Agarwal who is

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		represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of Village Panchayath Development, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor and the Government of Karnataka with respect to the property bearing Survey No.33/1 admeasuring 24 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
33.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
34.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, Bangalore International Airport Area Planning Authority with respect to the property bearing Survey No.33/1 admeasuring 24 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanahalli.
35.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, Bangalore International Airport Area Planning Authority with respect to the property bearing Survey No.33/1 admeasuring 24 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
36.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.37 and certain other properties in Tarabanahalli and Chennahalli villages, Jala Hobli, Bangalore North Taluk.
37.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
38.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
39.	Date not clear	Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.

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40.	Date not clear	RTC and Pahani Extract for the period 1975-76 to 1979-80 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.
41.	Date not clear	RTC and Pahani Extract for the period 1980-81 to 1984-85 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.
42.	Date not clear	RTC and Pahani Extract for the period 1985-86 to 1988-89 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.
43.	Date not clear	RTC and Pahani Extract for the period 1988-89 to 1992-93 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.
44.	Date not clear	RTC and Pahani Extract for the period 1993-94 to 1997-98 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.
45.	Date not clear	RTC and Pahani Extract for the period 1997-98 to 1999-2000 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.
46.	Date not clear	RTC and Pahani Extract for the period 2000-01 issued by the Village Accountant, with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.

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47.	Date not clear	RTC and Pahani Extract for the period 2001-02 issued by the Village Accountant, with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.
48.	Date not clear	RTC and Pahani Extract for the period 2002-2003 issued by the Village Accountant, with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.
49.	Date not clear	RTC and Pahani Extract for the period 2003-2004 issued by the Village Accountant, with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.
50.	Date not clear	RTC and Pahani Extract for the period 2004-05 issued by the Village Accountant, with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.
51.	Date not clear	RTC and Pahani Extract for the period 2005-06 issued by the Village Accountant, with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.
52.	Date not clear	RTC and Pahani Extract for the period 2006-07 issued by the Village Accountant, with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.
53.	Date not clear	RTC and Pahani Extract for the period 2007-08 issued by the Village Accountant, with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.
54.	Date not clear	RTC and Pahani Extract for the period 2008-09 issued by the Village Accountant, with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.

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55.	Date not clear	RTC and Pahani Extract for the period 2009-10 issued by the Village Accountant, with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.
56.	Date not clear	RTC and Pahani Extract for the period 2010-11 issued the Village Accountant, with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.
57.	Date not clear	RTC and Pahani Extract for the period 2011-12 issued by the Village Accountant, with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.
58.	Date not clear	RTC and Pahani Extract for the period 2012-13 issued the Village Accountant, with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.
59.	Date not clear	RTC and Pahani Extract for the period 2013-14 issued by the Village Accountant, with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.
60.	Date not clear	RTC and Pahani Extract for the period 2014-15 to 2016-17 issued by the Village Accountant, with regard to the property bearing Survey No.33/1, Tarabanahalli Village admeasuring 24 guntas inclusive of 1 gunta kharab land.
61.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
62.	05/11/2007	Endorsement bearing No.LRF:CR:631:07-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/1 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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63.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to the properties bearing Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.
64.	01/12/2007	Endorsement bearing No.CR/94/07-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/1 admeasuring 24 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
65.	01/01/2008	Endorsement bearing No.R.K/CR/175/2007-08 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/1 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
66.	16/03/2009	Endorsement bearing No.MaHa.CR.1/2009-10 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/1 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
67.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
68.	11/04/2011	Endorsement bearing No. R.K/CR/156/2011-12 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with respect to the survey numbers situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
69.	31/01/2013	Sanctioned Plan bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)].
70.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing

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		Survey No.33/1 and certain other properties in Tarabanahalli and Channahalli villages, Jala Hobli, Bangalore North Taluk.
71.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/1, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
72.	Date not clear	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/1, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
73.	Date not clear	Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
74.	Date not clear	Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk.
75.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the National Highways Authority of India with respect to the properties situated at Tarbanahalli Village, Jala Hobli, Bangalore North Taluk
76.	18/08/2015	Endorsement bearing No. 286/2015-16 issued by the Karnataka Housing Board with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
77.	01/09/2015	Endorsement bearing No.1332/2015-16 issued by the Karnataka Industrial Areas Development Board with respect to various properties including the properties bearing Survey Nos.26/3C and 32 located at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
78.	12/05/2017	Endorsement bearing No.PTCL (BNA).CR.81/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/1 admeasuring 23 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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79.	05/06/2017	Endorsement issued by the Revenue Department, Bangalore in respect of the property bearing Survey No.33/1 admeasuring 23 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
80.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
81.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited

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DUE DILIGENE REPORT

We have in this Report dealt with the non-agricultural residentially converted land bearing Survey No.33/2 admeasuring 09 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.

Flow of Title:

1. We have perused the Sale Deed dated 18/03/1947 executed by Bajane Mane Narayanappa son of Chikka Hanumaiah Nanjundappa in favour of Muni Hanumaiah son of Thoti Nagappa, registered as Document No.1656/1946-47, Book-I, Volume 523 at Pages 52 to 54 at the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/2, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 9 guntas. The document denotes that the aforesaid property is the self acquired property of Bajane Mane Narayanappa.

2. We have perused an Endorsement dated 15/11/2012 issued by the Tahsildar, Bangalore North Taluk bearing No.R.K.CR/1118/2012-13. The endorsement denotes the non-availability of mutation register extracts for the years 1942-43, 1943-44, 1946-47 and 1947-48 in respect of properties situated in Tarabanhalli Village, Jala Hobli, Devanahalli Taluk.

3. We have perused the Record of Right bearing RR No.367 issued on behalf of the Tashildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/2, situated at Tarabanahalli Village denoting the name of Muni Hanumaiah son of Nagappa, as the holder in terms of the Sale Deed, registered as Document No.1656/1946-47 executed by Narayanappa son of Nanjundappa and Mutation Register Extract bearing MR No.10/46-47.

4. We have perused the Sale Deed dated 20/11/1958 executed by Muni Hanumaiah son of Thoti Nagappa, his sons Tathaiah and Narayanappa, Muniyappa (minor) son of Tathaiah, represented by his father and natural guardian, Tathaiah, Nagaraju (minor) son of Narayanappa, represented by his father and natural guardian, Narayanappa in favour of Munishamappa son of Veerappa, registered as Document No.2406/58-59, Book-I, Volume 742, Pages 46 to 50 at the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that the aforesaid property is the self acquired property of Muni Hanumaiah.

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5. We have perused the Mutation Register Extract bearing MR No.10/90-91 issued by the Revenue Inspector, Bangalore North Taluk, Bangalore with respect to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanhalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Munishamappa son of Veerappa as the owner of the aforementioned property pursuant to a Sale Deed dated 20/11/1958, registered as Document No.2406/58-59, Volume 746, Pages 46 to 50 at the office of the Sub-Registrar Devanahalli.

6. We have perused the General Power of Attorney dated 09/01/1996 executed by Munishamappa son of Veerappa in favour of B.G. Uday son of B.N. Garudachar, registered as Document No.971/95-96, Book-IV, Volume SF49, Pages 189 to 193 at the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that B.G. Uday is authorized and empowered to deal with and dispose of the aforesaid property. The said B.G. Uday has also been authorized to receive sale consideration from the prospective purchasers.

7. We have perused the Official Memorandum bearing No. ALN/SR(NA)564/95-96 dated 04/03/1996 issued by the Special Deputy Commissioner, Bangalore District, Bangalore in favour Munishamappa son of Veerappa denotes the conversion of the land bearing Survey No.33/2 and Survey No.33/5, together admeasuring 1 acre and 2 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore from agricultural to non agricultural residential purpose. The document further denotes that requisite fee has been paid towards the conversion of the aforesaid property. It appears that the entire 33 guntas in Survey No.33/5 has been converted and Survey No.33/2 admeasures 9 guntas.

8. We have perused the Mutation Register Extract bearing M.R. No.12/2007-08 dated 30/08/2007 issued by the Village Accountant, Bangalore North (Addl) Taluk, Yelahanka, with respect to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanhalli Village, Jala Hobli, Yelahanka Taluk, Bangalore in favour of Munishamappa son of Veerappa. The document denotes the conversion of the aforementioned property from agricultural to residential purpose vide Official Memorandum bearing No. ALN/SR(NA)564/95-96 dated 04/03/1996. The document further denotes that requisite fee has been paid towards the conversion of the aforesaid property.

9. We have perused the Sale Deed dated 26/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of M/s. Sanka

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Enterprises (P) Ltd, ("**Sanka**") represented by its authorized signatory, Rakesh Bathra with respect to the non agricultural residentially converted land bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The Sale Deed is registered as Document No.6232/96-97, Book-I, Volume 1014, Pages 23 to 28 at the office of the senior Sub Registrar, Yelahanka, Bangalore.

10. We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of M/s. Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity with respect to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. The document further denotes that the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney B.G.Uday in favour of Sanka. B.G.Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, B.G.Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to the said Sale Deed.

11. We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited under the Companies Act, 1956.

12. We have perused the Memorandum of Association and the Articles of Association of Sahara India Housing Limited dated 03/12/1991.

13. We have perused the Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies dated 06/07/1998 under Section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

14. We have perused the Partnership Deed dated 15/04/2004 executed between N. Devarajaiah the son of late Narasimhaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s Annapurneshwari Investments

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("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, sale and development of immovable properties in and around Bangalore.

15. We have perused the Agreement of Sale dated 05/10/2004 executed between M/s Annapurneshwari represented by its Authorized Representative P. Dayananda Pai and Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M. Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte Village, Channahalli Village and Tarabanahalli Village, admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres. The document further denotes that G.D.R Reddy, C.M. Bopaiah and B.P Srinivasa Raju are the constituted attorneys with regard to the property bearing Survey No.33/2, Tarabanahalli including certain other lands situated at Tarabanahalli, Meenukunte and Channahalli Villages.

16. We have perused the Deed of Trust dated 19/05/1993 of Manipal Academy for Higher Education (the "**Trust**") executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of Manipal Academy for Higher Education for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power, sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

17. We have perused the Deed of Amendment of Trust dated 24/09/2004 to the Trust Deed of the Trust. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19mmm has been added which states that the Trust may offer immovable assets as security; however, powers

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under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

18. We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.33/2 and certain other properties situated at Meenukunte, Chennahalli and Tarabanhalli villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Chennahalli and Tarabanhalli villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

19. We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan with respect to the property bearing Survey No.33/2 admeasuring 9 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell dated 05/10/2004 was entered into between Annapurneshwari and the Trust wherein a substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University.

20. We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the transfer of khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06.

21. We have perused the of Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

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22. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

23. We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal with respect to the property bearing Survey No.33/2 admeasuring 9 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust had authorized the alienation of the aforementioned property and had authorized B. Manmohan to execute the Sale Deeds in terms of the resolution dated 02/02/2008. It is also pertinent to note that the Trust Deed stipulates that a resolution passed by 2/3rd majority of the Trustees is required for the sale of Trust property.

24. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 certain properties situated at Channahalli, Tarabanhalli and Meenukunte Villages, Jala 2 Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute documents with respect to the sale of 72 acres and 1.20 guntas of land situated at Channahalli, Tarabanhalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Property is also denoted in this resolution.

Note: *We have not seen documents to confirm that the resolution is in compliance with the Trust documents. We have therefore assumed that the resolution/extract is in compliance with the Trust Deed.*

25. We have perused the Genealogical Tree of late Munishamappa son of late Eerrappa issued by the Village Accountant, Bangalore North Taluk, Bangalore denoting that late Eerrappa was married to late Maheshwarama and they had a son, Munishamappa. late Munishamappa was married to late Muniyamma (his first wife) and late Laghumamma (his second wife).

(i) late Munishamappa and late Muniyamma have three children namely, late Mutharayappa, Veerabadraiah and late Jagadeesh.
   (a) late Mutharayappa was married to Mrs. Narasamma and they have two sons, Somashekar and Nanjundappa. Somashekar is married to Mrs. Hamsaveni. Nanjundappa is married to Mrs. Jayamma;

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(b) Veerabadraiah is married to Mrs. Narasamma and they have two sons namely, Chandrashekar and Dharmaraju. Chandrashekar is married to Mrs. Ramadevi (Mani). Dharmaraju is married to Bavya.

(c) late Jagadeesh was married to Mrs. Shanthamma and they have a son, Deepak

(ii) late Munishamappa and late Laghumamma (his second wife) had a son by name, Suryanarayan. Suryanarayan was married to late Narayanamma and they have two children namely, Gangaraju and Srinivas.

26. We have perused the Deed of Confirmation dated 02/05/2008 executed by Mrs. Narasamma wife of late Mutharayappa, Somashekar son of late Mutharayappa, for self and as a karta of his HUF consisting of his minor children, Dileep and Sandeep, Mrs. Hamsaveni wife of Somashekhar, Nanjundappa, the son of late Mutharayappa, for self and as a karta of his HUF consisting of his children namely, Divya and Soumya, Mrs. Jayamma wife of Nanjundappa, Veerabhadraiah son of late Munishamappa, Chandrashekar son of Veerabhadraiah, for self and as a karta of his HUF consisting of his children namely R.C. Vikas and R.C. Vinod, Dharmaraj son of Veerabhadraiah, for self and as a karta of his HUF consisting of his children namely R.D. Bhavana and R.D. Shalini, Mrs. Bhavya wife of Dharmaraj, Mrs. Shanthamma wife of late Jagadish, Suryanarayana son of late Munishamappa, Gangaraj and Srinivas, the sons of Suryanarayana, minors represented by their father and natural guardian, Suryanarayana, in favour of the Trust, with respect to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Deed of Confirmation has been registered as Document No.498/2008-09, Book-I, stored in C.D. No.JALD23 at the office of the Sub Registrar, Jala. In terms of this document the aforementioned have confirmed *inter-alia* the following sale deeds registered as Documents bearing Nos.6232/1996-97; 12618/2003-04; and 22127/2004-05 with respect the property bearing Survey No.33/2 admeasuring 9 guntas.

27. We have perused the Deed of Confirmation dated 21/06/2008 executed by Deepak son of late Jagadish in favour of the Trust, registered as Document No.985/2008-09, Book-I, stored in C.D. No.JALD25 at the office of the Sub Registrar, Jala with regard to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. In terms of this document *inter alia* the execution of the following sale deeds registered as Documents bearing Nos.6232/1996-97; 12618/2003-04; and 22127/2004-05 with respect to the property bearing Survey No.33/2 have been confirmed by Deepak.

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28. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.33/2 measuring 09 guntas in favour of M/s. Canara Housing Development Company.

29. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

30. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

31. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No.33/2 admeasuring 09

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guntas. The document denotes that Sankhya conveyed Survey No.33/2 measuring 09 guntas in favour of M/s. Century Dwellings Private Limited.

32. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

33. We have perused the Order bearing No.RRT (J) CR 739/08-09 dated 05/01/2009 issued by the Special Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore denotes that as the land bearing Survey No.33/2 along with certain other properties, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk have been converted from agricultural to non-agricultural purpose the names of the khatedar with regard to the aforesaid lands are to be deleted and be replaced as Non-Agricultural Kharab.

34. We have perused the Mutation Register Extract bearing MR No.31/08-09 issued by the Village Accountant issued in terms of the Order bearing No.RRT (J) CR 739/08-09 dated 05/01/2009 with regard to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the deletion of the name of Munishamappa son of Veerappa as the registered khatedar in terms of the Mutation Register Extract bearing M.R. No.12/07-08 in column 9 of the RTC and denotion of Non-Agricultural Kharab pursuant to the conversion of the said property vide Official Memorandum dated 04/03/1996 bearing No. ALN/SR(NA)564/96-97.

35. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Kumar Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Village Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor and the Government of Karnataka with respect to various properties including the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar. The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

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Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 square meters.

36. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

37. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.33/2 admeasuring 9 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. It appears from the document that the Master Plan 2021 denotes the aforementioned properties to be in the "Residential and Park Zone". The Deputy Commissioner, Revenue Department has approved the conversion for residential purposes. The Government has issued a Notification dated 29/01/2009 bearing No.UDD/157/BMR/2005 and an earlier Revised Order dated 29/01/2004 stating that all the properties converted before 17/09/2004 will have to be considered as residential and thereby a Residential Layout Plan has been issued on an application made by Sankhya. The document further denotes that the Applicants have paid the requisite taxes and have submitted the No Objection Certificate issued by the State Level Environment Impact Assessment Authority, Karnataka. The document denotes that 40% of the sites have been released as per the list annexed to the Order. The document denotes that permission has been accorded for collection of consideration in respect of these sites for development of the layout and only the sites that have been released may be registered.

38. The following conditions have been prescribed by BIAAPA:

(i) The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).

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(ii) On the development of roads, drainage system, drinking water connection, electricity connection, etc. the authorities will inspect the layout and accord its final approval.

(iii) Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.

(iv) If within the prescribed time limit, the basic amenities are not developed, then the government shall take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.

(v) The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.

(vi) No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.

(vii) Compulsory provision must be made in the buildings of the layout plan for rain water harvesting and conservation of ground water.

(viii) In accordance with the application of the developer 40% sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.

(ix) Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.

(x) Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% sites that have been released in the sanctioned plan.

(xi) Contravention of any condition of this order shall result in the approval accorded to the sanction plan getting cancelled with immediate effect. BIAAPA reserves the right to cancel the approval accorded for release of the sites described in the Order without giving any prior intimation and also has the right to take legal action.

39. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey

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No.33/2 admeasuring 9 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 on Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

40. We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No. BIAAPA/TP3/LAO/19/2012-13 approved by BIAAPA in the 94th Meeting of BIAAPA on 31/01/2013 bearing No.94 [9(10)] in respect of the property bearing Survey No.33/2 and certain other properties in Tarabanahalli and Chennahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the Layout Plan has been approved for a duration of two years from 24/05/2013 to 23/05/2015.

41. We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.33/2 and certain other properties in Tarabanhalli and Channahalli villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

(i) The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
(ii) The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

42. We observe that the aforesaid Sanction Renewal Letter d denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said

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document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

43. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

44. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

45. We have perused the Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 and 1975-76 to 1979-80 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/2 admeasuring 9 denotes, Tarabanahalli Village the name of Munishamappa as the owner and occupant of the aforesaid property in terms of the sale deed executed by Muni Hanumaiah.

46. We have perused the RTC and Pahani Extract for the period 1980-81 to 1984-85 and 1985-86 to 1987-88 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/2, Tarabanahalli Village admeasuring 9 guntas denotes the name of Chikka Govindappa son of Anjinappa as the owner of the aforesaid property in terms of the Index of Land and Record of Rights Register Extract bearing RR No.562.

47. We have perused the RTC and Pahani Extract for the period 1988-89 to 1992-93 and 1993-94 to 1997-98 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/2, Tarabanahalli Village admeasuring 9 guntas, the document further denotes as under:

(i) Chikka Govindappa son of Anjinappa as the erstwhile owner of the aforesaid property in terms of the Index of Land and Record of Rights Register Extract bearing RR No.562; and

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(ii) Munishamappa son of Veerappa as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.10/90-91.

48. We have perused the Record of Rights Register Extract bearing RR No.562 denoting that the property bearing Survey No.33/2 was acquired by Chikkagovindappa son of Anjanappa in terms of the Sale Deed dated 26/05/1956, registered as Document No.340. Please note that we have not been provided with the aforesaid Sale Deed dated 26/05/1956, registered as Document No.340. In the absence of the said document, we are unable to ascertain the rights of Chikkagovindappa son of Anjanappain respect of the property bearing Survey No.33/2.

49. We have perused the RTC and Pahani Extract for the period 1997-98 to 2001-02 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/2, Tarabanahalli Village admeasuring 9 guntas denotes the name of Munishamappa son of Veerappa as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.10/90-91.

50. We have perused the RTC and Pahani Extract for the period 2002-2003, 2003-2004, 2004-05, 2005-06, 2006-07, 2007-08 and 2008-09 issued by the Village Accountant, with regard to the property bearing Survey No.33/2, Tarabanahalli Village admeasuring 9 guntas denotes the name of Munishamappa son of Veerappa as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.10/90-91.

51. We have perused the RTC and Pahani Extract for the period 2009-2010 to 2016-17 issued by the Village Accountant, with regard to the property bearing Survey No.33/2, Tarabanahalli Village admeasuring 9 guntas denotes NAK in terms of the order bearing No.BDis ALN SR (NA) 564/1997-98 and Mutation Register Extract bearing MR No.31/2008-09.

52. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

Note: *We have not been provided with the latest tax paid receipt in relation to the property. We have not been provided with the special notice assigning khata number and the khata certificate and extract in relation to the said property.*

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53. We have perused the Endorsement dated 05/11/2007 bearing No.LRF:CR:631:07-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/2 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that an application under Section 48 (Form 7) of the Karnataka Land Reforms Act, 1961 was filed by Chikkamuniyappa with regard to the property bearing Survey No.33 admeasuring 2 acres and 36 guntas.

    Note: *We note that the endorsement mentions that there are tenancy claims in relation to Survey No.33 admeasuring 2 acres and 36 guntas. However, as the property is converted and the fact that Chikkamuniyappa's name is not reflected in the RTCs, we do not see this as a major concern. It is recommended to obtain a latest endorsement in relation to Survey No.33/2 confirming that there are no tenancy claims.*

54. We have perused the Endorsement dated 01/12/2007 bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/2 admeasuring 9 guntas and certain other properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings/tenancy claims initiated or pending under Sections 79-A and 79-B of the KLRA with respect to the aforementioned property.

55. We have perused the Endorsement dated 01/01/2008 bearing No.R.K/CR/175/2007-08 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/2 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that RTC extracts issued for the period 1974-75 and 1984-85 with respect to the property bearing Survey No.33 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk are not available.

56. We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

57. We have perused the Endorsement dated 11/04/2011 bearing No. R.K/CR/156/2011-12 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting that the Index of Lands Register extract cannot be issued as the same is not available.

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58. We have perused the Endorsement dated 26/03/2015 bearing NO.BAAAPA/TP1/R.T.I/175/2014-15/4651 issued by the Public Information Officer, BIAAPA with respect to various properties including the property bearing Survey No.33 situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisition proceedings initiated or pending with respect to the aforementioned property.

59. We have perused an Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the National Highways Authority of India with respect to the properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the aforementioned lands in Tarabanhalli Village do not come within the purview of any acquisitions by the National Highways Authority of India.

60. We have perused an Endorsement dated 18/08/2015 bearing No. 286/2015-16 issued by the Karnataka Housing Board with respect to the properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisition proceedings initiate or pending with respect to the properties.

61. We have perused an Endorsement dated 01/09/2015 bearing No.1332/2015-16 issued by the Karnataka Industrial Areas Development Board with respect to various properties including the properties bearing Survey Nos.26/3C and 32 located at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that pursuant to a request made by advocate Sowmya, with regard to the existence of acquisition proceedings with respect to the properties located at Tarabanhalli Village, the aforementioned authority has attached a copy of the gazette notification for acquisition of various properties in Tarabanhalli Village. It is pertinent to note that Survey No.32 does not form a part of any acquisition proceeding.

62. We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to Survey Nos.26 to 63 of Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

63. We have been provided with the Endorsement dated 12/05/2017 bearing No.PTCL (BNA).CR.80/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/2 admeasuring 9 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The

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document denotes that there are no proceedings initiated or pending under the Karnataka (Scheduled Castes and Scheduled Tribes) Prohibition of Transfer of Certain Lands Act, 1978 with respect to the aforementioned properties.

64. We have been provided with an Endorsement dated 05/06/2017 issued by the Revenue Department, Bangalore denoting that there are no tenancy proceedings initiated/pending in respect of the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

65. We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk denoting the total and actual extent of Survey No.33/2 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk as 9 guntas. It appears that the entire 33 guntas has been denoted as 'A' kharab. This has been erroneously denoted as kharab. Further, it is pertinent to note that the document is incomplete. We advice that a rectified complete copy of the Karnataka Revision Settlement Akarbandh be obtained.

66. We have perused the Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/2, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey No.33 admeasuring 3 acres and 21 guntas has been phodied into 9 portions. The document further denotes the name of Naranappa son of Nanjundappa as the hissadar with regard to property bearing Survey No.33/2.

67. We have perused the Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/2, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

68. We have perused the Hissa Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/2, admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Munishamappa son of Veerappa as the hissadar of the property bearing Survey No.33/2. The document further denotes the conversion of the aforesaid property in terms of the Official Memorandum bearing No. ALN/SR(NA)564/95-96 dated 04/03/1996.

69. We have perused the Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33, admeasuring 3 acres and 22 guntas including of 1 gunta kharab land, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey No.33 has been phodied

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into 9 portions. The document further denotes the name of Munishamappa son of Veerappa as the hissadar in respect of the property bearing Survey No.33/2.

70. We have perused the Atlas issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/2. The said Atlas denotes that Survey No.33/2 admeasures 9 guntas.

71. We have perused the Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.33 as forming part of the said Village.

Encumbrances

72. We have perused photocopies of the following encumbrance certificates:

(i) Encumbrance Certificate for the period 01/01/1950 to 31/12/1969 issued by the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denotes a Sale Deed dated 20/11/1958 executed by Munihanumaiah, Tathaiah and Narayanappa in favour of Munishamaiah, registered as Document No.2406.

(ii) Encumbrance Certificate for the period 01/04/1969 to 31/03/1986 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(iii) Encumbrance Certificate for the period 01/04/1986 to 31/07/1986 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(iv) Encumbrance Certificate for the period 01/08/1986 to 31/05/1989 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(v) Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 issued by the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.33/2

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admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts the following transactions:

(i) Sale Deed dated 27/03/1997 executed by Munishamappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6232/96-97;

(ii) Sale Deed dated 09/12/2003 executed by Sanka, represented by its Directors (a) S.N Ladhani (b) Babulal Nichani in favour of Sahara, represented by its authorized representative A.V Muralidharan, registered as Document No.12618/03-04.

(vi) Encumbrance Certificate for the period 01/04/2004 to 15/03/2007 issued by the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana in favour of the Trust represented by its constituted attorney, B. Manamohan, registered as Document No.YAN-1-22127/2004-05.

(vii) Encumbrance Certificate for the period 15/03/2007 to 09/02/2009 issued by the office of the Sub Registrar, Jala, Bangalore with regard to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denotes the following transactions:

(i) Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09.
(ii) Confirmation Deed dated 02/05/2008 executed by Mrs. Narasamma and others in favour of Trust, registered as Document No.JAL-1-00498/08-09.
(iii) Confirmation Deed dated 21/06/2008 executed by Deepak in favour of Trust, registered as Document No.JAL-1-00985/08-09.

(viii) Encumbrance Certificate for the period 01/04/2007 to 19/06/2009 issued with respect to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denotes the following transactions:

(i) Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya, represented by its Director Bijay

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Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09.

(ii) Confirmation Deed dated 02/05/2008 executed by Mrs. Narasamma and others in favour of Trust, registered as Document No.JAL-1-00498/08-09.

(iii) Confirmation Deed dated 21/06/2008 executed by Deepak in favour of Trust, registered as Document No.JAL-1-00985/08-09.

(ix) Encumbrance Certificate issued for the period 19/06/2009 to 31/03/2011 depicts 'Nil' encumbrances with respect to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(x) Encumbrance Certificate for the period 01/04/2011 to 04/11/2014 with respect to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, depicts 'Nil' encumbrances during the period.

(xi) Encumbrance Certificate issued for the period 01/04/2015 to 27/04/2017 issued with respect to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, depicts 'Nil' encumbrances during the period.

(xii) Encumbrance Certificate issued for the period 01/04/2017 to 09/11/2017 with respect to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting 'nil' encumbrances during this period.

(xiii) Encumbrance Certificate dated 19/06/2024 for the period 01/04/2017 to 18/06/2024 issued by the office of the Sub Registrar, Jala with regard to the property bearing Survey No.33/2 situated at Tarabanahalli Village, Jala Hobli, depicts the following transaction:

(i) Sale Deed dated 20/03/2024 executed by Sankhya in favour of M/s. Century Dwellings Private Limited, registered as Document No.18572/23-24;

Litigation:

73. We are given to understand that there are no litigations in relation to the property in Survey No.33/2 measuring 09 guntas.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have

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created mortgage over the land in Survey No.33/2 measuring 09 guntas along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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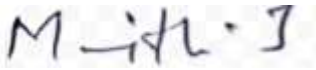
CONCLUSION

Based on the documents reviewed by us and subject to our comments/observations above, we are of the opinion that M/s. Century Dwellings Private Limited is the owner of the residentially converted land bearing Survey No.33/2 admeasuring 09 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore, subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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SCHEDULE PROPERTY

All that piece and parcel of the non-agricultural residentially converted land bearing Survey No.33/2 admeasuring 09 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore, and bounded on as under:

East by	:	Property bearing Survey No.33/8;
West by	:	Property bearing Survey No.33/1;
North by	:	Property bearing Survey No.34 and 35/4; and
South by	:	Channahalli Village limits.

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List of Documents Reviewed

We have reviewed the following documents:

Sl. No.	Date	Description of the Documents
1.	18/03/1947	Sale Deed executed by Bajane Mane Narayanappa son of Chikka Hanumaiah Nanjundappa in favour of Muni Hanumaiah son of Thoti Nagappa, registered as Document No.1656/1946-47, Book-I, Volume 523 at Pages 52 to 54 at the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
2.	15/11/2012	Endorsement issued by the Tahsildar, Bangalore North Taluk bearing No.R.K.CR/1118/2012-13 in respect of properties situated in Tarabanhalli Village, Jala Hobli, Devanahalli Taluk.
3.	Date not clear	Record of Right bearing RR No.367 issued on behalf of the Tashildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/2, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
4.	20/11/1958	Sale Deed executed by Muni Hanumaiah son of Thoti Nagappa, his sons Tathaiah and Narayanappa, Muniyappa (minor) son of Tathaiah, represented by his father and natural guardian, Tathaiah, Nagaraju (minor) son of Narayanappa, represented by his father and natural guardian, Narayanappa in favour of Munishamappa son of Veerappa, registered as Document No.2406/58-59, Book-I, Volume 742, Pages 46 to 50 at the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
5.	Date not clear	Mutation Register Extract bearing MR No.10/90-91 issued by the office of the Village Accountant, Tarabanahalli, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

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6.	09/01/1996	General Power of Attorney executed by Munishamappa son of Eerappa in favour of B.G. Uday son of B.N. Garudachar, registered as Document No.971/95-96, Book-IV, Volume SF49, Pages 189 to 193 at the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.33/2, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 9 guntas.
7.	04/03/1996	Official Memorandum bearing No. ALN/SR(NA)564/95-96 issued by the Special Deputy Commissioner, Bangalore District, Bangalore to Munishamappa son of Veerappa denotes the conversion of the land bearing Survey No.33/2 and Survey No.33/5, together admeasuring 1 acre and 2 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
8.	30/08/2007	Mutation Register Extract bearing MR No.12/2007-08 issued by the Village Accountant, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
9.	26/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd, represented by its authorized signatory, Rakesh Bathra, ("**Sanka**") registered as Document No.6232/96-97, Book-I, Volume 1014, Pages 23 to 28 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/2 admeasuring 9 guntas., situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore
10.	09/12/2003	Sale Deed executed by M/s. Sanka Enterprises Private Limited represented by its Directors, S.N Ladhani and Babu Lal Nichani in favour of M/s. Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory, A.V Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, M/s Gowri Ganesha Real Estate ("**Gowri Ganesha**"); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday with respect to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as

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		Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
11.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, West Bengal of Sahara India Housing Limited.
12.	03/12/1991	Memorandum of Association and the Articles of Association of Sahara India Housing Limited.
13.	06/07/1998	Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies.
14.	15/04/2004	Partnership Deed executed between N. Devarajaiah the son of late Narasimaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
15.	05/10/2004	Agreement of Sale between Annapurneshwari represented by its Authorized Representative P. Dayananda Pai,. Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B Muthanna, B.P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte Village, Channahalli Village and Tarabanahalli Village, Jala Hobli, Bangalore North Taluk admeasuring 189 acres.
16.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education ("**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
17.	24/09/2004	Deed of Amendment of Trust to the Trust, a registered Charitable Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of

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		Dr. T.M.A. Pai. The Deed of Amendment of Trust registered as Document No.58/2004-05, Book IV.
18.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.33/2 and certain other properties situated at Meenukunte, Chennahalli and Tarabanhalli villages, Jala Hobli, Bangalore North Taluk.
19.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Diwakar Asthana, s Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favor of Manipal Academy of Higher Education represented by its genral power of attorney holder B. Manamohan with respect to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanahalli Village. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
20.	Date not clear	Mutation Register Extract bearing M.R No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
21.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited under the Companies Act, 1956.
22.	08/09/2006	Memorandum of Association and Articles of Association of M/s. Sankhya Realtors Private Limited.
23.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, B. Manmohan in favour of M/s. Sankhya Realtors Private Limited represented by its Director, Bijay Kumar Agarwal with respect to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanahalli Village. The Sale Deed is

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		registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore.
24.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust.
25.	Date not clear	Genealogical Tree of late Munishamappa son of late Eerrappa issued by the Village Accountant, Bangalore North Taluk, Bangalore.
26.	02/05/2008	Deed of Confirmation executed by Mrs. Narasamma wife of late Mutharayappa, Somashekar son of late Mutharayappa, for self and as a karta for his HUF consisting of his minor children, Dileep and Sandeep, Mrs. Hamsaveni wife of Somashekhar, acting on behalf of himself and as a karta for his HUF consisting of his children namely, Divya and Soumya, Mrs. Jayamma wife of Namjundappa, Veerabhadraiah son of late Munishamappa, Chandrashekar son of Veerabhadraiah, for self and as a karta for his HUF consisting of his children namely R.C. Vikas and R.C. Vinod, Dharmaraj son of Veerabhadraiah, for self and as a karta for his HUF consisting of his children namely R.D. Bhavana and R.D. Shalini, Mrs. Bhavya wife of Dharmaraj, Mrs. Shanthamma wife late Jagadish, Suryanarayana son of late Munishamappa, Gangaraj and minor sons of Suryanarayana, represented by their father and natural guardian, Suryanarayana, in favour of Trust, registered as Document No.498/2008-09, Book-I, stored in C.D. No.JALD23 at the office of the Sub Registrar, Jala with regard to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
27.	21/06/2008	Deed of Confirmation executed by Deepak son of late Jagadish in favour of Trust, registered as Document No.985/2008-09, Book-I, stored in C.D. No.JALD25 at the office of the Sub Registrar, Jala with regard to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
28.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai.

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29.	05/06/2007	Partnership deed entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai.
30.	27/03/2024	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore.
31.		Certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
32.		Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.
33.	05/01/2009	Order bearing No.RRT (J) CR 739/08-09 issued by the Special Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/2 along with certain other properties, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
34.	Date not clear	Mutation Register Extract bearing MR No.31/08-09 issued by the Village Accountant issued in terms of the Order bearing No.RRT (J) CR 739/08-09 dated 05/01/2009 with regard to the property bearing Survey No.33/2 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
35.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Bijay Kumar Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of Village Panchayath Development, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on

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		behalf of the Governor and the Government of Karnataka with respect to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
36.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
37.	24/05/2013	Order bearing No.BIAAPA/TP3/LJ/19/2012-13 issued by the Joint Directorate, Bangalore International Airport Area Planning Authority with respect to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
38.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAJ/19/2012-13 issued by the Joint Directorate, Bangalore International Airport Area Planning Authority ("**BIAAPA**") with respect to the property bearing Survey No.33/2 admeasuring 9 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
39.	24/05/2013	Residential Sanctioned Layout Plan bearing No. BIAAPA/TP3/LAO/19/2012-13 approved by BIAAPA in respect of the property bearing Survey No.33/2 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
40.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.33/2 and certain other properties in Tarabanhalli and Channahalli villages, Jala Hobli, Bangalore North Taluk.
41.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
42.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
43.	Date not clear	Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 issued with regard to the property bearing

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		Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
44.	Date not clear	RTC and Pahani Extract for the period 1975-76 to 1979-80 issued with regard to the property bearing Survey No.33/2, admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
45.	Date not clear	RTC and Pahani Extract for the period 1980-81 to 1984-85 issued with regard to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
46.	Date not clear	RTC and Pahani Extract for the period 1985-86 to 1987-88 issued with regard to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
47.	Date not clear	RTC and Pahani Extract for the period 1988-89 to 1992-93 issued with regard to the property bearing Survey No.33/2, admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
48.	Date not clear	RTC and Pahani Extract for the period 1993-94 to 1997-98 issued with regard to the property bearing Survey No.33/2, admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
49.	Date not clear	Record of Rights Register Extract bearing RR No.562 issued in respect of the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
50.	Date not clear	RTC and Pahani Extract for the period 1997-98 to 2001-2002 issued with regard to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
51.	Date not clear	RTC and Pahani Extract for the period 2002-2003 issued the Village Accountant, with regard to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
52.	Date not clear	RTC and Pahani Extract for the period 2003-2004 issued the Village Accountant, with regard to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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53.	Date not clear	RTC and Pahani Extract for the period 2004-2005 issued the Village Accountant, with regard to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
54.	Date not clear	RTC and Pahani Extract for the period 2005-2006 issued the Village Accountant, with regard to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
55.	Date not clear	RTC and Pahani Extract for the period 2006-2007 issued the Village Accountant, with regard to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
56.	Date not clear	RTC and Pahani Extract for the period 2008-2009 issued the Village Accountant, with regard to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
57.	Date not clear	RTC and Pahani Extract for the period 2009-2010 issued the Village Accountant, with regard to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
58.	Date not clear	RTC and Pahani Extract for the period 2010-2011 to 2016-17 issued the Village Accountant, with regard to the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
59.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
60.	05/11/2007	Endorsement bearing No.LRF:CR:631:07-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/2 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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61.	01/12/2007	Endorsement bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/2 and certain other properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk.
62.	01/01/2008	Endorsement bearing No.R.K/CR/175/2007-08 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/2 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
63.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
64.	11/04/2011	Endorsement bearing No. R.K/CR/156/2011-12 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with respect to the survey numbers situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
65.	26/03/2015	Endorsement bearing NO.BAAAPA/TP1/R.T.I/175/2014-15/4651 issued by the Public Information Officer, BIAAPA with respect to the property bearing Survey No.33 situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk.
66.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the National Highways Authority of India with respect to the properties situated at Tarbanahalli Village, Jala Hobli, Bangalore North Taluk
67.	18/08/2015	Endorsement bearing No. 286/2015-16 issued by the Karnataka Housing Board with respect to the properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk.
68.	01/09/2015	Endorsement bearing No.1332/2015-16 issued by the Karnataka Industrial Areas Development Board with respect to various properties including the properties bearing Survey Nos.26/3C and 32 located at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk

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69.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to the properties bearing Survey Nos.26 to 63 of Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.
70.	12/05/2017	Endorsement bearing No.PTCL (BNA).CR.80/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/2 admeasuring 9 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
71.	05/06/2017	Endorsement issued by the Revenue Department, Bangalore in respect of the property bearing Survey No.33/2 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
72.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/2, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
73.	Date not clear	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/2, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
74.	Date not clear	Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/2, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
75.	Date not clear	Hissa Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/2, admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
76.	Date not clear	Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33, admeasuring 3 acres and 22 guntas including of 1 gunta kharab land, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

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77.	Date not clear	Atlas issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/2.
78.	Date not clear	Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk.
79.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
80.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited

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DUE DILIGENE REPORT

We have in this Report dealt with the non-agricultural residentially converted land bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore ("Schedule Property").

Flow of Title:

1. We have perused the Record of Rights Register Extract bearing R.R No.99 issued by the Tahsildar, Bangalore North (Addl.) Taluk, with respect to the property bearing Survey No.33/3. The document denotes the name of Munishami son of Kempanna as the owner of the aforementioned property, having acquired the same under a Sale Deed. The details of the sale deed have not been mentioned in the document. The document does not denote the extent of land and the details of the Hobli and Taluk in which it is located.

   Note: *We have not been provided with the sale deed under which Munishami acquired right title and interest in the Schedule Property and we have therefore relied on the Record of Rights Register Extract bearing R.R No.99.*

2. We have perused the Record of Rights Register Extract bearing R.R No.751 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with respect to the property bearing Survey No.33/3, situated at Tarabanahalli Village, Jala Hobli. The document denotes the name of Sampangi son of Munishamappa as the owner of the aforementioned property vide inheritance pursuant to the demise of Munishamappa, son of Kempanna as reflected in the Inheritance Register Extract bearing IHC No.750/80-81.

   Note: *We have not been provided with the Genealogical tree of Munishami setting out the details of his children and grandchildren. In the absence of the said Genealogical tree of Munishami, we will be unable to ascertain if any other legal heirs of Munishami had any claims in respect of the said property bearing Survey No.33/3. Given that the first sale was transacted in the year 1981 (as discussed below), any claims by the legal heirs of Munishami will be barred by limitation.*

3. We have perused the Endorsement dated 10/03/2016 bearing No.RKCR:603:2015-16 issued by the Tahsildar denoting that the Inheritance Register extract bearing IHC No.750 issued in respect of the property bearing Survey No.33/3 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk is unavailable.

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4. We have perused the Index of Land Register Extract issued by the Village Accountant, Tarabanahalli with respect to the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the following details:

   (i) Munishami son of Kempanna as the erstwhile owner of the property in terms of the Record of Register Extract bearing R.R No.99;
   (ii) Sampangi son of Munishamappa as the subsequent owner of the property in terms of the Record of Register Extract bearing R.R No.751;
   (iii) Makkarappa son of Dodda Muniyappa as the owner of the property in terms of the Record of Register Extract bearing R.R No.791;

5. We have perused the Sale Deed dated 30/03/1981 executed by Sampangi son of Kunti Munishami and his children viz., Arunkumar and Anand (both minors, represented by their father and natural guardian, Sampangi) in favour of Makkarappa, son of Doddamuniyappa with respect to the property bearing Survey Nos.33/3 and Survey No.33/9 admeasuring 13 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.2255/80-81, Book I, Volume 1264, pages 42 to 45, in the office of the Sub Registrar, Devanahalli. The said Sampangi has stated that he was conveying the property bearing Survey No.33/3 admeasuring 13 guntas for necessities and to purchase another parcel of land.

6. We have perused the Mutation Register Extract bearing MR No.12/82-83 issued by the Village Accountant, Tarabanahalli, Bangalore North Taluk, Bangalore with respect to various properties including the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the transfer of khata in favour of Makkarappa son of Doddamuniyappa pursuant to the Sale Deed dated 30/03/1981, registered as Document No.2255/80-81, executed by Sampangi the son of Munishamappa.

7. We have perused the Genealogical Tree of late Makkarappa issued by the Village Accountant, Tarabanahalli Circle, Jala Hobli, Bangalore North (Addl.) Taluk, Bangalore, denoting that late Makkarappa was married to late Muniyamma. Makkarappa and Muniyamma had four (4) sons, Puttappa, Chikka Puttappa, Ramakrishnappa and Shivanna.

   (i) Ramakrishnappa is married to Rajamma and they have four (4) children namely, Prabhavathi, Hemavathi, Nalina and Nagendra.
   (ii) Shivanna is married to Lakshmamma.

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8. We have perused the Panchayat Parikath dated 25/03/1984 executed between Makkarappa son of Dodda Muniyappa and his children namely, M. Puttappa, Chikka Puttappa, Ramakrishnappa and M. Shivanna with respect to various properties including the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. On a perusal of the document it appears that Ramakrishnappa was allotted the aforesaid property along with certain other properties. The Panchayat Parikath further states that Ramakrishnappa shall have to leave open a pathway from north to south in order for M. Shivanna to access his property. However, the General Power of Attorney dated 14/02/1996 has been executed by Makkarappa.

9. We have perused the General Power of Attorney dated 14/02/1996 executed by M. Makkarappa in favour of B.G. Uday with respect to the property bearing Survey No.33/3 admeasuring 13 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The General Power of Attorney has been registered as Document No.1176/95-96, Book IV, Volume SF53, Pages 33 to 37, in the office of the Sub-Registrar, Yelahanka, Bangalore. The document denotes that B.G. Uday is authorized and empowered to deal with and dispose of the aforesaid property. The document further denotes that M. Makkarappa had entered into an Agreement to Sell dated 14/02/1996.

Note: *It is pertinent to note that the property was allotted in favour of Ramakrishnappa in terms of the Panchayat Parikath dated 25/03/1984. However, Makkarappa alone executed the General Power of Attorney and the Sale Deed. We note that Ramakrishnappa and his family members have executed a confirmation deed (discussed below). However, the other children of Makkarappa, i.e., M. Puttappa, Chikka Puttappa and M. Shivanna and their respective family members have not executed the confirmation deeds. We have made this point given that although under the partition deed the property was allotted tto Ramakrishnappa, Makarappa executed the general power of attorney and Ramakrishnappa and his family members executed confirmation deeds.*

10. We have perused the Official Memorandum bearing No. ALN/SR(NA)15/96-97 dated 24/06/1996 issued by the Special Deputy Commissioner, Bangalore District, Bangalore to Makkarappa, the son of Dodda Muniyappa denoting the conversion of the land bearing Survey Nos.33/3 and 33/9, together admeasuring 19 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Addl.) Taluk, Bangalore from agricultural to non agricultural residential purpose. The document further denotes that requisite fee has been paid towards the conversion of the aforesaid property.

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11. We have perused the Sale Deed dated 26/03/1997, executed by Makkarappa son of Dodda Muniyappa, represented by his constituted attorney, B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd., represented by its authorized signatory, Rakesh Bathra, ("**Sanka**") wherein the residentially converted land bearing Survey No.33/3 admeasuring 6 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore has been conveyed in favour of Sanka. The Sale Deed has been registered as Document No.6216/96-97, Book I, Volume 998, Pages 185 to 189, in the office of the Sub Registrar, Yelahanka, Bangalore.

12. We have perused the Sale Deed dated 26/03/1997 executed by Makkarappa son of Dodda Muniyappa, represented by his constituted attorney, B.G. Uday in favour of Sanka with respect to the residentially converted land bearing Survey No.33/3 admeasuring 7 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The Sale Deed has been registered as Document No.6218/96-97, Book I, Volume 1009, Pages 153 to 159 in the office of the Sub-Register, Yelahanka, Bangalore.

13. We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of M/s. Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity with respect to the property bearing Survey No.33/3 admeasuring 13 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. The document further denotes that the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney B.G. Uday in favour of Sanka. B.G. Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, B.G.Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to this Sale Deed.

14. We have perused the Partnership Deed dated 15/04/2004 executed between N. Devarajaiah the son of (late) Narasimhaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s. Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, sale and development of immovable properties in and around Bangalore.

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15. We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative P. Dayananda Pai and Sahara represented by its authorized signatory Diwakar Asthana, M/s Gauri Ganesha Real Estate ("**Gauri Ganesha**") represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M. Bopaiah the son of C.B. Muthanna and B.P. Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.33/3 admeasuring 13 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte Village, Channahalli Village and Tarabanahalli Village, admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres.

16. We have perused the Deed of Trust dated 19/05/1993 of Manipal Academy of Higher Education (the "**Trust**") executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of the Trust for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power, sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

17. We have perused the Deed of Amendment of Trust dated 24/09/2004 to the Trust Deed of the Trust. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19mmm has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

18. We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.33/3 and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated

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at Meenukunte, Chennahalli and Tarabanahalli villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

19. We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan with respect to the property bearing Survey No.33/3 admeasuring 13 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell dated 05/10/2004 was entered into between Annapurneshwari and the Trust wherein a substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University.

20. We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the transfer of khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06.

21. We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

22. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

23. We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal with respect to the property bearing Survey No.33/3 admeasuring 13 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust had authorized the alienation of the

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aforementioned property and had authorized B. Manmohan to execute the Sale Deeds in terms of the resolution dated 02/02/2008. It is also pertinent to note that the Trust Deed stipulates that a resolution passed by 2/3rd majority of the Trustees is required for the sale of Trust property.

24. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 with respect to the property bearing Survey No.33/3 and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute requisite documents with respect to the sale of 72 acres and 1.20 guntas of land situated at Channahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Property is also denoted in this resolution.

Note: *We have not seen documents to confirm that the resolution is in compliance with the Trust documents. We have therefore assumed that the resolution/extract is in compliance with the Trust Deed.*

25. We have perused the Deed of Confirmation dated 06/03/2008 executed by Ramakrishnappa son of late Makkarappa and his children namely, Prabhavathi, Hemavathi, Nalina and Nagendra in favour of the Trust, registered as Document No.JAL-I-03185/2007-08, Book-I, stored in C.D. No.JALD19 at the office of the Sub Registrar, Jala, Bangalore with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. In terms of this document the aforementioned have confirmed the sale deeds registered as Document Nos.6216/96-97, 6218/96-97, 22127/04-05 and 12618/2003-04 with respect to various properties including the property bearing Survey No.33/3.

26. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No. 33/3 admeasuring 13 guntas in favour of M/s. Canara Housing Development Company.

27. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-

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00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

28. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

29. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No. 33/3 admeasuring 13 guntas. The document denotes that Sankhya conveyed Survey No. 33/3 admeasuring 13 guntas in favour of M/s. Century Dwellings Private Limited.

30. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

31. We have perused the Order bearing No.RRT (J) CR 739/08-09 dated 05/01/2009 issued by the Special Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore denoting that

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as the land bearing Survey No.33/3 along with certain other properties, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk have been converted from agricultural to non-agricultural purposes, the names of the khatedar with regard to the aforesaid lands are to be deleted and be replaced as Non-Agricultural Kharab ("**NAK**").

32. We have perused the Mutation Register Extract dated 24/01/2009 bearing MR No.31/08-09 issued by the Village Accountant in terms of the Order bearing No.RRT (J) CR 739/08-09 dated 05/01/2009 with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the deletion of the name of Makkarappa son of Dodda Muniyappa, the registered khatedar in terms of the Mutation Register Extract bearing M.R. No.12/82-83 in column 9 of the RTC and denotion of NAK pursuant to the conversion of the said property vide Official Memorandum dated 24/06/1996 and bearing No. ALN/SR(NA)15/96-97.

33. We have perused an Endorsement dated 15/11/2012 issued by the Tahsildar, Bangalore North Taluk bearing No.R.K.CR/1118/2012-13. The endorsement denotes the non-availability of mutation register extracts for the years 1942-43, 1943-44, 1946-47 and 1947-48 in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

34. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Kumar Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Village Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor and the Government of Karnataka with respect to various properties located at Chenahalli and Tarabanahalli including the property bearing Survey No.33/3 admeasuring 13 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar. The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)

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Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 square meters.

35. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

36. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.33/3 admeasuring 13 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. It appears from the document that the Master Plan 2021 denotes the aforementioned properties to be in the "Residential and Park Zone". The Deputy Commissioner, Revenue Department has approved the conversion for residential purposes. The Order further makes a reference to a Notification dated 29/01/2009 bearing No.UDD/157/BMR/2005 and an earlier Revised Order dated 29/01/2004 stating that all the properties converted before 17/09/2004 will have to be considered as residential and thereby a Residential Layout Plan has been issued on an application made by Sankhya. The document further denotes that the Applicants have paid the requisite taxes and have submitted the No Objection Certificate issued by the State Level Environment Impact Assessment Authority, Karnataka. The document denotes that 40% of the sites have been released as per the list annexed to the Order. The document denotes that permission has been accorded for collection of consideration in respect of these sites for development of the layout and only the sites that have been released may be registered.

37. The following conditions have been prescribed by BIAAPA:

The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).

(i) On the development of roads, drainage system, drinking water connection, electricity connection, etc. the authorities will inspect the layout and accord its final approval.
(ii) Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an

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application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.

(iii) If within the prescribed time limit, the basic amenities are not developed, then the government shall take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.

(iv) The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.

(v) No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.

(vi) Compulsory provision must be made in the buildings of the layout plan for rain water harvesting and conservation of ground water.

(vii) In accordance with the application of the developer 40% sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.

(viii) Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.

(ix) Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% sites that have been released in the sanctioned plan.

(x) Contravention of any condition of this order shall result in the approval accorded to the sanction plan getting cancelled with immediate effect. BIAAPA reserves the right to cancel the approval accorded for release of the sites described in the Order without giving any prior intimation and also has the right to take legal action.

38. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.33/3 admeasuring 13 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 on Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012

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a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

39. We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No. BIAAPA/TP3/LAO/19/2012-13 approved by BIAAPA in the 94th Meeting of BIAAPA on 31/01/2013 bearing No.94 [9(10)] in respect of the property bearing Survey No.33/3 and certain other properties in Tarabanahalli and Chennahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the Layout Plan has been approved for a duration of two years from 24/05/2013 to 23/05/2015.

40. We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.33/3 and certain other properties in Tarabanahalli and Chennahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

(i) The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
(ii) The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

41. We observe that the aforesaid Sanction Renewal Letter d denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the

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reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

42. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

43. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

44. We have perused the Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 and 1975-76 to 1979-80 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village denoting the name of Kunti Munishamappa as the owner and occupant of the aforesaid property.

45. We have perused the RTC and Pahani Extract for the period 1980-81 to 1984-85 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village denoting as under:

(i) Kunti Munishamappa as the erstwhile owner and occupant in terms of the Index of Land Register Extract;
(ii) Sampangi the son of Munishamappa as the subsequent owner in terms of the Record of Register Extract bearing R.R No.751 and Inheritance Register Extract bearing IHR No.745;
(iii) Makkarappa son of Dodda Muniyappa as the owner in terms of the Record of Register Extract bearing R.R No.791 and Sale Deed;

Note: *We have not been provided with the Inheritance Register Extract bearing IHR No.745 under which Sampangi, son of Munishappa acquired the property.*

46. We have perused the RTC and Pahani Extract for the period 1985-86 to 1987-88 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard

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to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village denoting as under:

(i) Sampangappa son of Munishamappa as the erstwhile owner in terms of the Index of Lands Register extract;
(ii) Makkarappa son of Dodda Muniyappa as the owner in terms of a Sale Deed and Mutation Register Extract bearing MR No.12/82-83.

47. We have perused the RTC and Pahani Extract for the period 1988-89 to 1992-93 and 1993-94 to 1997-98 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village denoting as under:

(i) Sampangi the son of Munishami as the earlier owner;
(ii) Makkarappa son of Dodda Muniyappa as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.12/82-83.

48. We have perused the RTC and Pahani Extract for the period 1997-98 to 1999-00 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village denoting the name of Makkarappa the son of Dodda Muniyappa as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.12/82-83.

49. We have perused the RTC and Pahani Extract for the period 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-05, 2005-06 and 2006-07 issued by the Village Accountant, with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village denoting the name of Makkarappa son of Dodda Muniyappa as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.12/82-83.

50. We have perused the RTC and Pahani Extract for the period 2008-2009, 2009-2010, 2010-11, 2011-12, 2012-13 2013-14, 2014-15, 2015-16 and 2016-17 issued by the Village Accountant, with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village denoting the entry of non-agricultural kharab in column 9 pursuant to the conversion of the property in terms of the Official Memorandum bearing No.B.dis ALN SR(NA)15/96-97 dated 24/06/1996. The RTC extract also denotes the mutation register extract bearing M.R. No.31/2008-2009 dated 24/01/2009.

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51. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

    Note: *We have not been provided with the latest tax paid receipt in relation to the property. We have not been provided with the special notice assigning khata number and the khata certificate and extract in relation to the said property.*

52. We have perused the Endorsement dated 05/11/2007 bearing No.LRF:CR:631:07-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/3 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Addl.) Taluk. The document denotes that an application under Section 48 (Form 7) of the Karnataka Land Reforms Act, 1961 ("**KLRA**") was filed by Chikkamuniyappa with regard to the property bearing Survey No.33 admeasuring 2 acres and 36 guntas.

    Note: *We note that the endorsement mentions that there are tenancy claims in relation to Survey No.33 admeasuring 2 acres and 36 guntas. However, as the property is converted and the fact that Chikkamuniyappa's name is not reflected in the RTCs, we do not see this as a major concern. It is recommended to obtain a latest endorsement in relation to Survey No.33/3 confirming that there are no tenancy claims.*

53. We have perused the Endorsement dated 01/12/2007 bearing No.CR/94/07-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/3 admeasuring 13 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings/tenancy claims initiated or pending under Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 with respect to the aforementioned property.

54. We have perused the Endorsement dated 01/01/2008 bearing No.R.K/CR/175/2007-08 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/3 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that RTC extracts issued for the period 1974-75 and 1984-85 with respect to the property bearing Survey No.33 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk are not available.

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55. We have perused the Endorsement dated 16/03/2009 bearing No.MaHa.CR.1/2009-10 issued by the Assistant Commissioner, Bangalore North (Addl.) Taluk with respect to the property bearing Survey No.33/3 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Addl.) Taluk, Bangalore denoting that there are no proceedings initiated under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

56. We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Additional Land Acquisition Officer, Bangalore Development Authority ("**BDA**"), Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on the date 22/08/2009 the aforementioned properties are not part of any acquisition process of the BDA.

57. We have perused the Endorsement dated 26/03/2015 bearing No.BIAAPA/TP1/R.T.I/175/2014-15/4651 issued by the Public Information Officer, BIAAPA with respect to various properties including the property bearing Survey No.33/3 admeasuring 13 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisition proceedings initiated or pending with respect to the aforementioned property.

58. We have perused an Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the National Highways Authority of India with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the aforementioned lands in Tarabanahalli Village do not come within the purview of any acquisitions by the National Highways Authority of India.

59. We have perused an Endorsement dated 18/08/2015 bearing No.286/2015-16 issued by the Karnataka Housing Board with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisition proceedings initiated or pending with respect to the properties at Tarabanahalli Village.

60. We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

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61. We have been provided with the Endorsement dated 12/05/2017 bearing No.PTCL (BNA).CR.80/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/3 admeasuring 13 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings initiated or pending under the Karnataka (Scheduled Castes and Scheduled Tribes) Prohibition of Transfer of Certain Lands Act, 1978 with respect to the aforementioned properties.

62. We have been provided with an Endorsement dated 05/06/2017 issued by the Revenue Department, Bangalore denoting that there are no tenancy proceedings initiated/pending in respect of the property bearing Survey No.33/3 admeasuring 13 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

63. We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk denoting the total and actual extent of Survey No.33/3 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk as 13 guntas. No kharab land is denoted.

64. We have perused the Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/3, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey No.33 admeasuring 3 acres and 21 guntas has been phodied into 9 portions. The document further denotes the name of Munishami, the son of Kempanna as the hissadar with regard to property bearing Survey No.33/3.

65. We have perused the Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/3, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

66. We have perused the Hissa Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/3, admeasuring 13 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Munishami son of Kempanna as the hissadar of the property bearing Survey No.33/3.

67. We have perused the Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33, admeasuring 3 acres and 22 guntas including of 1 gunta kharab land, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey No.33 has been phodied into 9

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portions. The document further denotes the name of Munishami son of Kempanna as the hissadar in respect of the property bearing Survey No.33/3.

68. We have perused the Atlas issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/3. The document denotes that Survey No.33/3 admeasures 13 guntas.

69. We have perused the Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.33 as forming part of the said Village.

Encumbrances

70. We have perused photocopies of the following encumbrance certificates:

(i) Encumbrance Certificate for the period 01/04/1946 to 31/03/1969 issued by the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denotes the following transactions:

(i) Sale Deed dated 03/10/1966 executed by Annayappa in favour of Dodda Akkayamma registered as Document No.2590 with regard to an extent of 8 guntas.
(ii) Sale Deed dated 16/12/1968 executed by Dodda Akkayamma in favour of Venkatappa, registered as Document No.2939 with regard to an extent of 4 guntas.

Note: *We have perused the Sale Deed dated 03/10/1966 and Sale Deed dated 16/12/1968 mentioned above. However, we have not seen any documents executed by Dodda Akkayamma and Vekatappa subsequent to the year 1968 and none of the documents reflect the names of Dodda Akkayamma and Vekatappa as the khatedars or occupants.*

(ii) Encumbrance Certificate for the period 01/04/1969 to 31/03/1986 issued by the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denotes a Sale Deed dated 30/03/1981 executed by Sampangappa in favour of Makkarappa, registered as Document No.2255/1980-81.

(iii) Encumbrance Certificate for the period 01/08/1986 to 31/05/1989 issued by the office of the Sub Registrar, Bangalore North Taluk depicts 'Nil' encumbrances with regard to the property

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bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

(iv) Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 issued by the office of the Sub Registrar, Yalahanka with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk depicts the following transactions:

(i) Sale Deed dated 26/03/1997, executed by Makkarappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6216/96-97 with regard to an extent of 6 guntas;

(ii) Sale Deed dated 26/03/1997 executed by Makkarappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6218/96-97 with regard to an extent of 7 guntas;

(iii) Sale Deed dated 09/12/2003 executed by Sanka, represented by its Directors (a) S.N Ladhani (b) Babulal Nichani in favour of Sahara, represented by its authorized representative A.V Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday, registered as Document No.12618/03-04.

(v) Encumbrance Certificate for the period 01/04/2004 to 15/03/2007 issued by the office of the Senior Sub Registrar, Yelahanka with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk depicts the Sale Deed dated 31/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its partner G.D.R Reddy (Consenting Witness) and Annapurneshwari represented by its Partner, A. Ramakrishna (Confirming Party) in favour of the Trust represented by its constituted attorney, B. Manamohan, registered as Document No.YAN-1-22127/2004-05.

(vi) Encumbrance Certificate for the period 16/03/2007 to 09/12/2008 issued by the office of the Senior Sub Registrar, Jala, Bangalore with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denotes the following transactions:

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(i) Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09;

(ii) Deed of Confirmation dated 06/03/2008 executed by Ramakrishnappa and his children namely, Prabhavathi, Hemavathi, Nalina and Nagendra in favour of the Trust, registered as Document No.JAL-I-03185/2007-08.

(vii) Encumbrance Certificate for the period 01/04/2008 to 19/06/2009 with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk depicts a Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09.

(viii) Encumbrance Certificate for the period 19/06/2009 to 31/03/2011 with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk depicts "Nil" encumbrances.

(ix) Encumbrance Certificate for the period 01/04/2011 to 04/11/2014 with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk depicts "Nil" encumbrances.

(x) Encumbrance Certificate for the period 01/11/2014 to 01/01/2016 with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk depicts "Nil" encumbrances.

(xi) Encumbrance Certificate for the period 01/04/2015 to 27/04/2017 with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk depicts "Nil" encumbrances.

(xii) Encumbrance Certificate issued for the period 01/04/2017 to 09/11/2017 with respect to the property bearing Survey No.33/3 admeasuring 13 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting ‘nil’ encumbrances during this period.

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(xiii) Encumbrance Certificate dated 20/06/2024 for the period 01/04/2017 to 18/06/2024 issued by the office of the Sub Registrar, Jala with regard to the property bearing Survey No.33/3 situated at Tarabanahalli Village, Jala Hobli, depicts the following transaction:

(i) Sale Deed dated 20/03/2024 executed by Sankhya in favour of Century Dwellings Private Limited, registered as Document No.18572/23-24;

Litigation:

71. We are given to understand that there are no litigations in relation to Survey No.33/3 measuring 13 guntas.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the land in Survey No.33/3 measuring 13 guntas along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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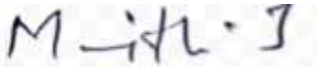
CONCLUSION

Based on the documents reviewed by us and subject to our comments/observations made above, we are of the opinion that M/s. Century Dwellings Private Limited is the owner of the residentially converted land bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore, subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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SCHEDULE PROPERTY

All that piece and parcel of the non-agricultural residentially converted the land bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore and bounded on as under:

East by	:	Property bearing Survey No.33/4;
West by	:	Property bearing Survey No.33/8;
North by	:	Property bearing Survey No.34/1; and
South by	:	Channahalli Village limits.

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List of Documents Reviewed

We have reviewed the following documents:

Sl. No.	Date	Description of the Documents
1.	Date not clear	Record of Rights Register Extract bearing R.R No.99 issued by the Tahsildar, Bangalore North (Addl.) Taluk, Bangalore with regard to the property bearing Survey No.33/3, situated at Tarabanahalli Village.
2.	Date not clear	Record of Rights Register Extract bearing R.R No.751 issued by the Tahsildar, Bangalore North (Addl.) Taluk, Bangalore with regard to the property bearing Survey No.33/3, situated at Tarabanahalli Village, Jala Hobli.
3.	Date not clear	Index of Land Register Extract issued by the Village Accountant, Tarabanahalli with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
4.	30/03/1981	Sale Deed executed by Sampangi son of Kunti Muniswamy and his children viz., Arunkumar and Anand (both minors, represented by their father and natural guardian, Sampangi) in favour of Makkarappa son of Doddamuniyappa, registered as Document No.2255/80-81, Book I, Volume 1264, pages 42 to 45, in the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk along with another property.
5.	Date not clear	Mutation Register Extract bearing MR No.12/82-83 issued by the Village Accountant, Tarabanahalli, Bangalore North Taluk, Bangalore with regard to various properties including the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
6.	25/03/1984	Panchayat Parikath executed between Makkarappa son of Dodda Muniyappa and his children namely, M. Puttappa, Chikka Puttappa,

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		Ramakrishnappa and M. Shivanna with regard to various properties including the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
7.	14/02/1996	General Power of Attorney executed by M. Makkarappa in favour of B.G. Uday, registered as Document No.1176/95-96, Book IV, Volume SF53, Pages 33 to 37, in the office of the Sub-Registrar, Yelahanka, Bangalore with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
8.	24/06/1996	Official Memorandum bearing No. ALN/SR(NA)15/96-97 issued by the Special Deputy Commissioner, Bangalore District, Bangalore to Makkarappa son of Dodda Muniyappa with regard to the properties bearing Survey No.33/3 and Survey No.33/9, together admeasuring 19 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
9.	26/03/1997	Sale Deed executed by Makkarappa son of Dodda Muniyappa, represented by his constituted attorney, B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd., represented by its authorized signatory, Rakesh Bathra, ("**Sanka**") registered as Document No. 6216/96-97, Book I, Volume 998, Pages 185 to 189, in the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/3 admeasuring 6 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
10.	26/03/1997	Sale Deed executed by Makkarappa son of Dodda Muniyappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6218/96-97, Book I, Volume 1009, Pages 153 to 159 in the office of the Sub-Registrar, Yelahanka, Bangalore, with regard to the residentially converted land bearing Survey No.33/3 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
11.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of M/s. Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory

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		A.V. Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, M/s Gowri Ganesha Real Estate ("**Gowri Ganesha**"); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity with respect to the property bearing Survey No.33/3 admeasuring 13 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
12.	15/04/2004	Partnership Deed executed between N. Devarajaiah the son of (late) Narasimaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
13.	05/10/2004	Agreement of Sale executed between Annapurneshwari represented by its Authorized Representative P. Dayananda Pai and Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M. Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.33/3 admeasuring 13 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte Village, Channahalli Village and Tarabanahalli Village, Jala Hobli, Bangalore North Taluk admeasuring 189 acres.
14.	19/05/1993	Deed of Trust of Manipal Academy of Higher Education (the "**Trust**") executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of Manipal Academy for Higher Education for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
15.	24/09/2004	Deed of Amendment of Trust to the Trust Deed of the Trust, registered as Document No.58/2004-05, Book IV.

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16.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.33/3 and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli villages, Jala Hobli, Bangalore North Taluk.
17.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its authorised signatory B. Manamohan with respect to the property bearing Survey No.33/3 admeasuring 13 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanahalli Village. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
18.	Date not clear	Mutation Register Extract bearing M.R No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
19.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
20.	08/09/2006	Memorandum of Association and Articles of Association of Sankhya.
21.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal with respect to various properties including the property bearing Survey No.33/3 admeasuring 13 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanahalli Village. The Sale Deed is registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore.

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22.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust with respect to the property bearing Survey No.33/3 and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages.
23.	Date not clear	Genealogical Tree of late Makkarappa issued by the Village Accountant, Bangalore North Taluk, Bangalore.
24.	06/03/2008	Deed of Confirmation executed by Ramakrishnappa son of late Makkarappa and his children namely, Prabhavathi, Hemavathi, Nalina and Nagendra in favour of the Trust, registered as Document No.JAL-I-03185/2007-08, Book-I, stored in C.D. No.JALD19 at the office of the Sub Registrar, Jala, Bangalore with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
25.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai.
26.	05/06/2007	Partnership deed entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai.
27.	27/03/2024	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document

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		No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore.
28.		Certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
29.		Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.
30.	05/01/2009	Order bearing No.RRT (J) CR 739/08-09 issued by the Special Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/3 along with certain other properties, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
31.	24/01/2009	Mutation Register Extract bearing MR No.31/08-09 issued by the Village Accountant in terms of the Order bearing No.RRT (J) CR 739/08-09 dated 05/01/2009 with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
32.	15/11/2012	Endorsement issued by the Tahasildar, Bangalore North Taluk bearing No.R.K.CR/1118/2012-13.
33.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Bijay Kumar Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Village Panchayath Development, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor and the Government of Karnataka with respect to the property bearing Survey No.33/3 admeasuring 13 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
34.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.

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35.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, Bangalore International Airport Area Planning Authority ("**BIAAPA**") with respect to the property bearing Survey No.33/3 admeasuring 13 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanahalli.
36.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.33/3 admeasuring 13 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
37.	26/03/2015	Endorsement bearing No.BIAAPA/TP1/R.T.I/175/2014-15/4651 issued by the Public Information Officer, BIAAPA with respect to various properties including the property bearing Survey No.33/3 admeasuring 13 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
38.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
39.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
40.	Date not clear	Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village.
41.	Date not clear	RTC and Pahani Extract for the period 1975-76 to 1979-80 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village.
42.	Date not clear	RTC and Pahani Extract for the period 1980-81 to 1984-85 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village.

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43.	Date not clear	RTC and Pahani Extract for the period 1985-86 to 1987-88 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village.
44.	Date not clear	RTC and Pahani Extract for the period 1988-89 to 1992-93 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village.
45.	Date not clear	RTC and Pahani Extract for the period 1993-94 to 1997-98 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village.
46.	Date not clear	RTC and Pahani Extract for the period 1997-98 to 1999-2000 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village.
47.	Date not clear	RTC and Pahani Extract for the period 2000-2001 issued by the Village Accountant, with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village.
48.	Date not clear	RTC and Pahani Extract for the period 2001-2002 issued by the Village Accountant, with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village.
49.	Date not clear	RTC and Pahani Extract for the period 2002-2003 issued by the Village Accountant, with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village.
50.	Date not clear	RTC and Pahani Extract for the period 2003-2004 issued by the Village Accountant, with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village.

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51.	Date not clear	RTC and Pahani Extract for the period 2004-2005 issued by the Village Accountant, with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village.
52.	Date not clear	RTC and Pahani Extract for the period 2005-2006 issued by the Village Accountant, with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village.
53.	Date not clear	RTC and Pahani Extract for the period 2006-2007 issued by the Village Accountant, with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village.
54.	Date not clear	RTC and Pahani Extract for the period 2008-2009 issued by the Village Accountant, with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village.
55.	Date not clear	RTC and Pahani Extract for the period 2009-2010 issued by the Village Accountant, with regard to the property bearing Survey No.33/3 admeasuring 13 guntas, Tarabanahalli Village.
56.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
57.	05/11/2007	Endorsement bearing No.LRF:CR:631:07-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/3 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
58.	01/01/2008	Endorsement bearing No.R.K/CR/175/2007-08 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/3 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
59.	16/03/2009	Endorsement bearing No.MaHa.CR.1/2009-10 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property

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		bearing Survey No.33/3 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
60.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Additional Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
61.	31/01/2013	Sanctioned Plan bearing No.BIAAPA/TP3/LAO/19/2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)].
62.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.33/3 and certain other properties in Tarabanahalli and Channahalli villages, Jala Hobli, Bangalore North Taluk.
63.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/3, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
64.	Date not clear	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/3, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
65.	Date not clear	Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/3, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
66.	Date not clear	Hissa Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/3, admeasuring 13 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
67.	Date not clear	Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33,

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		admeasuring 3 acres and 22 guntas including of 1 gunta kharab land, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
68.	Date not clear	Atlas issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/3.
69.	Date not clear	Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk.
70.	01/09/2015	Endorsement bearing No.1332/2015-16 issued by the Karnataka Industrial Areas Development Board with respect to various properties including the property bearing Survey Nos.33/3 located at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
71.	18/08/2015	Endorsement bearing No. 286/2015-16 issued by the Karnataka Housing Board with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
72.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the National Highways Authority of India with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
73.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
74.	10/03/2016	Endorsement bearing No.RKCR:603:2015-16 issued by the Tahsildar in respect of the property bearing Survey No.33/3 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
75.	12/05/2017	Endorsement bearing No.PTCL (BNA).CR.81/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/3 admeasuring 13 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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76.	05/06/2017	Endorsement issued by the Revenue Department, Bangalore in respect of the property bearing Survey No.33/3 admeasuring 13 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
77.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
78.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited

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DUE DILIGENE REPORT

We have in this Report dealt with non-agricultural residentially converted land bearing Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore ("Schedule Property").

Flow of Title:

1. We have perused the Record of Rights bearing RR No.100 issued by the office of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore denoting the name of Sonnappa son of Kempanna as the holder of the property bearing Survey No.33/4 , admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

2. We understand that by way of a Sale Deed dated 12/08/1966 registered as Document No.1874/60-61, Book-I, Pages 195 to 196, Volume 962 at the office of the Sub Registrar, Devanahalli executed by Narayanappa son of Sonnappa and his minor brothers, Krishnappa and Kempannna, both represented by his brother Narayanappa have conveyed the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, in favour of C.N. Krishnamurthy son of late C. Nanjundappa. It appears that the said property was inherited by Narayanappa and his brothers from their father Sonnappa.

   Note: *Please note that we have not been provided with the Genealogical Tree of Sonnappa denoting all his family members and the Death Certificate of late Sonnappa. Also, we have not been provided with the Inheritance Register extract denoting the transfer of Khata in favour of Narayanappa, Krishnappa and Kempannna pursuant to the death of late Sonnappa.*

3. We have perused the Sale Deed dated 18/08/1969 executed by C.N. Krishnamurthy son of late C. Nanjundappa in favour of Narayanappa son of late Sonnappa, registered as Document No.1684/69-70, Book-I, Pages 63 to 64, Volume 1036 at the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

4. We have perused the Mutation Register Extract bearing MR No.8/87-88 issued by the office of the Tahsildar, Bangalore North (Addl) Taluk, Bangalore denoting the transfer of khata in the name of Narayanappa son late Sonnappa in terms of the Sale Deed registered as Document No.1684/69-70, executed by C.N. Krishnamurthy with regard to the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

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5. We have perused the Sale Deed dated 27/04/1988 executed by Narayanappa, son of late Sonnappa in favour of Akkayamma wife of Pattalappa, registered as Document No.408/88-89, Book-I, Pages 81 to 83, Volume 4081 at the office of the Sub Registrar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

6. We have perused the Mutation Register Extract bearing MR No.3/88-89 issued by the Village Accountant, Bangalore North (Addl) Taluk, Bangalore denoting the transfer of khata in the name of Akkayamma wife of Pattalappa in terms of the Sale Deed dated 27/04/1988, registered as Document No.408/88-89, executed by Narayanappa with regard to the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

7. We have perused the General Power of Attorney dated 15/04/1996 executed by Akayamma wife of Patalappa in favour of B.G. Uday son of B.N. Garudachar, registered as Document No.49/96-97, Book-IV, Pages 32 to 35, Volume 58 at the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/4 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, admeasuring 14 guntas. The document denotes that B.G. Uday is authorized and empowered to deal with and dispose of the aforesaid property. The said B.G. Uday has also been authorized to receive sale consideration from the prospective purchasers.

8. We have perused the Official Memorandum bearing No. ALN/SR(NA)655/96-97 dated 25/07/1997 issued by the Special Deputy Commissioner, Bangalore District, Bangalore in favour of Akkayamma, wife of Patalappa denotes the conversion of the land bearing Survey No.33/4, admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore from agricultural to non-agricultural residential purpose. The document further denotes that requisite fee has been paid towards the conversion of the aforesaid property.

9. We have perused the Mutation Register Extract bearing MR No.124/06-07 issued by the Village Accountant, Bangalore North (Addl) Taluk, Bangalore with regard to the property bearing Survey No.33/4, admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore denotes the transfer of khata in the name of Akkayamma wife of Patalappa in terms of the Official Memorandum bearing No. ALN/SR(NA)655/96-97 dated 25/07/1997.

10. We have perused the Sale Deed dated 28/07/1997, executed by Akkayamma wife of Patalappa, represented by his constituted attorney, B.G. Uday in favour of M/s. Sanka

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Enterprises (P) Ltd, ("**Sanka**") represented by its authorized signatory, Rakesh Bathra, registered as Document No.3447/97-98, Book I, in the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/4 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.

11. We have perused the Sale Deed dated 28/07/1997, executed by Akkayamma wife of Patalappa, represented by his constituted attorney, B.G. Uday in favour of Sanka registered as Document No.3463/97-98, Book I, in the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/4 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.

12. We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of M/s. Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity with respect to the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. The document denotes that the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney B.G. Uday in favour of Sanka. B.G. Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, B.G.Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to the said Sale Deed.

13. We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited under the Companies Act, 1956.

14. We have perused the Memorandum of Association and the Articles of Association of Sahara India Housing Limited dated 03/12/1991.

15. We have perused the Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies dated 06/07/1998 under Section 21 of the Companies Act,

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1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

16. We have perused the Partnership Deed dated 15/04/2004 executed between N. Devarajaiah the son of late Narasimhaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s. Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, sale and development of immovable properties in and around Bangalore.

17. We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative P. Dayananda Pai and Sahara represented by its authorized signatory Diwakar Asthana, M/s Gauri Ganesha Real Estate ("**Gauri Ganesha**") represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M. Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte Village, Channahalli Village and Tarabanahalli Village, admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres. The document further denotes that G.D.R Reddy, C.M. Bopaiah and B.P Srinivasa Raju are the constituted attorneys with regard to the property bearing Survey No.33/4, Tarabanahalli including certain other lands situated at Tarabanahalli, Meenukunte and Channahalli Villages.

18. We have perused the Deed of Trust dated 19/05/1993 of Manipal Academy for Higher Education (the "**Trust**") executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of Manipal Academy for Higher Education for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power, sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

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19. We have perused the Deed of Amendment of Trust dated 24/09/2004 to the Trust Deed of the Trust. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19mmm has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

20. We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.33/4 and certain other properties situated at Meenukunte, Chennahalli and Tarabanhalli villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Chennahalli and Tarabanhalli villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

21. We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan with respect to the property bearing Survey No.33/4 admeasuring 14 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell dated 05/10/2004 was entered into between Annapurneshwari and the Trust wherein a substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University.

22. We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the transfer of khata in favour of the Trust in respect of the properties conveyed in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06.

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23. We have perused the of Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

24. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

25. We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal with respect to the property bearing Survey No.33/4 admeasuring 14 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust had authorized the alienation of the aforementioned property and had authorized B. Manmohan to execute the Sale Deeds in terms of the resolution dated 02/02/2008. It is also pertinent to note that the Trust Deed stipulates that a resolution passed by 2/3rd majority of the Trustees is required for the sale of Trust property.

    Note: *We have not seen documents to confirm that the resolution is in compliance with the Trust documents. We have therefore assumed that the resolution is in accordance with the Trust Deed.*

26. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 pertaining to certain properties situated at Channahalli, Tarabanhalli and Meenukunte Villages, Jala 2 Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute documents with respect to the sale of 72 acres and 1.20 guntas of land situated at Channahalli, Tarabanhalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Property is also denoted in this resolution.

27. We have perused the Order bearing No.RRT (J) CR 739/08-09 dated 05/01/2009 issued by the Special Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore denotes that as the land bearing Survey No.33/4 along with certain other properties, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk have been converted from agricultural to non-agricultural purpose the names of the khatedar with regard to the aforesaid lands are to be deleted and be replaced as Non-Agricultural Khata.

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28. We have perused the Mutation Register Extract bearing MR No.31/08-09 issued by the Village Accountant issued in terms of the Order bearing No.RRT (J) CR 739/08-09 dated 05/01/2009 with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the deletion of the name of Akkayamma wife of Patalappa, the registered khatedar in terms of the Mutation Register Extract bearing M.R. No.124/07-08 dated 18/12/2006 and recording as Non-Agricultural Khata pursuant to the conversion of the said property vide Official Memorandum dated 25/07/1997 bearing No. ALN/SR(NA)655/96-97.

29. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.33/4 measuring 14 guntas in favour of M/s. Canara Housing Development Company.

30. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

31. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

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32. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Sankhya conveyed Survey No.33/4 measuring 14 guntas in favour of M/s. Century Dwellings Private Limited.

33. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

34. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Kumar Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Village Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor and the Government of Karnataka with respect to various properties including the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar. The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

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It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 square meters.

35. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

36. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.33/4 admeasuring 14 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. It appears from the document that the Master Plan 2021 denotes the aforementioned properties to be in the "Residential and Park Zone". The Deputy Commissioner, Revenue Department has approved the conversion for residential purposes. The Government has issued a Notification dated 29/01/2009 bearing No.UDD/157/BMR/2005 and an earlier Revised Order dated 29/01/2004 stating that all the properties converted before 17/09/2004 will have to be considered as residential and thereby a Residential Layout Plan has been issued on an application made by Sankhya. The document further denotes that the Applicants have paid the requisite taxes and have submitted the No Objection Certificate issued by the State Level Environment Impact Assessment Authority, Karnataka. The document denotes that 40% of the sites have been released as per the list annexed to the Order. The document denotes that permission has been accorded for collection of consideration in respect of these sites for development of the layout and only the sites that have been released may be registered.

37. The following conditions have been prescribed by BIAAPA:

(i) The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
(ii) On the development of roads, drainage system, drinking water connection, electricity connection, etc. the authorities will inspect the layout and accord its final approval.
(iii) Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.

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(iv) If within the prescribed time limit, the basic amenities are not developed, then the government shall take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.

(v) The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.

(vi) No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.

(vii) Compulsory provision must be made in the buildings of the layout plan for rain water harvesting and conservation of ground water.

(viii) In accordance with the application of the developer 40% sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.

(ix) Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.

(x) Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% sites that have been released in the sanctioned plan.

38. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.33/4 admeasuring 14 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 on Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

39. We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No. BIAAPA/TP3/LAO/19/2012-13 approved by BIAAPA in the 94th Meeting of BIAAPA on 31/01/2013 bearing No.94 [9(10)] in respect of the property bearing Survey No.33/4 and certain other properties in Tarabanahalli and Chennahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the Layout Plan has been approved for a duration of two years from 24/05/2013 to 23/05/2015.

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40. We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.33/5 and certain other properties in Tarabanahalli and Channahalli villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. *It is pertinent to note that the denotion of 60% of the sites being released is an error*. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

    (i) The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
    (ii) The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

41. We observe that the aforesaid Sanction Renewal Letter d denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

42. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

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43. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

44. We have perused the Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 and 1975-76 to 1979-80 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/4, Tarabanahalli Village admeasuring 14 guntas denotes the name of Kunte Sonnappa as the owner and occupant of the aforesaid property.

45. We have perused the RTC and Pahani Extract for the period 1985-86 to 1987-88 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/4, Tarabanahalli Village admeasuring 14 guntas denotes as under:

(i) Kunte Sonnappa as the erstwhile owner and occupant in terms of Index of Land Register Extract and record of Rights Register Extract bearing RR No.100;
(ii) Narayanappa son of Sonnappa as the subsequent owner in terms of Sale Deed and Mutation Register Extract bearing MR No.8/87-88;
(iii) Akkayamma wife of Pattalappa as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.3/88-89;

46. We have perused the RTC and Pahani Extract for the period 1988-89 to 1992-93, 1993-94 to 1997-98 and 1997-98 to 2001-2002 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/4, Tarabanahalli Village admeasuring 14 guntas denotes the name of Akkayamma wife of Pattalappa as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.3/88-89.

47. We have perused the RTC and Pahani Extract for the period 2002-2003, 2003-2004, 2004-05 and 2005-06, issued the Village Accountant, with regard to the property bearing Survey No.33/4, Tarabanahalli Village admeasuring 14 guntas denotes the name of Akkayamma wife of Pattalappa as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.3/88-89.

48. We have perused the RTC and Pahani Extract for the period 2006-07, 2007-08, 2008-09 and 2009-2010 issued the Village Accountant, with regard to the property bearing Survey No.33/4, Tarabanahalli Village admeasuring 14 guntas denotes the conversion of the aforesaid property to non-agricultural purpose in terms of the Official Memorandum

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bearing No.B.dis ALN SR(NA)655/96-97 dated 25/07/1997 and Mutation Register Extract bearing MR No.31/2008-09 dated 24/01/2009.

49. We have perused the RTC and Pahani Extract for the period 2010-11 to 2016-17 issued the Village Accountant, with regard to the property bearing Survey No.33/4, Tarabanahalli Village admeasuring 14 guntas denotes non-agricultural kharab in terms of the Official Memorandum bearing No.B.dis ALN SR(NA)655/96-97 dated 25/07/1997 and Mutation Register Extract bearing MR No.31/2008-09 dated 24/01/2009.

Note: *We have not been provided with the Record of Rights, Tenancy and Crops Extract for the period 1974-75, 1980-81 till 1984-85, 2017-18 till 2023-24, in relation to Survey No.33/4 and Mutation Register Extract bearing MR No.3/88-89 reflected in the RTCs.*

50. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

Note: *We have not been provided with the latest tax paid receipt in relation to the property. We have not been provided with the special notice assigning khata number and the khata certificate and extract in relation to the said property.*

51. We have perused the Endorsement dated 05/11/2007 bearing No.LRF:CR:631:07-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/4 and certain other properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that an application under Section 48A (Form 7) of the Karnataka Land Reforms Act, 1961 ("**KLRA**") was filed by Chikkamuniyappa with regard to the property bearing Survey No.33 admeasuring 2 acres and 36 guntas. The document further denotes that there are no tenancy applications/proceedings initiated under Form 7A and Section 80 (Form 11) of the KLRA.

52. We have perused the Endorsement dated 01/12/2007 bearing No.CR/94/07-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/4 admeasuring 14 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings/tenancy claims initiated or pending under Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 with respect to the aforementioned property.

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53. We have perused the Endorsement dated 01/01/2008 bearing No.R.K/CR/175/2007-08 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/4 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that RTC extracts issued for the period 1974-75 and 1984-85 with respect to the property bearing Survey No.33 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk are not available.

54. We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

55. We have perused the Endorsement dated 11/04/2011 bearing No. R.K/CR/156/2011-12 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with respect to properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting that the Index of Lands Register extract cannot be issued as the same is not available.

56. We have perused the Endorsement dated 26/03/2015 bearing NO.BAAAPA/TP1/R.T.I/175/2014-15/4651 issued by the Public Information Officer, BIAAPA with respect to various properties including the property bearing Survey No.33 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisition proceedings initiated or pending with respect to the aforementioned property.

57. We have perused an Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the National Highways Authority of India with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the aforementioned lands in Tarabanahalli Village do not come within the purview of any acquisitions by the National Highways Authority of India.

58. We have perused an Endorsement dated 18/08/2015 bearing No. 286/2015-16 issued by the Karnataka Housing Board with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisition proceedings initiate or pending with respect to the properties.

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59. We have perused an Endorsement dated 01/09/2015 bearing No.1332/2015-16 issued by the Karnataka Industrial Areas Development Board with respect to properties bearing Survey Nos.26/3C and 32 and certain other properties situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk. In terms of the said Endorsement and the final notification dated 09/04/2008 annexed to the Endorsement, we observe that certain lands situated at Bagalur Village and Hoovinayakanahalli Village have been acquired. However, the lands situated at Tarabanahalli Village including the property bearing Survey No.32 have not been notified for acquisition.

60. We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

61. We have been provided with the Endorsement dated 12/05/2017 bearing No.PTCL (BNA).CR.80/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/4 admeasuring 14 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings initiated or pending under the Karnataka (Scheduled Castes and Scheduled Tribes) Prohibition of Transfer of Certain Lands Act, 1978 with respect to the aforementioned properties.

62. We have been provided with an Endorsement dated 05/06/2017 issued by the Revenue Department, Bangalore denoting that there are no tenancy proceedings initiated/pending in respect of the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

63. We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk denoting the total and actual extent of Survey No.33/4 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk as 14 guntas there being no kharab land.

64. We have perused the Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/4, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey No.33 admeasuring 3 acres and 21 guntas has been phodied into 9 portions. The document further denotes the name of Sonnappa son of Kempanna as the hissadar with regard to property bearing Survey No.33/4.

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65. We have perused the Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/4, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

66. We have perused the Hissa Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/4, admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Sonnappa son of Kempanna as the hissadar of the property bearing Survey No.33/4.

67. We have perused the Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33, admeasuring 3 acres and 22 guntas including of 1 gunta kharab land, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey No.33 has been phodied into 9 portions. The document further denotes the name of Sonnappa son of Kempanna as the hissadar in respect of the property bearing Survey No.33/4.

68. We have perused the Atlas issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/4 admeasuring 14guntas denoting the name of Akkayamma wife of Patalappa, as the hissedar.

69. We have perused the Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.33 as forming part of the said Village.

Encumbrances

70. We have perused photocopies of the following encumbrance certificates:

(i) Encumbrance Certificate for the period 01/04/1966 to 31/03/1970 issued by the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denotes the following transactions:
   (i) Sale Deed executed by Narayanappa, Krishnappa and Kempanna in favour of N. Krishnamurthy, registered as Document No.1874.
   (ii) Sale Deed dated 20/08/1969 executed by N. Krishnamurthy in favour of Narayanappa, registered as Document No.1684.

(ii) Encumbrance Certificate for the period 01/04/1969 to 31/03/1986 issued by the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk

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denotes a Sale Deed dated 20/08/1969 executed by N. Krishnamurthy in favour of Narayanappa, registered as Document No.1684.

(iii) Encumbrance Certificate for the period 01/04/1986 to 31/07/1986 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(iv) Encumbrance Certificate for the period 01/08/1986 to 31/05/1989 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(v) Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 issued by the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denotes the following transactions:

(i) Sale Deed dated 31/07/1997, executed by Akkayamma wife of Patalappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.3447/97-98 with regard to an extent of 7 guntas.

(ii) Sale Deed dated 28/07/1997, executed by Akkayamma wife of Patalappa, represented by his constituted attorney, B.G. Uday in favour of Sanka registered as Document No.3463/97-98 with regard to an extent of 7 guntas.

(iii) Sale Deed dated 09/12/2003 executed by Sanka, represented by its Directors (a) S.N Ladhani (b) Babulal Nichani in favour of Sahara, represented by its authorized representative A.V Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday, registered as Document No.12618/03-04.

(vi) Encumbrance Certificate for the period 01/04/2004 to 15/03/2007 issued by the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts the Sale Deed dated 31/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its partner G.D.R Reddy (Consenting Witness) and Annapurneshwari represented by its Partner, A. Ramakrishna

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(Confirming Party) in favour of the Trust represented by its constituted attorney, B. Manamohan, registered as Document No.YAN-1-22127/2004-05.

(vii) Encumbrance Certificate for the period 15/03/2007 to 09/10/2008 issued by the office of the Sub Registrar, Jala, Bangalore with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denotes a Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09;

(viii) Encumbrance Certificate for the period 01/04/2008 to 19/06/2009 with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denotes a Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09.

(ix) Encumbrance Certificate for the period 19/06/2009 to 31/03/2011 with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts "Nil" encumbrances.

(x) Encumbrance Certificate for the period 01/04/2011 to 10/04/2012 issued with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, depicts "Nil" encumbrances.

Note: *We have not been provided with the encumbrance certificate for the period 10/04/2012 to 31/03/2015 in relation to Survey No.33/4 measuring 14 guntas.*

(xi) Encumbrance Certificate for the period 01/04/2015 to 27/04/2017 issued with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, depicts "Nil" encumbrances.

(xii) Encumbrance Certificate issued for the period 01/04/2017 to 09/11/2017 with respect to the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting ‘nil’ encumbrances during this period.

Note: *We have not been provided with the encumbrance certificate for the period 10/04/2012 to 31/03/2015 in relation to Survey No.33/4 measuring 14 guntas.*

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(xiii) Encumbrance Certificate dated 19/06/2024 for the period 01/04/2017 to 18/06/2024 issued by the office of the Sub Registrar, Jala with regard to the property bearing Survey No.33/4 situated at Tarabanahalli Village, Jala Hobli, depicts the following transaction:

(i) Sale Deed dated 20/03/2024 executed by Sankhya in favour of M/s. Century Dwellings Private Limited, registered as Document No.18572/23-24;

Litigation:

71. We have been informed that a litigation was filed in O.S. No.114/2013 before the Civil Court, Devanahalli and the same was dismissed on 22/01/2024 for non- prosecution. The details of the litigation are explained in the below table:

Case No.	O.S No. 114/2013
Court	Senior Civil Judge and JMFC, Devenahalli
Plaintiff/s	Narayanamma (d/o late Narayanappa and w/o Muniraju), N. Kantharaju (s/o late Narayanappa) and Asha (d/o late Narayanapaa and w/o Ashok)
Defendant/s	Krishnappa (s/o late Sonnappa), Kempanna (s/o late Sonnappa), C.N Krishna Murthy (s/o late C. Nanjundaiah), Akkayyamma (w/o Patalappa), Sanka Enterprises, Sahara India Commercial Corporation Ltd., Gauri Ganesha Real Estate, Annapurneshwari Investments, Manipal Academy of Higher Education, Sankhya Realtors Pvt. Ltd., Subseuent purchsers of plots (Defendant Nos. 11 to 40).
Filed on	February 12, 2013
Filed For	Suit for partition and separate possession
Brief Facts of the case	**Facts** ⇒ Plaintiffs are children of Sri. Narayanappa. They claim that their father (Sri. Narayanappa) and his two brothers, Defendant Nos.1 (Sri. Krishnappa) and Defendant No.2 (Sri, Kempanna) constitute a HUF which is in possession of Schedule of A and B properties.

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<table>
<tr><td></td><td>⇒ The Plaintiffs allege that their father (Sri. Narayanappa) has sold their property in various bits and pieces to various Defendants without the knowledge and consent of Plaintiffs and Defendant Nos. 1 and 2.
⇒ It is allege that Defendant Nos. 13 and 14 have gotten Schedule B property converted for non-agricultural residential purposes and formed residential sites in them. These parcels of lands are sold to Defendant Nos. 15 to 40.
⇒ The Plaintiffs now seek for following relief.

Prayer
⇒ The Plaintiff in the said matter has sought for –
a. Partition and separate possession of 1/3rd equal share of each in Schedule Property.
b. Declaration of thirty two (32) sale deeds as not binding on the Plaintiffs.
c. Order of enquiry into mesne profits.</td></tr>
<tr><td>Schedule Property</td><td>Schedule-A Property: Sy. No. 16/2 of Kadiganahalli Village, Jala Hobli, Bangalore North Taluk measuring 1 acres 20 guntas.

a. Item Nos. 1-18 are various sites formed in Sy. No. 16/1 and 16/2 of Kadiganahalli Village, Jala Hobli, Bangalore North Taluk.
<table>
<tr><td>Item No.1</td><td>Site No.15 (Khata No. 461),60*40</td></tr>
<tr><td>Item No.2</td><td>Site No.16 (Khata No. 462),60*40</td></tr>
<tr><td>Item No.3</td><td>Site No.08 (Khata No. 454),40*30</td></tr>
<tr><td>Item No.4</td><td>Site No.23 (Khata No. 469),60*40</td></tr>
<tr><td>Item No.5</td><td>Site No.13 (Khata No. 459),60*40</td></tr>
<tr><td>Item No.6</td><td>Site No.22 (Khata No. 468),60*40</td></tr>
<tr><td>Item No.7</td><td>Site No.18 (Khata No. 464),60*40</td></tr>
<tr><td>Item No.8</td><td>Site No.17 (Khata No. 463),60*40</td></tr>
<tr><td>Item No.9</td><td>Site No.21 (Khata No. 467),60*40</td></tr>
<tr><td>Item No.10</td><td>Site No.02 (Khata No. 448),40*30</td></tr>
<tr><td>Item No.11</td><td>Site No.03 (Khata No. 449),40*30</td></tr>
</table></td></tr>
</table>

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	<table><tr><td>Item No.12</td><td>Site No.05 (Khata No. 451),40*30</td></tr><tr><td>Item No.13</td><td>Site No.10 (Khata No. 456),40*30</td></tr><tr><td>Item No.14</td><td>Site No.11 (Khata No. 457),40*38.5</td></tr><tr><td>Item No.15</td><td>Site No.12 (Khata No. 458),60*60</td></tr><tr><td>Item No.16</td><td>Site No.24 (Khata No. 470),60*40</td></tr><tr><td>Item No.17</td><td>Site No.01 (Khata No. 447)</td></tr><tr><td>Item No.18</td><td>Site No.14 (Khata No. 460),60*40</td></tr></table> Schedule-B Property: Sy. No. 33/4 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk measuring 14 gunats.
Defendant/s contention	Defendant No. 10 – M/s Sankya Realtors Pvt. Ltd. has filed its written statement on October 27, 2014. Schedule B property is the self-acquired property of Sri. Narayanappa s/o Sri. Sonappa, having acquired the same through registered sale deed dated August 18, 1969.
IAs and its status	None
Monetary claim, if any.	None
Present status of the case	Suit is dismissed for non-prosecution on January 22, 2024 as the Plaintiffs failed to lead evidence.
Next date of hearing	None
Comments	Basis the documents provide it appears that Survey No.33/4 was the self-acquired property of Narayanappa having purchased the same under the Sale Deed dated 18/08/1969 and given the

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	number of years elapsed, we believe that the claim of the plaintiff is weak.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the land in Survey No.33/4 admeasuring 14 guntas along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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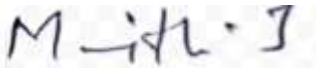
CONCLUSION

Based on the documents reviewed by us and subject to our comments/observations above, we are of the opinion that M/s. Century Dwellings Private Limited is the owner of the residentially converted land bearing Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore, subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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SCHEDULE PROPERTY

All that piece and parcel of the non-agricultural residentially converted land bearing Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore, and bounded on:

East by	:	Property bearing Survey No.33/9;
West by	:	Property bearing Survey No.33/3;
North by	:	Property bearing Survey No.34/1; and
South by	:	Channahalli Village limits.

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List of Documents Reviewed

We have reviewed the following documents:

Sl. No.	Date	Description of the Documents
1.	Date not clear	Record of Rights bearing RR No.100 issued by the office of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with respect to the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk;
2.	12/08/1966	Sale Deed executed by Narayanappa son of Sonnappa and his minor brothers, Krishnappa and Kempannna, both represented by his brother Narayanappa in favour of C.N. Krishnamurthy son of [Late] C. Nanjundappa, registered as Document No.1874/60-61, Book-I, Pages 195 to 196, Volume 962 at the office of the Sub Registrar, Devanahalli with respect to the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk;
3.	18/08/1969	Sale Deed executed by C.N. Krishnamurthy son of [Late] C. Nanjundappa in favour of Narayanappa son of [Late] Sonnappa, registered as Document No.1684/69-70, Book-I, Pages 63 to 64, Volume 1036 at the office of the Sub Registrar, Devanahalli with respect to the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk;
4.	Date not clear	Mutation Register Extract bearing MR No.8/87-88 issued by the office of the Tahsildar, Bangalore North (Addl) Taluk, Bangalore with respect to the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk;
5.	27/04/1988	Sale Deed executed by Narayanappa son of [Late] Sonnappa in favour of Akkayamma wife of Pattalappa, registered as Document No.408/88-89, Book-I, Pages 81 to 83, Volume 4081 at the office of the Sub Registrar, Bangalore North Taluk, Bangalore with respect to the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk;
6.	Date not clear	Mutation Register Extract bearing MR No.3/88-89 issued by the Village Accountant, Bangalore North (Addl) Taluk, Bangalore with respect to the

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		property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk;
7.	15/04/1996	General Power of Attorney executed by Akayamma wife of Patalappa in favour of B.G. Uday son of B.N. Garudachar, registered as Document No.49/96-97, Book-IV, Pages 32 to 35, Volume 58 at the office of the Sub Registrar, Devanahalli with respect to the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk;
8.	25/07/1997	Official Memorandum bearing No. ALN/SR(NA)655/96-97 25/07/1997 issued by the Special Deputy Commissioner, Bangalore District, Bangalore to Akkayamma wife of Patalappa denotes the conversion of the land bearing Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore;
9.	Date not clear	Mutation Register Extract bearing MR No.124/06-07 issued by the Village Accountant, Bangalore North (Addl) Taluk, Bangalore with regard to the property bearing Survey No.33/4, admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore;
10.	28/07/1997	Sale Deed executed by Akkayamma wife of Patalappa, represented by his constituted attorney, B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd, ("**Sanka**") represented by its authorized signatory, Rakesh Bathra, registered as Document No.3447/97-98, Book I, in the office of the Sub Registrar, Yelahanka, Bangalore with respect to the residentially converted land bearing Survey No.33/4 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
11.	28/07/1997	Sale Deed executed by Akkayamma wife of Patalappa, represented by his constituted attorney, B.G. Uday in favour of Sanka registered as Document No.3463/97-98, Book I, in the office of the Sub Registrar, Yelahanka, Bangalore with respect to the residentially converted land bearing Survey No.33/4 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
12.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, S.N Ladhani and Babu Lal Nichani in favour of M/s. Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory, A.V Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami

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		Reddy (Partner, M/s Gowri Ganesha Real Estate ("**Gowri Ganesha**"); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday with respect to the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
13.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, Calcutta to Sahara India Housing Limited.
14.	03/12/1991	Memorandum of Association of Sahara India Housing Limited.
15.	06/07/1998	Certificate of Incorporation consequent on Change of Name issued by the Registrar of Companies, Calcutta, to Sahara.
16.	15/04/2004	Partnership Deed executed between N. Devarajaiah the son of (late) Narasimaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s. Annapurneshwari Investments ("**Annapurneshwari**") with principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
17.	05/10/2004	Agreement of Sale between Annapurneshwari represented by its Authorized Representative P. Dayananda Pai, Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B Muthanna, B.P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte Village, Channahalli Village and Tarabanahalli Village, Jala Hobli, Bangalore North Taluk admeasuring 189 acres.
18.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of Manipal Academy for Higher Education ("**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.

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19.	24/09/2004	Deed of Amendment of Trust to the Manipal Academy of Higher Education, a registered Charitable Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. T.M.A. Pai. The Deed of Amendment of Trust registered as Document No.58/2004-05, Book IV.
20.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.33/4 and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli villages, Jala Hobli, Bangalore North Taluk.
21.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favor of the Trust represented by its genral power of attorney holder B. Manamohan with respect to various properties including the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk situated at Tarabanahalli Village. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
22.	Date not clear	Mutation Register Extract bearing M.R No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
23.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
24.	08/09/2006	Memorandum of Association and Articles of Association of Sankhya.
25.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal with respect to the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanahalli Village. The Sale Deed is registered as Document No.JAL-

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		1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore.
26.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust.
27.	05/01/2009	Order bearing No.RRT (J) CR 739/08-09 issued by the Special Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to various properties including the property bearing Survey No.33/4, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
28.	Date not clear	Mutation Register Extract bearing MR No.31/08-09 issued by the Village Accountant issued in terms of the Order bearing No.RRT (J) CR 739/08-09 dated 05/01/2009 with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
29.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
30.	05/06/2007	Partnership deed entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai.
31.	27/03/2024	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including

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		Survey No.33/4 admeasuring 14 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
32.		Certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
33.		Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.
34.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Bijay Kumar Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of Village Panchayath Development, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor and the Government of Karnataka with respect to the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
35.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
36.	24/05/2013	Order bearing No.BIAAPA/TP3/LJ/19/2012-13 issued by the Joint Directorate, Bangalore International Airport Area Planning Authority with respect to the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanahalli.
37.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAJ/19/2012-13 issued by the Joint Directorate, Bangalore International Airport Area Planning Authority with respect to the property bearing Survey No.33/4 admeasuring 14 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
38.	31/01/2013	Residential Sanctioned Layout Plan bearing No.BIAAPA/TP3/LAO/19/2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)].

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39.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.33/4 and certain other properties in Tarabanahalli and Channahalli villages, Jala Hobli, Bangalore North Taluk.
40.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
41.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
42.	Date not clear	Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, Tarabanahalli Village.
43.	Date not clear	RTC and Pahani Extract for the period 1975-76 to 1979-80 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, Tarabanahalli Village.
44.	Date not clear	RTC and Pahani Extract for the period 1985-86 to 1987-88 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, Tarabanahalli Village.
45.	Date not clear	RTC and Pahani Extract for the period 1988-89 to 1992-93 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, Tarabanahalli Village.
46.	Date not clear	RTC and Pahani Extract for the period 1993-94 to 1997-98 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, Tarabanahalli Village.
47.	Date not clear	RTC and Pahani Extract for the period 1997-98 to 2001-2002 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, Tarabanahalli Village.

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48.	Date not clear	RTC and Pahani Extract for the period 2002-2003 issued the Village Accountant, with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, Tarabanahalli Village.
49.	Date not clear	RTC and Pahani Extract for the period 2003-2004 issued the Village Accountant, with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, Tarabanahalli Village.
50.	Date not clear	RTC and Pahani Extract for the period 2004-2005 issued the Village Accountant, with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, Tarabanahalli Village.
51.	Date not clear	RTC and Pahani Extract for the period 2005-2006 issued the Village Accountant, with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, Tarabanahalli Village.
52.	Date not clear	RTC and Pahani Extract for the period 2006-2007 issued the Village Accountant, with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, Tarabanahalli Village.
53.	Date not clear	RTC and Pahani Extract for the period 2007-2008 issued the Village Accountant, with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, Tarabanahalli Village.
54.	Date not clear	RTC and Pahani Extract for the period 2008-2009 issued the Village Accountant, with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, Tarabanahalli Village.
55.	Date not clear	RTC and Pahani Extract for the period 2009-2010 issued the Village Accountant, with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, Tarabanahalli Village.
56.	Date not clear	RTC and Pahani Extract for the period 2010-11 to 2016-17 issued the Village Accountant, with regard to the property bearing Survey No.33/4 admeasuring 14 guntas, Tarabanahalli Village.
57.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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58.	05/11/2007	Endorsement bearing No.LRF:CR:631:07-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/4 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
59.	01/12/2007	Endorsement bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/4 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
60.	01/01/2008	Endorsement bearing No.R.K/CR/175/2007-08 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/4 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
61.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
62.	11/04/2011	Endorsement bearing No. R.K/CR/156/2011-12 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with respect to the survey numbers situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
63.	26/03/2015	Endorsement bearing NO.BAAAPA/TP1/R.T.I/175/2014-15/4651 issued by the Public Information Officer, BIAAPA with respect to various properties including the property bearing Survey No.33 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisition proceedings initiated or pending with respect to the aforementioned property.
64.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the National Highways Authority of India with respect to the properties situated at Tarbanahalli Village, Jala Hobli, Bangalore North Taluk
65.	18/08/2015	Endorsement bearing No. 286/2015-16 issued by the Karnataka Housing Board with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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66.	01/09/2015	Endorsement bearing No.1332/2015-16 issued by the Karnataka Industrial Areas Development Board with respect to various properties including the properties bearing Survey Nos.26/3C and 32 located at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk
67.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to the properties bearing Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.
68.	12/05/2017	Endorsement bearing No.PTCL (BNA).CR.80/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/4 admeasuring 14 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
69.	05/06/2017	Endorsement issued by the Revenue Department, Bangalore in respect of the property bearing Survey No.33/4 admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
70.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/4, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
71.	Date not clear	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/4, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
72.	Date not clear	Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/4, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
73.	Date not clear	Hissa Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/4, admeasuring 14 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
74.	Date not clear	Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33,

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		admeasuring 3 acres and 22 guntas including of 1 gunta kharab land, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
75.	Date not clear	Atlas issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/4.
76.	Date not clear	Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk.
77.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
78.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited

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DUE DILIGENE REPORT

We have in this Report dealt with the non-agricultural residentially converted land bearing Survey No.33/5 admeasuring 30 guntas out of 33 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore ("Schedule Property").

Flow of Title:

1. We have perused the Record of Rights Register Extract bearing RR No.101 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with respect to the property bearing Survey No.33/5, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of B. Naranappa son of Nanjundappa as the owner of the aforementioned property. The document also denotes a Mutation Register Extract bearing M.R. No.10/46-47.

2. We have perused the Sale Deed dated 18/03/1947 executed by Bajane Mane Narayanappa son of Chikka Hanumaiah Nanjundappa in favour of Muni Hanumaiah son of Thoti Nagappa, with respect to the property bearing Survey No.33/5 admeasuring 33 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.1656/1946-47, Book-I, Volume 523 at Pages 52 to 54 at the office of the Sub Registrar, Devanahalli. The document denotes that the aforesaid property is the self acquired property of Bajane Mane Narayanappa.

3. We have perused the Record of Rights Register Extract bearing RR No.368 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with respect to the property bearing Survey No.33/5, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Muni Hanumaiah son of Nagappa as the owner of the aforementioned property pursuant to the Sale Deed dated 18/03/1947, registered as Document No.1656 as also denoted in the Mutation Register Extract bearing M.R. No.10/46-47.

4. We have perused the Sale Deed dated 20/11/1958 executed by Muni Hanumaiah son of Thoti Nagappa, his sons Tathaiah and Narayanappa, Muniyappa (minor) son of Tathaiah, represented by his father and natural guardian, Tathaiah, Nagaraju (minor) son of Narayanappa, represented by his father and natural guardian, Narayanappa in favour of Munishamappa son of Veerappa, with respect to the property bearing Survey No.33/5 admeasuring 33 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.2406/58-59, Book-I, Volume 742, Pages 46 to 50 at the office of the Sub-registrar, Devanahalli. The document denotes that the aforesaid property is the self-acquired property of Muni Hanumaiah.

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5. We have perused the Mutation Register Extract bearing MR No.10/90-91 issued by the office of the Village Accountant, Tarabanahalli, Bangalore North Taluk, Bangalore with respect to the property bearing Survey No.33/5 admeasuring 33 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Munishamappa son of Veerappa as the owner of the aforementioned property pursuant to a Sale Deed dated 20/11/1958, registered as Document No.2406/58-59.

6. We have perused the General Power of Attorney dated 09/01/1996 executed by Munishamappa son of Eerappa in favour of B.G. Uday son of B.N. Garudachar, with respect to the properties bearing Survey Nos.33/5 and 32 together admeasuring 4 acres and 33 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.971/95-96, Book-IV, Volume SF49, Pages 189 to 193 at the office of the Sub-registrar, Yelahanka. The document denotes that B.G. Uday is authorized and empowered to deal with and dispose of the aforesaid property.

7. We have perused the Official Memorandum bearing No. ALN/SR(NA)564/95-96 dated 04/03/1996 issued by the Special Deputy Commissioner, Bangalore District, Bangalore to Munishamappa son of Veerappa with respect to the properties bearing Survey Nos. 33/5 and Survey No.33/2, together admeasuring 1 acre and 2 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes the conversion of the aforementioned properties from agricultural to non agricultural residential purpose. The document further denotes that requisite fee has been paid towards the conversion of the aforesaid property.

8. We have perused the Mutation Register Extract bearing M.R. No.12/2007-08 dated 30/08/2007 issued by the Village Accountant, Bangalore North (Addl) Taluk, Yelahanka, with respect to the property bearing Survey No.33/5 admeasuring 30 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, Bangalore. The document denotes the name of Munishamappa son of Veerappa as the registered khatedar pursuant to the conversion of the aforementioned property vide Official Memorandum bearing No. ALN/SR(NA)564/95-96 dated 04/03/1996.

9. We have perused the Sale Deed dated 26/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd, , ("**Sanka**") represented by its authorized signatory, Rakesh Bathra with respect to the residentially converted land bearing Survey No.33/5 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The Sale Deed is registered as Document No.6224/96-97, Book-I, Volume 1009, Pages 166 to 173 at the office of the Sub Registrar, Yelahanka, Bangalore. .

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10. We have perused the Sale Deed dated 26/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka with respect to the residentially converted land bearing Survey No.33/5 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The Sale Deed has been registered as Document No.6225/96-97, Book-I, Volume 1011, Pages 66 to 71 at the office of the Sub Registrar, Yelahanka, Bangalore.

11. We have perused the Sale Deed dated 27/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka with respect to the residentially converted land bearing Survey No.33/5 admeasuring 6 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The Sale Deed has been registered as Document No.1/96-97, Book-I, Volume 1012, Pages 134 to 138 at the office of the Sub Registrar, Yelahanka, Bangalore. The document denotes that the proceedings initiated under Section 45-A of the Karnataka Stamp Act, 1957 and Section 80-A of the Registration Act, 1908 have been dismissed on the payment of the deficit amount of INR 7,425/- (Rupees Seven Thousand Four Hundred and Twenty Five Only) and INR 1,110/- (Rupees One Thousand One Hundred and Ten Only) vide Challan dated 30/06/2001 bearing No.087855.

12. We have perused the Sale Deed dated 27/03/1997 executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka with respect to the residentially converted land bearing Survey No.33/5 admeasuring 6 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The Sale Deed has been registered as Document No.7/96-97, Book-I, Volume 1014, Pages 70 to 74 at the office of the Sub Registrar, Yelahanka, Bangalore. The document denotes that the proceedings initiated under Section 45-A of the Karnataka Stamp Act, 1957 and Section 80-A of the Registration Act, 1908 have been dismissed on the payment of the deficit amount of INR 1,890/- (Rupees One Thousand Eight Hundred and Ninety Only) and INR 280/- (Rupees Two Hundred and Eighty Only) vide Challan dated 30/06/2001 bearing No.087855.

13. We have perused the Genealogical Tree of late Munishamappa son of late Eerrappa issued by the Village Accountant, Bangalore North Taluk, Bangalore denotes that late Eerrappa was married to late Maheshwarama and they have son, Munishamappa. late Munishamappa was married to late Muniyamma (his first wife) and late Laghumama (his second wife).

    (i) late Munishamappa and late Muniyamma have three children namely, late Mutharayappa, Veerabadraiah and late Jagadeesh.

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(a) late Mutharayappa was married to Narasamma and they have two sons, Somashekar and Nanjundappa. Somashekar is married to Hamsaveni. Nanjundappa is married to Jayamma;
(b) Veerabadraiah is married to Narasamma and they have two sons namely, Chandrashekar and Dharmaraju. Chandrashekar is married to Ramadevi (Mani). Dharmaraju is married to Bavya.
(c) late Jagadeesh was married to Shanthamma and they have a son, Deepak

(ii) late Munishamappa and late Laghumama (his second wife) had a son by name, Suryanarayan. Suryanarayan was married to late Narayanamma and they have two children namely, Gangaraju and Srinivas.

14. We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of M/s. Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity with respect to the property bearing Survey No.33/5 admeasuring 30 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. The document denotes that Sanka had obtained an approval/sanction for the formation of residential layout in respect of the aforementioned property from Bangalore International Airport Area Planning Authority ("**BIAAPA**") in terms of the Order bearing No. BIAAPA/LAO/38/1997-98 and this approval has been renewed on 28/11/2003. It further denotes that the khata bearing No.409/383 has been issued in favour of Sanka in respect of the property bearing Survey No.33/5 and other properties situated at Tarabanahalli Village. The document denotes that Mahesh Deshpande has been made a Consenting Witness to this Sale Deed as a registered Agreement to Sell had been executed in respect of Survey No.12 and Survey No.35/1 (prior to their acquisition by Sanka) by the predecessors of Sanka in title in favour of Mahesh Deshpande. The document further denotes that Mahesh Deshpande is also giving a separate declaration disclosing his knowledge of this Sale Deed and an unequivocal and unconditional consent for this Sale Deed waiving all or any of his rights which might have accrued in his favour through the registered Agreement to Sell in his favour dated 15/12/1995, 09/01/1996 and 05/12/1995. The document further denotes that "*the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney B.G.Uday in favour of Sanka. B.G.Uday is fully aware of all the facts pertaining to the properties conveyed by this Sale Deed and has confirmed the representations made by*

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Sanka till the time the property was conveyed to Sanka. Therefore, B.G.Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to this Sale Deed". Therefore, B.G. Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to this Sale Deed. *We had sought for the khata certificate denoting the transfer of khata in the name of Sanka and we have been given to understand that the same is not available*.

15. We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited under the Companies Act, 1956.

16. We have perused the Memorandum of Association and the Articles of Association of Sahara India Housing Limited dated 03/12/1991.

17. We have perused the Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies dated 06/07/1998 under Section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

18. We have perused the Partnership Deed dated 15/04/2004 executed between N. Devarajaiah the son of (late) Narasimhaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s. Annapurneshwari Investments with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, sale and development of immovable properties in and around Bangalore.

19. We have perused the Agreement of Sale dated 05/10/2004 executed between M/s Annapurneshwari Investments ("**Annapurneshwari**") represented by its Authorized Representative P. Dayananda Pai and Sahara represented by its authorized signatory Diwakar Asthana, M/s Gauri Ganesha Real Estate ("**Gauri Ganesha**") represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M. Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.33/5 admeasuring 30 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte Village, Channahalli Village and Tarabanahalli Village, admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres. The document further denotes that G.D.R Reddy, C.M. Bopaiah and B.P Srinivasa Raju are the constituted attorneys with regard

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to the property bearing Survey No.33/5, Tarabanahalli including certain other lands situated at Tarabanahalli, Meenukunte and Channahalli Villages.

20. We have perused the Deed of Trust dated 19/05/1993 of Manipal Academy for Higher Education (the "**Trust**") executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of Manipal Academy for Higher Education for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power, sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

21. We have perused an Authorisation Letter dated 10/11/2004 denoting that A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Channahalli villages on behalf of Annapurneshwari.

22. We have perused the Deed of Amendment of Trust dated 24/09/2004 to the Trust Deed of the Trust. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19 (mmm) has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

23. We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan with respect to the property bearing Survey No.33/5 admeasuring 30 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell dated 05/10/2004 was entered into between Annapurneshwari and the Trust wherein a substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately

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189 acres for Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University.

24. We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the transfer of khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06. It further appears that Khata No.421/383/209 had been issued in the name of Sahara with respect to the properties situated at Tarabanahalli Village.

25. We have perused the of Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

26. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

27. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 certain properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala 2 Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute documents with respect to the sale of 72 acres and 1.20 guntas of land situated at Channahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Schedule Property is also denoted in this resolution.

Note: *We have not seen documents to confirm that the resolution is in compliance with the Trust documents. We have therefore assumed that the resolution/extract is in compliance with the Trust Deed.*

28. We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal with respect to the property bearing Survey No.33/5 admeasuring 30 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust had authorized the alienation of the aforementioned property and had authorized B. Manmohan to

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execute the Sale Deeds in terms of the resolution dated 02/02/2008. It is also pertinent to note that the Trust Deed stipulates that a resolution passed by 2/3rd majority of the Trustees is required for the sale of Trust property.

29. We have perused the Deed of Confirmation dated 02/05/2008 executed by Narasamma wife of late Mutharayappa, Somashekar son of late Mutharayappa, for self and as a karta for his HUF consisting of his minor children, Dileep and Sandeep, Hamsaveni wife of Somashekhar, for self and as a karta for his HUF consisting of his children namely, Divya and Soumya, Jayamma wife of Nanjundappa, Veerabhadraiah son of late Munishamappa, Chandrashekar son of Veerabhadraiah, for self and as a karta for his HUF consisting of his children namely R.C. Vikas and R.C. Vinod, Dharmaraj son of Veerabhadraiah, for self and as a karta for his HUF consisting of his children namely R.D. Bhavana and R.D. Shalini, Bhavya wife of Dharmaraj, Shanthamma wife late Jagadish, Suryanarayana wife of late Munishamappa, Gangaraj and sons of Suryanarayana, represented by their father and natural guardian, Suryanarayana, in favour of Trust, with respect to the property bearing Survey No.33/5 admeasuring 30 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Deed of Confirmation has been registered as Document No.498/2008-09, Book-I, stored in C.D. No.JALD23 at the office of the Sub Registrar, Jala.

30. We have perused the Deed of Confirmation dated 21/06/2008 executed by Deepak son of late Jagadish in favour of Trust with respect to the property bearing Survey No.33/5 admeasuring 30 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Deed of Confirmation has been registered as Document No.985/2008-09, Book-I, stored in C.D. No.JALD25 at the office of the Sub Registrar, Jala.

31. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.33/5 measuring 30 guntas in favour of M/s. Canara Housing Development Company.

32. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of

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him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

33. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

34. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No. 33/5 measuring 30 guntas. The document denotes that Sankhya conveyed Survey No. 33/5 measuring 30 guntas in favour of M/s. Century Dwellings Private Limited.

35. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

36. We have perused the Order bearing No.RRT (J) CR 739/08-09 dated 05/01/2009 issued by the Special Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore denotes that as the land bearing Survey No.33/5 along with certain other properties, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk have been converted from agricultural to non-agricultural purpose the names of the khatedar with regard to the aforesaid lands are to be deleted and be replaced as Non-Agricultural Khata.

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37. We have perused the Mutation Register Extract bearing MR No.31/08-09 issued by the Village Accountant issued in terms of the Order bearing No.RRT (J) CR 739/08-09 dated 05/01/2009 with regard to the property bearing Survey No.33/5 admeasuring 33 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the deletion of the name of Akkayamma wife of Patalappa, the registered khatedar in terms of the Mutation Register Extract bearing M.R. No.124/07-08 dated 18/12/2006 for an extent of 30 guntas and recording as Non-Agricultural Khata pursuant to the conversion of the said property admeasuring 33 guntas vide Official Memorandum dated 25/07/1997 bearing No. ALN/SR(NA)655/96-97.

38. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Kumar Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Village Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor and the Government of Karnataka with respect to the property bearing Survey No.33/5 admeasuring 30 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar. The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 square meters.

39. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer

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and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

40. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LJ/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.33/5 admeasuring 30 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. It appears from the document that the Master Plan 2021 denotes the aforementioned properties to be in the "Residential and Park Zone". The Deputy Commissioner, Revenue Department has approved the conversion for residential purposes. The Government has issued a Notification dated 29/01/2009 bearing No.UDD/157/BMR/2005 and an earlier Revised Order dated 29/01/2004 stating that all the properties converted before 17/09/2004 will have to be considered as residential and thereby a Residential Layout Plan has been issued on an application made by Sankhya. The document further denotes that the Applicants have paid the requisite taxes and have submitted the No Objection Certificate issued by the State Level Environment Impact Assessment Authority, Karnataka. The document denotes that 40% of the sites have been released as per the list annexed to the Order. The document denotes that permission has been accorded for collection of consideration in respect of these sites for development of the layout and only the sites that have been released may be registered.

41. The following conditions have been prescribed by BIAAPA:

(i) The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
(ii) On the development of roads, drainage system, drinking water connection, electricity connection, etc. the authorities will inspect the layout and accord its final approval.
(iii) Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.
(iv) If within the prescribed time limit, the basic amenities are not developed, then the government shall take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
(v) The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.

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(vi) No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.

(vii) Compulsory provision must be made in the buildings of the layout plan for rain water harvesting and conservation of ground water.

(viii) In accordance with the application of the developer 40% sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.

(ix) Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.

(x) Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% sites that have been released in the sanctioned plan.

(xi) Contravention of any condition of this order shall result in the approval accorded to the sanction plan getting cancelled with immediate effect. BIAAPA reserves the right to cancel the approval accorded for release of the sites described in the Order without giving any prior intimation and also has the right to take legal action.

42. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAJ/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.33/5 admeasuring 30 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 on Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

43. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

44. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP

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No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land

45. We have perused the Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 and 1975-76 to 1979-80 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 denotes the name of Munishamappa as the owner and occupant of the aforesaid property in terms of a Sale Deed executed by Muni Hanumaiah.

46. We have perused the RTC and Pahani Extract for the period 1980-81 to 1984-85 and 1985-86 to 1987-88 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 guntas denotes the name of Munishamappa as the owner and occupant of the aforesaid property in terms of the Sale Deed and Index of Land/Record of Register Extract bearing RR No.368.

47. We have perused the RTC and Pahani Extract for the period 1988-89 to 1992-93 and 1993-94 to 1997-98 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 guntas denotes as under:
    (i) Munishamappa as the erstwhile owner in terms of the Sale Deed and Index of Land/Record of Register Extract bearing RR No.368; and
    (ii) Munishamappa son of Veerappa as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.10/90-91.

48. We have perused the RTC and Pahani Extract for the period 1997-98 to 2001-02 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 guntas denotes the name of Munishamappa son of Veerappa as the owner in terms of the Mutation Register Extract bearing MR No.10/90-91.

49. We have perused the RTC and Pahani Extract for the period 2002-2003, 2003-2004, 2004-05, 2005-06 issued the Village Accountant, with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 guntas denotes the name of Munishamappa son of Veerappa as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.10/90-91.

50. We have perused the RTC and Pahani Extract for the period 2007-2008 and 2008-2009 issued the Village Accountant, with regard to the property bearing Survey No.33/5,

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Tarabanahalli Village admeasuring 33 guntas denotes the name of Munishamappa son of Veerappa as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.12/07-08.

51. We have perused the RTC and Pahani Extract for the period 2009-10 to 2016-17 issued the Village Accountant, with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 guntas denotes the name of Munishamappa son of Veerappa as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.12/07-08.

52. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

Note: *We have not been provided with the latest tax paid receipt in relation to the property. We have not been provided with the special notice assigning khata number and the khata certificate and extract in relation to the said property.*

53. We have perused the Endorsement dated 05/11/2007 bearing No.LRF:CR:631:07-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/5 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that an application under Section 48 (Form 7) of the Karnataka Land Reforms Act, 1961 was filed by Chikkamuniyappa with regard to the property bearing Survey No.33 admeasuring 2 acres and 36 guntas. The document further denotes that there are tenancy applications/proceedings initiated under Form 7A and Section 80 (Form 11) of the Karnataka Land Reforms Act, 1961.

Note: *We note that the endorsement mentions that there are tenancy claims in relation to Survey No.33 admeasuring 2 acres and 36 guntas. However, as the property is converted and the fact that Chikkamuniyappa's name is not reflected in the RTCs, we do not see this as a major concern. It is recommended to obtain a latest endorsement in relation to Survey No.33/5 confirming that there are no tenancy claims.*

54. We have perused the Endorsement dated 01/01/2008 bearing No.R.K/CR/175/2007-08 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/5 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that RTC extracts issued for the period

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1974-75 and 1984-85 with respect to the property bearing Survey No.33 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk are not available.

55. We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

56. We have perused the Endorsement dated 11/04/2011 bearing No. R.K/CR/156/2011-12 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with respect to the survey numbers situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting that the Index of Lands Register extract cannot be issued as the same is not available.

57. We have perused an Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the National Highways Authority of India with respect to the properties situated at Tarbanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the aforementioned lands in Tarabanahalli Village do not come within the purview of any acquisitions by the National Highways Authority of India.

58. We have perused an Endorsement dated 18/08/2015 bearing No.286/2015-16 issued by the Karnataka Housing Board with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisition proceedings initiate or pending with respect to the properties.

59. We have perused an Endorsement dated 01/09/2015 bearing No.1332/2015-16 issued by the Karnataka Industrial Areas Development Board with respect to various properties including the properties bearing Survey Nos.26/3C and 32 located at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that pursuant to a request made by advocate Sowmya, with regard to the existence of acquisition proceedings with respect to the properties located at Tarabanahalli Village, the aforementioned authority has attached a copy of the gazette notification for acquisition of various properties in Tarabanahalli Village. It is pertinent to note that Survey No..32 does not form a part of any acquisition proceeding.

60. We have been provided with the Endorsement dated 12/05/2017 bearing No.PTCL (BNA).CR.80/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/5 admeasuring 33 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The

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document denotes that there are no proceedings initiated or pending under the Karnataka (Scheduled Castes and Scheduled Tribes) Prohibition of Transfer of Certain Lands Act, 1978 with respect to the aforementioned properties.

61. We have been provided with an Endorsement dated 05/06/2017 issued by the Revenue Department, Bangalore denoting that there are no tenancy proceedings initiated/pending in respect of the property bearing Survey No.33/5 admeasuring 33 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

62. We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk denoting the total and actual extent of Survey No.33/5 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk as 33 guntas there being no kharab land.

63. We have perused the Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/5, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey No.33 admeasuring 3 acres and 21 guntas has been phodied into 9 portions. The document further denotes the name of B. Naranappa son of Nanjundappa as the hissadar with regard to property bearing Survey No.33/5.

64. We have perused the Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/5, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

65. We have perused the Hissa Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/5, admeasuring 33 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of B. Munnishamappa son of Veerappa as the hissadar of the property bearing Survey No.33/5.

66. We have perused the Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33, admeasuring 3 acres and 22 guntas including of 1 gunta kharab land, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey No.33 has been phodied into 9 portions. The document further denotes the name of B. Naranappa son of Nanjundappa as the hissadar in respect of the property bearing Survey No.33/5.

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67. We have perused the Atlas issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/5 admeasuring 33 guntas denoting the name of Akkayamma wife of Patalappa, as the hissedar.

68. We have perused the Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.33 as forming part of the said Village.

Encumbrances

69. We have perused photocopies of the following encumbrance certificates:

(i) Encumbrance Certificate for the period 01/04/1946 to 31/03/1969 issued by the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/5, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denotes the following transactions:
   (i) Sale Deed dated 18/03/1947 executed by Narayanappa in favour of Muni Hanumaiah, registered as Document No.1656/1946-47 with regard to an extent of 33 guntas;
   (ii) Sale Deed dated 20/11/1958 executed by Munihanumaiah, Tathaiah and Narayanappa in favour of Munishamaiah, registered as Document No.2406 with regard to an extent of 33 guntas.

(ii) Encumbrance Certificate for the period 01/04/1969 to 31/03/1986 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/5 admeasuring 33 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(iii) Encumbrance Certificate for the period 01/04/1986 to 31/07/1986 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/5 admeasuring 33 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(iv) Encumbrance Certificate for the period 01/08/1986 to 31/05/1989 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/5 admeasuring 33 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(v) Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 issued by the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.33/5

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admeasuring 33 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts the following transactions:

(i) Sale Deed dated 27/03/1997 executed by Munishamappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6224/96-97 for an extent of 9 guntas;

(ii) Sale Deed dated 27/03/1997 executed by Munishamappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6228/96-97 for an extent of 9 guntas;

(iii) Sale Deed dated 01/04/1997 executed by Munishamappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.1/97-98 for an extent of 6 guntas;

(iv) Sale Deed dated 01/04/1997 executed by Munishamappa, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.7/97-98 for an extent of 6 guntas;

(v) Sale Deed dated 09/12/2003 executed by Sanka, represented by its Directors (a) S.N Ladhani (b) Babulal Nichani in favour of Sahara, represented by its authorized representative A.V Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday, registered as Document No.12618/03-04 for an extent of 30 guntas.

(vi) Encumbrance Certificate for the period 01/04/2004 to 15/03/2007 issued by the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.33/5 admeasuring 30 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts the Sale Deed dated 31/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its partner G.D.R Reddy (Consenting Witness) and Annapurneshwari represented by its Partner, A. Ramakrishna (Confirming Party) in favour of the Trust represented by its constituted attorney, B. Manamohan, registered as Document No.YAN-1-22127/2004-05.

(vii) Encumbrance Certificate for the period 01/04/2007 to 09/11/2008 issued by the office of the Sub Registrar, Jala, Bangalore with regard to the property bearing Survey No.33/5 admeasuring 33 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denotes he following transactions:

(i) Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09.

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(ii) Confirmation Deed dated 21/05/2008 executed by Narasamma and others in favour of Trust, registered as Document No.JAL-1-00498/08-09.
(iii) Confirmation Deed dated 11/07/2008 executed by Deepak in favour of Trust, registered as Document No.JAL-1-00985/08-09.

(viii) Encumbrance Certificate for the period 01/04/2008 to 19/06/2009 issued by the office of the Sub Registrar, Jala, Bangalore with regard to the property bearing Survey No.33/5 admeasuring 33 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denotes he following transactions:

(iv) Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09.
(v) Confirmation Deed dated 21/05/2008 executed by Narasamma and others in favour of Trust, registered as Document No.JAL-1-00498/08-09.
(vi) Confirmation Deed dated 11/07/2008 executed by Deepak in favour of Trust, registered as Document No.JAL-1-00985/08-09.

(ix) Encumbrance Certificate for the period 19/06/2009 to 31/03/2011 depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/5 admeasuring 30 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(x) Encumbrance Certificate for the period 01/04/2011 to 10/04/2012 issued by the office of the Sub Registrar, Gandinagar, Byatarayanapura with regard to the property bearing Survey No.33/5 admeasuring 33 guntas along with certain other properties, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, depicts the Relinquishment Deed dated 23/05/2013 executed by Sankhya, represented by its Director Bijay Kumar Agarwal represented by his Special Power of Attorney Holder R. Laxmi Narayan Kamath in favour of the Village Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

(xi) Encumbrance Certificate for the period 01/04/2011 to 08/02/2015 depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/5 admeasuring 30 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

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(xii) Encumbrance Certificate for the period 01/04/2015 to 27/04/2017 depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/5 admeasuring 30 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(xiii) Encumbrance Certificate issued for the period 01/04/2017 to 09/11/2017 with respect to the property bearing Survey No.33/5 admeasuring 30 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting 'nil' encumbrances during this period.

(xiv) Encumbrance Certificate dated 19/06/2024 for the period 01/04/2017 to 18/06/2024 issued by the office of the Sub Registrar, Jala with regard to the property bearing Survey No.33/5 situated at Tarabanahalli Village, Jala Hobli, depicts the following transaction:

(i) Sale Deed dated 20/03/2024 executed by Sankhya in favour of M/s.Century Dwellings Private Limited, registered as Document No.18572/23-24;

Litigation:

70. We are given to understand that there are no litigations in relation to Survey No.33/5 measuring 30 guntas.

Mortgages:

71. We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the land in Survey No.33/5 measuring 30 guntas along with other land parcels in favour of Catalyst Trusteeship Limited.

72. We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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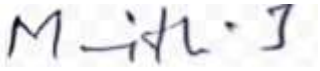
CONCLUSION

Based on the documents reviewed by us and subject to our comments/observations made above, we are of the opinion that M/s. Century Dwellings Private Limited is the owner of the residentially converted land bearing Survey No.33/5 admeasuring 30 guntas out of 33 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore, subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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SCHEDULE PROPERTY

All that piece and parcel of the non-agricultural residentially converted land bearing Survey No.33/5 admeasuring 30 guntas out of 33 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore, and bounded on as under:

East by	: Property bearing Survey No.32;
West by	: Property bearing Survey No.33/9;
North by	: Property bearing Survey No.34/3; and
South by	: Channahalli Village limits.

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List of Documents Reviewed

We have reviewed the following documents:

Sl. No.	Date	Description of the Documents
1.	Date not clear	Record of Rights bearing RR No.101 issued by the office of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/5 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk;
2.	18/03/1947	Sale Deed executed by Bajane Mane Narayanappa son of Chikka Hanumaiah Nanjundappa in favour of Muni Hanumaiah son of Thoti Nagappa, registered as Document No.1656/1946-47, Book-I, Volume 523 at Pages 52 to 54 at the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/5, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 33 guntas;
3.	Date not clear	Record of Rights Register Extract bearing RR No.368 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/5 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk;
4.	20/11/1958	Sale Deed executed by Muni Hanumaiah son of Thoti Nagappa, his sons Tathaiah and Narayanappa, Muniyappa (minor) son of Tathaiah, represented by his father and natural guardian, Tathaiah, Nagaraju (minor) son of Narayanappa, represented by his father and natural guardian, Narayanappa in favour of Munishamappa son of Veerappa, registered as Document No.2406/58-59, Book-I, Volume 742, Pages 46 to 50 at the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/5, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 33 guntas;
5.	Date not clear	Mutation Register Extract bearing MR No.10/90-91 issued by the office of the Village Accountant, Tarabanahalli, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/5 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, admeasuring 33 guntas;

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6.	09/01/1996	General Power of Attorney executed by Munishamappa son of Eerappa in favour of B.G. Uday son of B.N. Garudachar, registered as Document No.971/95-96, Book-IV, Volume SF49, Pages 189 to 193 at the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey Nos.33/5 and 32, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 4 acres and 33 guntas;
7.	04/03/1996	Official Memorandum bearing No. ALN/SR(NA)564/95-96 issued by the Special Deputy Commissioner, Bangalore District, Bangalore to Munishamappa son of Veerappa with regard to the property bearing Survey No.33/5 and Survey No.33/2, together admeasuring 1 acre and 2 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore;
8.	30/08/2007	Mutation Register Extract bearing MR No.12/2007-08 issued by the Village Accountant, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/5, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 30 guntas;
9.	26/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd, represented by its authorized signatory, Rakesh Bathra, ("**Sanka**") registered as Document No.6224/96-97, Book-I, Volume 1009, Pages 166 to 173 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/5, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore admeasuring 9 guntas;
10.	26/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka registered as Document No.6225/96-97, Book-I, Volume 1011, Pages 66 to 71 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/5, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore admeasuring 9 guntas;
11.	27/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka registered as Document No.1/96-97, Book-I, Volume 1012, Pages 134 to 138 at the

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		office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/5, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore admeasuring 6 guntas;
12.	27/03/1997	Sale Deed executed by Munishamappa son of Veerappa, represented by his constituted attorney, B.G. Uday in favour of Sanka registered as Document No.1/96-97, Book-I, Volume 1014, Pages 70 to 74 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/5, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore admeasuring 6 guntas;
13.	Date not clear	Genealogical Tree of late Munishamappa son of late Eerrappa issued by the Village Accountant, Bangalore North Taluk, Bangalore;
14.	09/12/2003	Sale Deed executed by M/s. Sanka Enterprises Private Limited represented by its Directors, S.N Ladhani and Babu Lal Nichani in favour of M/s. Sahara India Commercial Corporation Limited represented by its authorized signatory, A.V Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday with respect to the property bearing Survey No.33/5 admeasuring 30 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
15.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, Calcutta to Sahara India Housing Limited.
16.	03/12/1991	Memorandum of Association of Sahara India Housing Limited.
17.	06/07/1998	Certificate of Incorporation consequent on Change of Name issued by the Registrar of Companies, Calcutta, to Sahara.
18.	15/04/2004	Partnership Deed executed between N. Devarajaiah the son of (late) Narasimaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s. Annapurneshwari Investments with principal

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		place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
19.	05/10/2004	Agreement of Sale between M/s Annapurneshwari Investments represented by its Authorized Representative P. Dayananda Pai, M/s. Sahara India Commercial Corporation Limited represented by its authorized signatory Diwakar Asthana, M/s Gauri Ganesha Real Estate represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B Muthanna, B.P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.33/5 admeasuring 30 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte Village, Channahalli Village and Tarabanahalli Village, Jala Hobli, Bangalore North Taluk admeasuring 189 acres.
20.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of Manipal Academy for Higher Education for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
21.	10/11/2004	Authorization Letter signed by N.Devarajaiah and A.Ramakrishna, the partners Annapurneshwari.
22.	24/09/2004	Deed of Amendment of Trust to the Manipal Academy of Higher Education, a registered Charitable Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. T.M.A. Pai. The Deed of Amendment of Trust registered as Document No.58/2004-05, Book IV.
23.	24/01/2005	Sale Deed executed by M/s. Sahara India Commercial Corporation Limited represented by its authorized signatory Diwakar Asthana, M/s Gauri Ganesha Real Estate represented by its Partner G.D.R Reddy as the "Consenting Witness" and M/s Annapurneshwari Investments represented by its Partner A. Ramakrishna as the "Confirming Party" in favor of Manipal Academy of Higher Education represented by its general power of attorney holder B. Manamohan with respect to the property bearing Survey No.33/5 admeasuring 30 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanahalli Village. The Sale Deed is

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		registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
24.	Date not clear	Mutation Register Extract bearing M.R No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
25.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited under the Companies Act, 1956.
26.	08/09/2006	Memorandum of Association and Articles of Association of M/s. Sankhya Realtors Private Limited.
27.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust with respect to the property bearing Survey No.37 and certain other properties situated at Tarabanahalli, Chennahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk.
28.	26/03/2008	Sale Deed executed by Manipal Academy of Higher Education represented by its Special Officer, B. Manmohan in favour of M/s. Sankhya Realtors Private Limited represented by its Director, Bijay Kumar Agarwal with respect to the property bearing Survey No.33/5 admeasuring 30 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanahalli Village. The Sale Deed is registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore.
29.	02/05/2008	Deed of Confirmation executed by Narasamma wife of late Mutharayappa, Somashekar son of late Mutharayappa, for self and as a karta for his HUF consisting of his minor children, Dileep and Sandeep, Hamsaveni wife of Somashekhar, for self and as a karta for his HUF consisting of his children namely, Divya and Soumya, Jayamma wife of Nanjundappa, Veerabhadraiah son of late Munishamappa, Chandrashekar son of Veerabhadraiah, for self and as a karta for his HUF consisting of his children namely R.C. Vikas and R.C. Vinod, Dharmaraj son of Veerabhadraiah, for self and as a karta for his HUF consisting of his children namely R.D. Bhavana and R.D. Shalini, Bhavya wife of Dharmaraj, Shanthamma wife late Jagadish, Suryanarayana wife of late

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		Munishamappa, Gangaraj and sons of Suryanarayana, represented by their father and natural guardian, Suryanarayana, in favour of Trust, registered as Document No.498/2008-09, Book-I, stored in C.D. No.JALD23 at the office of the Sub Registrar, Jala with regard to the property bearing Survey No.33/5 admeasuring 30 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk;
30.	21/06/2008	Deed of Confirmation executed by Deepak son of late Jagadish in favour of Trust, registered as Document No.985/2008-09, Book-I, stored in C.D. No.JALD25 at the office of the Sub Registrar, Jala with regard to the property bearing Survey No.33/5 admeasuring 30 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk;
31.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai.
32.	05/06/2007	Partnership deed entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai.
33.	27/03/2024	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore.
34.		Certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.

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35.		Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.
36.	05/01/2009	Order bearing No.RRT (J) CR 739/08-09 issued by the Special Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/5 along with certain other properties, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
37.	Date not clear	Mutation Register Extract bearing MR No.31/08-09 issued by the Village Accountant issued in terms of the Order bearing No.RRT (J) CR 739/08-09 dated 05/01/2009 with regard to the property bearing Survey No.33/5 admeasuring 30 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
38.	23/05/2013	Relinquishment Deed executed by M/s. Sankhya Realtors Private Limited represented by its Director, Bijay Kumar Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of Village Panchayath Development, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor and the Government of Karnataka with respect to the property bearing Survey No.33/5 admeasuring 30 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
39.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
40.	24/05/2013	Order bearing No.BIAAPA/TP3/LJ/19/2012-13 issued by the Joint Directorate, Bangalore International Airport Area Planning Authority with respect to the property bearing Survey No.33/5 admeasuring 30 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanahalli.
41.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAJ/19/2012-13 issued by the Joint Directorate, Bangalore International Airport Area Planning Authority with respect to the property bearing Survey No.33/5 admeasuring 30 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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42.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
43.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
44.	Date not clear	Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 guntas.
45.	Date not clear	RTC and Pahani Extract for the period 1975-76 to 1979-80 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 guntas.
46.	Date not clear	RTC and Pahani Extract for the period 1980-81 to 1984-85 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 guntas.
47.	Date not clear	RTC and Pahani Extract for the period 1985-86 to 1987-88 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 guntas.
48.	Date not clear	RTC and Pahani Extract for the period 1988-89 to 1992-93 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 guntas.
49.	Date not clear	RTC and Pahani Extract for the period 1993-94 to 1997-98 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 guntas.
50.	Date not clear	RTC and Pahani Extract for the period 1997-98 to 2001-2002 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 guntas.

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51.	Date not clear	RTC and Pahani Extract for the period 2002-2003 issued the Village Accountant, with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 guntas.
52.	Date not clear	RTC and Pahani Extract for the period 2003-2004 issued the Village Accountant, with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 guntas.
53.	Date not clear	RTC and Pahani Extract for the period 2004-2005 issued the Village Accountant, with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 guntas.
54.	Date not clear	RTC and Pahani Extract for the period 2005-2006 issued the Village Accountant, with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 guntas.
55.	Date not clear	RTC and Pahani Extract for the period 2007-2008 issued the Village Accountant, with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 guntas.
56.	Date not clear	RTC and Pahani Extract for the period 2008-2009 issued the Village Accountant, with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 guntas.
57.	Date not clear	RTC and Pahani Extract for the period 2009-10 to 2016-17 issued the Village Accountant, with regard to the property bearing Survey No.33/5, Tarabanahalli Village admeasuring 33 guntas.
58.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
59.	05/11/2007	Endorsement bearing No.LRF:CR:631:07-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/5 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
60.	01/01/2008	Endorsement bearing No.R.K/CR/175/2007-08 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey

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		No.33/5 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
61.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
62.	11/04/2011	Endorsement bearing No. R.K/CR/156/2011-12 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with respect to the survey numbers situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
63.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the National Highways Authority of India with respect to the properties situated at Tarbanahalli Village, Jala Hobli, Bangalore North Taluk
64.	18/08/2015	Endorsement bearing No. 286/2015-16 issued by the Karnataka Housing Board with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
65.	01/09/2015	Endorsement bearing No.1332/2015-16 issued by the Karnataka Industrial Areas Development Board with respect to various properties including the properties bearing Survey Nos.26/3C and 32 located at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk
66.	12/05/2017	Endorsement bearing No.PTCL (BNA).CR.81/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/5 admeasuring 33 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
67.	05/06/2017	Endorsement issued by the Revenue Department, Bangalore in respect of the property bearing Survey No.33/5 admeasuring 33 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
68.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey

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		No.33/5, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
69.	Date not clear	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/5, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
70.	Date not clear	Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/5, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
71.	Date not clear	Hissa Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/5, admeasuring 33 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
72.	Date not clear	Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33, admeasuring 3 acres and 22 guntas including of 1 gunta kharab land, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
73.	Date not clear	Atlas issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/5.
74.	Date not clear	Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk.
75.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
76.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited

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DUE DILIGENE REPORT

We have in this Report dealt with the non-agricultural residentially converted land bearing Survey No.33/7 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore ("Schedule Property").

Flow of Title:

1. We have perused the Sale Deed dated 16/08/1946 executed by Y.C. Rangaswamy son of Hanumanthappa *alias* Chikkathayappa in favour of Sonnappa son of Eranna, with regard to the property bearing Survey No.33/7, admeasuring 11 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore, registered as Document No.433/1946-47, Book I, Volume 513, Pages 175 to 177, in the office of the Sub-Registrar, Devanahalli.

   Note: *We are not provided with the Mutation Register Extract bearing MR No.3/1946-47 relating to the aforesaid sale deed and have therefore relied on the other revenue documents discussed below*.

2. We have perused the Record of Rights Register Extract bearing RR No.358 issued by the office of the Tahsildar, Bangalore North (Addl) Taluk, Bangalore denoting the name of Sonnappa son of Veeranna, as the holder of the property bearing Survey No.33/7, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore in terms of the Sale Deed dated 10/08/1946, registered as Document No.433/1946-47 executed by Y.C. Rangaswamy.

   Note: *It is pertinent to note that the date of the sale deed has been mentioned in the Record of Rights Register extract as "10/08/1946" instead of "16/08/1946" and the name of "Eranna" has been mentioned as "Veeranna". On parallel review of the documents, it appears that said discrepancies in the entries are a typographical error.*

3. We have perused the Mutation Register Extract bearing MR No.2/95-96 issued by the Village Accountant, Tarabanahalli, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/7 admeasuring 11 guntas including certain other properties, all situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore bearing out the transfer of khata in the joint names of Krishnappa, Nanjappa, S. Narayanappa and Shivannna pursuant to the demise of their father late Sonnappa.

4. We have been provided with the Genealogical Tree of late Sonnappa dated 10/05/1995 issued by the Village Accountant denoting the following:

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(i) Late Sonnappa had a wife named Kempakka and four sons, namely, Krishnappa, Nanjappa, Narayanappa and Shivanna;
(ii) Krishnappa has a wife named Kempamma and three children, namely, Subbarayappa married to Lakshmamma, Maregowda married to Jayanthi and Babu;
(iii) Nanjappa has a wife named Thayamma and two children, namely, G. N. Murthy married to Manjula and Sonnegowda;
(iv) Narayanappa has a wife named Gowramma and four children, namely, Muniraju married to Shakunthala, Ramesh married to Shakunthala, Kempegowda married to Shruthi and Manjunatha married to Anitha;
(v) Shivanna has a wife named Lakshmamma and two children namely, G.S. Nagesh married to Varalakshmi and G.S. Suresh;

5. We have perused the Official Memorandum bearing No. ALN/SR(NA)45/95-96 dated 20/10/1995 issued by the Special Deputy Commissioner, Bangalore District, Bangalore to Nanjappa, Narayanappa and Shivannna, all sons of late Sonnappa denoting the conversion of the land bearing Survey No.33/7 along with certain other properties, together admeasuring 2 acres and 34 guntas, all situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore from agricultural to non agricultural residential purpose. The document further denotes that requisite fee has been paid towards the conversion of the aforesaid properties.

6. We have perused the General Power of Attorney dated 08/04/1996 executed by Krishnappa, Nanjappa, Narayanappa and Shivanna, all sons of late Sonnappa in favour of B.G. Uday son of B.N. Garudachar, registered as Document No.7/96-97, Book-IV, Volume SF57 at Pages 25 to 31 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the property bearing Survey No.33/7, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore, admeasuring 11 guntas along with certain other properties. The document denotes that B.G. Uday is authorized and empowered to deal and dispose of the aforesaid properties. The said B.G. Uday has also been authorized to receive sale consideration from the prospective purchasers. The document further denotes Krishnappa, Nanjappa, Narayanappa and Shivanna have entered into an Agreement to Sell dated 25/03/1996 with regard to the aforesaid properties.

7. We note that the following family members of Sonnappa have signed the general power of attorney as consenting witnesses: (i) Lakshmamma, wife of Shivanna (ii) G. M. Murthy, son of Nanjappa, (iii) Muniraju, son of Narayanappa (iv) G. K. Maregowda, son of Krishnappa (v) G. C. Manjunath, son of Narayanappa (vi) Ramesh, son of Narayanappa (viii) Kempamma, wife of Krishnappa (viii) Subbarayappa, son of Krishnappa, (ix) Gowramma, wife of Narayanappa (x) G. S. Nagesh, son of Shivanna (xi) Satisha, (son of Shivanna).

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Note: *We have not been provided with the aforesaid Agreement to Sell dated 25/03/1996. However, as the general power of attorney was also executed along with the said sale agreement (basis which subsequent sale deed has been executed), non-availability of the said sale agreement is not a concern.*

8. We have perused the Sale Deed dated 24/03/1997 executed by Krishnappa, Nanjappa, Narayanappa and Shivanna, all sons of late Sonnappa, represented by their constituted attorney, B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd, represented by its authorized signatory, Rakesh Bathra, ("**Sanka**") registered as Document No.6308/96-97, Book-I, Volume 1012, Pages 122 to 127 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/7 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.

9. We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of M/s. Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gowri Ganesha**")); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity with respect to the property bearing Survey No.33/7 admeasuring 11 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. Tarabanahalli. The document further denotes that the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney B.G. Uday in favour of Sanka. B.G.Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, B.G.Uday has signed this Sale Deed as a 'Consenting Witness' in manifestation of his consent to the said Sale Deed.

10. We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited under the Companies Act, 1956.

11. We have perused the Memorandum of Association and the Articles of Association of Sahara India Housing Limited dated 03/12/1991.

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12. We have perused the Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies dated 06/07/1998 under Section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

13. We have perused the Partnership Deed dated 15/04/2004 executed between N. Devarajaiah the son of (late) Narasimhaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, sale and development of immovable properties in and around Bangalore.

14. We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative P. Dayananda Pai and Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M. Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.33/7 admeasuring 11 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte Village, Channahalli Village and Tarabanahalli Village, admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres.

15. We have perused the Deed of Trust dated 19/05/1993 of Manipal Academy for Higher Education (the "**Trust**") executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of Manipal Academy for Higher Education for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power, sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

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16. We have perused the Deed of Amendment of Trust dated 24/09/2004 to the Trust Deed of the Trust. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19mmm has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

17. We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.33/7 and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

18. We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan with respect to the property bearing Survey No.33/7 admeasuring 11 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell dated 05/10/2004 was entered into between Annapurneshwari and the Trust wherein a substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University.

19. We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the transfer of khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06. Tarabanahalli

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20. We have perused the of Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

21. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

22. We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal with respect to the property bearing Survey No.33/7 admeasuring 11 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust had authorized the alienation of the aforementioned property and had authorized B. Manmohan to execute the Sale Deeds in terms of the resolution dated 02/02/2008. It is also pertinent to note that the Trust Deed stipulates that a resolution passed by 2/3rd majority of the Trustees is required for the sale of Trust property.

23. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 with respect to the property bearing Survey No.33/7 and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute requisite documents with respect to the sale of 72 acres and 1.20 guntas of land situated at Channahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Property is also denoted in this resolution.

Note: *We have not seen documents to confirm that the resolution is in compliance with the Trust documents. We have therefore assumed that the resolution/extract is in compliance with the Trust Deed.*

24. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.33/7 measuring 11 guntas in favour of M/s. Canara Housing Development Company.

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25. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

26. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

27. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No.33/7 admeasuring 11 guntas. The document denotes that Sankhya conveyed Survey No.33/7 measuring 11 guntas in favour of M/s. Century Dwellings Private Limited.

28. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

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29. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Kumar Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Village Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor and the Government of Karnataka with respect to various properties including the property bearing Survey No.33/7 admeasuring 11 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar. The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 square meters.

30. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

31. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.33/7 admeasuring 11 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. It appears from the document that the Master Plan 2021 denotes the aforementioned properties to be in the "Residential and Park Zone". The Deputy Commissioner, Revenue Department has approved the conversion for residential purposes. The Government has issued a Notification dated 29/01/2009 bearing No.UDD/157/BMR/2005 and an earlier Revised Order dated 29/01/2004 stating that all the properties converted before 17/09/2004 will have to be considered as residential and thereby a Residential Layout Plan has been issued on an application made by Sankhya. The document further denotes that the Applicants have paid the requisite

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taxes and have submitted the No Objection Certificate issued by the State Level Environment Impact Assessment Authority, Karnataka. The document denotes that 40% of the sites have been released as per the list annexed to the Order. The document denotes that permission has been accorded for collection of consideration in respect of these sites for development of the layout and only the sites that have been released may be registered.

32. The following conditions have been prescribed by BIAAPA:

1. The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
2. On the development of roads, drainage system, drinking water connection, electricity connection, etc. the authorities will inspect the layout and accord its final approval.
3. Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.
4. If within the prescribed time limit, the basic amenities are not developed, then the government shall take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
5. The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.
6. No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.
7. Compulsory provision must be made in the buildings of the layout plan for rain water harvesting and conservation of ground water.
8. In accordance with the application of the developer 40% sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.
9. Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.

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10. Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% sites that have been released in the sanctioned plan.
11. Contravention of any condition of this order shall result in the approval accorded to the sanction plan getting cancelled with immediate effect. BIAAPA reserves the right to cancel the approval accorded for release of the sites described in the Order without giving any prior intimation and also has the right to take legal action.

33. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.33/7 admeasuring 11 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 on Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

34. We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No. BIAAPA/TP3/LAO/19/2012-13 approved by BIAAPA in the 94th Meeting of BIAAPA on 31/01/2013 bearing No.94 [9(10)] in respect of the property bearing Survey No.33/7 and certain other properties in Tarabanahalli and Chennahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the Layout Plan has been approved for a duration of two years from 24/05/2013 to 23/05/2015.

35. We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.33/7 and certain other properties in Tarabanahalli and Channahalli villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. . It is pertinent to note that the denotion of 60% of the site being released is an error. We recommend that that same be rectified in the renewal plan. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for

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a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

(i) The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
(ii) The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale

36. We observe that the aforesaid Sanction Renewal Letter d denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

37. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

38. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

39. We have perused the Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village denoting the name of Sonnappa as the owner and occupant of the aforesaid property.

40. We have perused the RTC and Pahani Extract for the period 1975-76 to 1979-80 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village denoting the name of Sonnappa as the owner and Sonnappa and others as the occupants of the aforesaid property.

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41. We have perused the RTC and Pahani Extract for the period 1980-81 to 1983-84 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village denoting the name of Sonnappa as the owner and occupant of the aforesaid property in terms of the Index of Land and Record of Register Extract bearing RR No.358.

42. We have perused the RTC and Pahani Extract for the period 1985-86 to 1987-88 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village denoting the name of Sonnappa as the owner and occupant of the aforesaid property in terms of the Index of Land and Record of Register Extract bearing RR No.358.

43. We have perused the RTC and Pahani Extract for the period 1988-89 to 1992-93 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village denotes the name of Sonnappa as the owner and occupant of the aforesaid property in terms of the Index of Land and Record of Register Extract bearing RR No.358. The document further denotes the name of Narayanappa as the occupant pursuant to the demise of his father [Late] Sonnappa.

44. We have perused the RTC and Pahani Extract for the period 1993-94 to 1997-98 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village denoting the name of Sonnappa as the erstwhile owner and Nanjappa, Shivanna and Narayanappa as the owners and occupants pursuant to the demise of their father [Late] Sonnappa.

45. We have perused the RTC and Pahani Extract for the period 1997-98 to 1999-2000 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village denoting the name of Nanjappa, Shivanna and Narayanappa as the owners and occupants pursuant to the demise of their father [Late] Sonnappa. The document further denotes the conversion of the said property to non-agricultural residential purpose in terms of the Official Memorandum bearing No.ALN/SR (NA)45/95-96 dated 20/10/1995.

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46. We have perused the RTC and Pahani Extract for the period 2000-01, 2001-02, 2002-2003, 2003-2004, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09 and 2009-10 issued by the Village Accountant, with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village denotes the name of Nanjappa, Shivanna and Narayanappa as the owners and occupants of the said property by way of inheritance.

Note: *We have not been provided with the RTC Extracts for the period 2010-11 till 2023-24, in relation to Survey No.33/7.*

47. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

Note: *We have not been provided with the latest tax paid receipt in relation to the property. We have not been provided with the special notice assigning khata number and the khata certificate and extract in relation to the said property.*

48. We have perused the Endorsement dated 05/11/2007 bearing No.LRF:CR:631:07-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/7 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that an application under Section 48A (Form 7) of the Karnataka Land Reforms Act, 1961 ("**KLRA**") was filed by Chikkamuniyappa with regard to the property bearing Survey No.33 admeasuring 2 acres 36 guntas. The document further denotes that there are no tenancy applications/proceedings initiated under Form 7A and Section 80 (Form 11) of the KLRA.

Note: *We note that the endorsement mentions that there are tenancy claims in relation to Survey No.33 admeasuring 2 acres and 36 guntas. However, as the property is converted and the fact that Chikkamuniyappa's name is not reflected in the RTCs, we do not see this as a major concern. It is recommended to obtain a latest endorsement in relation to Survey No.33/5 confirming that there are no tenancy claims.*

49. We have perused the Endorsement dated 01/12/2007 bearing No.CR/94/07-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/7 admeasuring 11 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings/tenancy claims initiated or pending under Sections 79-A and

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79-B of the Karnataka Land Reforms Act, 1961 with respect to the aforementioned property.

50. We have perused the Endorsement dated 01/01/2008 bearing No. R.K/CR/175/2007-08 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/7 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that RTC extracts issued for the period 1974-75 and 1984-85 with respect to the property bearing Survey No.33 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk are not available.

51. We have perused the Endorsement dated 16/03/2009 bearing No.MaHa.CR.1/2009-10 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/7 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore denoting that there are no proceedings initiated under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

52. We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

53. We have perused the Endorsement dated 11/04/2011 bearing No. R.K/CR/156/2011-12 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with respect to the survey numbers situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting that the Index of Lands Register extract cannot be issued as the same is not available.

54. We have perused an Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the National Highways Authority of India with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the aforementioned lands in Tarabanahalli Village do not come within the purview of any acquisitions by the National Highways Authority of India.

55. We have perused an Endorsement dated 18/08/2015 bearing No. 286/2015-16 issued by the Karnataka Housing Board with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisition proceedings initiated or pending with respect to the properties.

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56. We have perused an Endorsement dated 01/09/2015 bearing No.1332/2015-16 issued by the Karnataka Industrial Areas Development Board with respect to properties bearing Survey Nos.26/3C and 32 and certain other properties situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk. In terms of the said Endorsement and the final notification dated 09/04/2008 annexed to the Endorsement, we observe that certain lands situated at Bagalur Village and Hoovinayakanahalli Village have been acquired. However, the lands situated at Tarabanahalli Village including the property bearing Survey No.33/7 has not been notified for acquisition.

57. We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

58. We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk denoting the total of Survey No.33/7 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk as 11 guntas there being no kharab land.

59. We have perused the Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/7, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey No.33 admeasuring 3 acres and 21 guntas has been phodied into 9 portions. The document further denotes the name of Rangaswamy as the hissadar with regard to property bearing Survey No.33/7.

60. We have perused the Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33, admeasuring 3 acres and 22 guntas including of 1 gunta kharab land, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey No.33 has been phodied into 9 portions. The document further denotes the name of Rangaswamy as the hissadar in respect of the property bearing Survey No.33/7.

61. We have perused the Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.33 as forming part of the said Village.

Encumbrances

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62. We have perused photocopies of the following encumbrance certificates:

(i) Encumbrance Certificate for the period 01/04/1940 to 31/03/1969 issued by the office of the Sub Registrar, Devanahalli depicts Sale Deed dated 16/08/1946, registered as Document No.433.

(ii) Encumbrance Certificate for the period 01/04/1969 to 31/03/1986 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(iii) Encumbrance Certificate for the period 01/04/1986 to 31/07/1986 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(iv) Encumbrance Certificate for the period 01/08/1986 to 31/05/1989 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(v) Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 issued by the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts the following transactions:

    (i) Sale Deed dated 24/03/1997 executed by Krishnappa and others in favour of Sanka, registered as Document No.6308/96-97;

    (ii) Sale Deed dated 09/12/2003 executed by Sanka, represented by its Directors (a) S.N Ladhani (b) Babulal Nichani in favour of Sahara, represented by its authorized representative A.V., registered as Document No.12618/03-02.

(vi) Encumbrance Certificate for the period 01/04/2004 to 15/03/2007 issued by the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthanain favour of the Trust represented by its constituted attorney, B. Manamohan, registered as Document No.YAN-1-22127/2004-05.

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(vii) Encumbrance Certificates for the period 15/03/2007 to 03/10/2008 and 01/04/2008 to 19/06/2009 issued by the office of the Sub Registrar, Jala, Bangalore with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09 on 11/04/2008.

(viii) Encumbrance Certificate for the period 19/06/2009 to 31/03/2011 depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(ix) Encumbrance Certificate for the period 01/04/2011 to 10/04/2012 depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(x) Encumbrance Certificate for the period 01/04/2011 to 06/11/2014 issued by the office of the Sub Registrar, Gandinagar, Byatarayanapura with regard to the property bearing Survey No.33/7 admeasuring 11 guntas along with certain other properties, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, depicts 'Nil' encumbrances during the period.

(xi) Encumbrance Certificate for the period 01/11/2014 to 01/01/2016 depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(xii) Encumbrance Certificate for the period 01/04/2015 to 27/04/2017 depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

(xiii) Encumbrance Certificate issued for the period 01/04/2017 to 09/11/2017 with respect to the property bearing Survey No.33/7 admeasuring 11 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting ‘nil’ encumbrances during this period.

(xiv) Encumbrance Certificate dated 19/06/2024 for the period 01/04/2017 to 18/06/2024 issued by the office of the Sub Registrar, Jala with regard to the property bearing Survey No.33/7 situated at Tarabanahalli Village, Jala Hobli, depicts the following transaction:

(i) Sale Deed dated 20/03/2024 executed by Sankhya in favour of Century Dwellings Private Limited, registered as Document No.18572/23-24;

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Litigation:

63. We understand that there is a litigation in relation to Survey No.33/7 measuring 11 guntas in O.S. No.803/2007 filed before the Civil Court, Devanahalli. The details of the litigations are explained in the below table:

Case No.	O.S. No. 803/2007
Court	Senior Civil Judge and JMFC, Devenahalli
Plaintiff/s	Subbarayappa (s/o Krishnappa), G.N Murthy (s/o Nanjappa), Muniraju (s/o Narayanappa), G.S Nagesh (s/o Shivanna)
Defendant/s	Krishnappa (Dead), Nanjappa (s/o Sonappa), Narayanappa (s/o Sonappa), Shivanna (s/o Sonappa), Maregowda (s/o Krishnappa), Babu (s/o Krishnappa), Sonnegowda (s/o Nanjappa), Ramesh (s/o Narayanappa), Manjunatha (s/o Narayanappa), Kempegowda (s/o Narayanappa), Sathish (s/o Shivanna), Komala (w/o Patalappa), Ammayamma (w/o Ramaiah), Lakashmamma (w/o Narayanaswamy), Rajamma (w/o Ramaiah), Vijaylakshmi (w/o Ambarish), Mamatha (w/o Nanjemari), Sonnamma (w/o Kempegowda), Rupa (w/o Ramanjinappa), Uday, S.N Ladhani, Babul AL Nichani, A.V Muralidhara, Manipal Academy of Higher Education (MAHE), Sankhya Realtors Pvt. Ltd.
Filed on	August 14, 2007
Filed For	Suit for partition and separate possession
Brief Facts of the case	**I.** Facts ⇒ Plaintiffs submits as follows – a. The Plaintiffs and Defendant Nos. 5-15 are the children of Defendant Nos. 1-4. Defendant Nos. 20 to 24 are the subsequent purchasers. b. The Plaintiffs and Defendant Nos. 1-15 constitute Hindu joint family. Further, the Defendant Nos. 1-4 are the karthas of the joint family property. c. The Defendant Nos. 1-4 have not paid heeds to demands of the Plaintiffs for partition of the joint family property. The Defendant Nos. 1-4 have subsequently colluded to alienate the suit Schedule Property in favour of Defendant Nos. 20-24.

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	d. Cause of action arose on July 29, 2007 when the request for partition was rejected by Defendant Nos. 1-4. **II.** Prayer ⇒ The Plaintiffs prays for – a. partition by meets and bounds and consequential relief of separate possession of the Plaintiff's 5/20th joint share in the suit Schedule Property. b. award cost of the suit and such other reliefs the court deems fit.
Schedule Property	Schedule Property • Item No.1: Sy. No. 33/7 measuring to an extent of 11 guntas. • Item No.2: Sy. No. 62/4 measuring to an extent of 09 guntas. • Item No.3: Sy. No. 62/6A measuring to an extent of 06 guntas. • Item No.4: Sy. No. 62/1measuring to an extent of 28 guntas. • Item No.5: Sy. No. 62/3 measuring to an extent of 13 guntas. • Item No.6: Sy. No. 62/5 measuring to an extent of 11 guntas. • Item No.7: Sy. No. 33/1 measuring to an extent of 23 guntas. Item Nos. 1-7 are situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk
Defendant/s contention	Defendant No. 25 contends that – a. Defendant is currently in possession and enjoyment of the suit Schedule Property. The same has been converted for residential uses. b. The Plaintiffs and Defendant Nos. 1 to 4 executed a GPA dated April 08, 1996 in favour of Defendant No. 20 for alienation of the suit Schedule Property. Subsequently, the suit Schedule Property is converted for residential purpose upon payment of requisite conversion charges. c. Thereafter, the Defendant No.20 (GPA Holder), the Plaintiffs and Defendant Nos. 1-4 executed seven (7)

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	sale deeds in respect of Item Nos. 1-7 of the suit Schedule Property in favour of M/s Sanka Enterprises Pvt. Ltd., represented by Defendant Nos. 21 and 22. d. M/s Sanka Enterprises represented by Defendant Nos. 21 and 22 sold the suit Schedule Property to Defendant No. 23. e. The Defendant No. 24 and Defendant No. 25 (Sankhya Realtors Pvt. Ltd.) are the subsequent purchasers of the suit Schedule Property.
IAs and its status	I.A No.1: The Plaintiff filed an IA under Order XXXIX Rule 1 and 2 of the CPC seeking to injunct Defendant No. 24 and its agents, servants, assignees or anybody acting through them from alienating the Suit Schedule Property. However, it is discernible from the order sheet provided that the Trial Court has not adjudicated on I.A No.1 filed by the Plaintiff. I.A No. 10: The Defendant No. 25 has filed an IA under Order VII Rule 11(a) of the CPC for rejection of plaint. Upon checking the order sheet and the online case status, we understand that the said IA has been rejected *vide* Order of the Trial Court dated November 19, 2021. We understand that the Defendant No. 25 has filed an interlocutory application under Order IX Rule 7 of the CPC r/w Section 151 for setting aside the ex-parte order, if any, passed against the Defendant No. 25. I.A No.12: The Plaintiffs filed an IA under Order VI Rule 17 of the CPC for amendment of the plaint. The amendment is allowed *vide* Trial Court order dated August 17, 2022.
Monetary Claim, if any.	None
Present status of the case	Further cross-examination of PW-1
Next date of hearing	June 27, 2024
Documents	The Plaintiff has produced the following documents along with evidentiary affidavit – a) RTCs (Ex.P1 – Ex.P195) b) Sale Deeds (Ex.P196-Ex.P208)

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Comments	We note that the Plaintiffs have signed the registered power of attorney dated 08/04/1996 as a witness, under which the sale deed dated 24/03/1997 was executed. Under law, a witness only confirms the execution of the document by the parties and is not require to confirm or know the contents of the transaction. Taking this view, the plaintiffs can contend that they were not aware of the contents of the power of attorney and were only witnesses to the execution of the document. As the property in Survey No.33/7 was purchased by Sonnappa under the Sale Deed dated 16/08/1946, it appears that Survey No.33/7 was the self-acquired property of Sonnappa. If the same is treated as joint family property, then the grandchildren were also required to be made parties.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the land in Survey No. 33/7 measuring 11 guntas along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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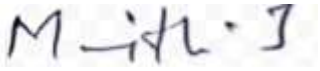
CONCLUSION

Based on the documents reviewed by us and subject to our comments/observations made above, we are of the opinion that M/s. Century Dwellings Private Limited is the owner of the residentially converted land bearing Survey No.33/7 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore, subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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SCHEDULE PROPERTY

All that piece and parcel of the non-agricultural residentially converted land bearing Survey No.33/7 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore, and bounded on as under:

East by	:	Property bearing Survey Nos. 33/2 and 33/6;
West by	:	Property bearing Survey No.30/4;
North by	:	Property bearing Survey No.35/4; and
South by	:	Chennahalli Village limits.

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LIST OF DOCUMENTS REVIEWED

We have reviewed the following documents:

Sl. No.	Date	Description of the Documents
1.	16/08/1946	Sale Deed executed by Y.C. Rangaswamy son of Hanumanthappa alias Chikkathayappa in favour of Sonnappa son of Eranna, registered as Document No.433/1946-47, Book I, Volume 513, Pages 175 to 177, in the office of the Sub-Registrar, Devanahalli) with regard to the property bearing Survey No.33/7, admeasuring 11 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
2.	Date not clear	Record of Rights Register Extract bearing RR No.358 issued by the office of the Tahsildar, Bangalore North (Addl) Taluk, Bangalore with regard to the property bearing Survey No.33/7, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
3.	Date not clear	Mutation Register Extract bearing MR No.2/95-96 issued by the Village Accountant, Tarabanahalli, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/7 admeasuring 11 guntas including certain other properties, all situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
4.	20/10/1995	Official Memorandum bearing No. ALN/SR(NA)45/95-96 issued by the Special Deputy Commissioner, Bangalore District, Bangalore with regard to the property bearing Survey No.33/7 along with certain other properties, together admeasuring 2 acres and 34 guntas, all situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
5.	08/04/1996	General Power of Attorney executed by Krishnappa, Nanjappa, Narayanappa and Shivanna, all sons of [Late] Sonnappa in favour of B.G. Uday son of B.N. Garudachar, registered as Document No.7/96-97, Book-IV, Volume SF57 at Pages 25 to 31 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to various properties including the property bearing Survey No.33/7 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.

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6.	24/03/1997	Sale Deed executed by Krishnappa, Nanjappa, Narayanappa and Shivanna, all sons of [Late] Sonnappa, represented by their constituted attorney, B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd, represented by its authorized signatory, Rakesh Bathra, ("**Sanka**") registered as Document No.6308/96-97, Book-I, Volume 1012, Pages 122 to 127 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/7 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
7.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, S.N Ladhani and Babu Lal Nichani in favour of M/s. Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory, A.V Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, M/s Gowri Ganesha Real Estate ("**Gowri Ganesha**"); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday with respect to the property bearing Survey No.33/7 admeasuring 11 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
8.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, Calcutta to Sahara India Housing Limited.
9.	03/12/1991	Memorandum of Association of Sahara India Housing Limited.
10.	06/07/1998	Certificate of Incorporation consequent on Change of Name issued by the Registrar of Companies, Calcutta, to Sahara.
11.	15/04/2004	Partnership Deed executed between N. Devarajaiah the son of (late) Narasimaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of Annapurneshwari Investments ("**Annapurneshwari**") with principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
12.	05/10/2004	Agreement of Sale between Annapurneshwari represented by its authorized signatory P. Dayananda Pai, Sahara represented by its authorized signatory Diwakar Asthana, M/s. Gauri Ganesha Real Estate represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi

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		Reddy, C.M Bopaiah the son of C.B Muthanna, B.P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.33/7 admeasuring 11 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte Village, Channahalli Village and Tarabanahalli Village, Jala Hobli, Bangalore North Taluk admeasuring 189 acres.
13.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
14.	24/09/2004	Deed of Amendment of Trust to the Trust, a registered Charitable Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. T.M.A. Pai. The Deed of Amendment of Trust registered as Document No.58/2004-05, Book IV.
15.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.33/7 and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli villages, Jala Hobli, Bangalore North Taluk.
16.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favor of the Trust represented by its general power of attorney holder B. Manamohan with respect to the property bearing Survey No.33/7 admeasuring 11 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanahalli Village. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in C.D. No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
17.	Date not clear	Mutation Register Extract bearing M.R No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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18.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
19.	08/09/2006	Memorandum of Association and Articles of Association of Sankhya.
20.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal with respect to the property bearing Survey No.33/7 admeasuring 11 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanahalli Village. The Sale Deed is registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore.
21.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust with respect to the property bearing Survey No.33/7 and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages.
22.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai.
23.	05/06/2007	Partnership deed entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai.
24.	27/03/2024	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document

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		No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore.
25.		Certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
26.		Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.
27.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Bijay Kumar Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of Village Panchayath Development, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor and the Government of Karnataka with respect to the property bearing Survey No.33/7 admeasuring 11 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
28.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
29.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, Bangalore International Airport Area Planning Authority ("**BIAAPA**") with respect to the property bearing Survey No.33/7 admeasuring 11 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanahalli.
30.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.33/7 admeasuring 11 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
31.	24/05/2013	Residential Sanctioned Layout Plan bearing No.BIAAPA/TP3/LAO/19/2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)].

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32.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.33/7 and certain other properties in Tarabanahalli and Channahalli villages, Jala Hobli, Bangalore North Taluk.
33.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA).
34.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA).
35.	Date not clear	Mutation Register Extract bearing M.R No.31/2008-09 issued by the Village Accountant, Bangalore North Taluk in terms of the Order dated 05/01/2009 bearing No.RRT(J)CR 739/2008-09 with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
36.	Date not clear	Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village.
37.	Date not clear	RTC and Pahani Extract for the period 1975-76 to 1979-80 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village.
38.	Date not clear	RTC and Pahani Extract for the period 1980-81 to 1983-84 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village.
39.	Date not clear	RTC and Pahani Extract for the period 1985-86 to 1987-88 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village.

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40.	Date not clear	RTC and Pahani Extract for the period 1988-89 to 1992-93 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village.
41.	Date not clear	RTC and Pahani Extract for the period 1993-94 to 1997-98 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village.
42.	Date not clear	RTC and Pahani Extract for the period 1997-98 to 1999-2000 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village.
43.	Date not clear	RTC and Pahani Extract for the period 2000-01 issued by the Village Accountant, with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village.
44.	Date not clear	RTC and Pahani Extract for the period 2001-02 issued by the Village Accountant, with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village.
45.	Date not clear	RTC and Pahani Extract for the period 2002-2003 issued by the Village Accountant, with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village.
46.	Date not clear	RTC and Pahani Extract for the period 2003-2004 issued by the Village Accountant, with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village.
47.	Date not clear	RTC and Pahani Extract for the period 2004-05 issued by the Village Accountant, with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village.
48.	Date not clear	RTC and Pahani Extract for the period 2005-06 issued by the Village Accountant, with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village.

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49.	Date not clear	RTC and Pahani Extract for the period 2006-07 issued by the Village Accountant, with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village.
50.	Date not clear	RTC and Pahani Extract for the period 2007-08 issued by the Village Accountant, with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village.
51.	Date not clear	RTC and Pahani Extract for the period 2008-09 issued by the Village Accountant, with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village.
52.	Date not clear	RTC and Pahani Extract for the period 2009-10 issued by the Village Accountant, with regard to the property bearing Survey No.33/7 admeasuring 11 guntas, Tarabanahalli Village.
53.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
54.	05/11/2007	Endorsement bearing No.LRF:CR:631:07-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/7 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
55.	01/12/2007	Endorsement bearing No.CR/94/07-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/7 admeasuring 11 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
56.	01/01/2008	Endorsement bearing No.R.K/CR/175/2007-08 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/7 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
57.	16/03/2009	Endorsement bearing No.MaHa.CR.1/2009-10 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property

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		bearing Survey No.33/7 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
58.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
59.	11/04/2011	Endorsement bearing No. R.K/CR/156/2011-12 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with respect to the survey numbers situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
60.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the National Highways Authority of India with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
61.	18/08/2015	Endorsement bearing No. 286/2015-16 issued by the Karnataka Housing Board with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
62.	01/09/2015	Endorsement bearing No.1332/2015-16 issued by the Karnataka Industrial Areas Development Board with respect to various properties including the property bearing Survey No.33/7 located at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
63.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
64.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/7, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
65.	Date not clear	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/7, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

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66.	Date not clear	Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
67.	Date not clear	Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk.
68.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
69.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited.

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DUE DILIGENE REPORT

We have in this Report dealt with the non-agricultural residentially converted land bearing Survey No.33/8 admeasuring 12 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.

Flow of Title:

1. We have perused the Sale Deed dated 26/04/1955 executed by Hanumantharayappa, Shyamanna sons of Munishamappa, Munishamappa son of Hanumantharayappa and his children namely Shamanna, Krishnappa, Anjanappa, (Munishamappa's sons being minors, represented by their father and natural guardian, Munishamappa) in favour of Uttanal Anjanappa son of Munishamappa with respect to the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The Sale Deed has been registered as Document No.181/55-56, Book-I, Volume 658, Pages 164 to 168, at the office of the Sub Registrar, Devanahalli. The document denotes that Hanumantharayappa, Shyamanna, Uttanal Anjanappa and Byranna are all the sons of Munishamappa. The document further denotes that a partition was effected between Hanumantharayappa, Shyamanna, Uttanal Anjanappa and Byranna and that the aforesaid property along with certain other properties denoted in the Sale Deed dated 26/04/1955 were allotted to the share of Hanumantharayappa and Shyamanna.

2. We have perused the Record of Rights Register Extract bearing R.R. No.104 issued at the office of the Tahsildar, Bangalore North (Addl) Taluk, Bangalore with respect to the property bearing Survey No.33/8, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes the name of Uttanal Anjanappa son of Munishamappa, as the owner of the aforementioned property. The document further denotes the Record of Rights Register Extract bearing RR No.567 and Mutation Register Extract bearing MR No.5/57-58.

   Note: *We have not been provided with the Mutation Register Extract bearing MR No.5/57-58 and have therefore relied on the contents of the Sale Deed dated 26/04/1955 and Record of Rights Register Extract bearing R.R. No.104.*

3. We have perused an Endorsement dated 15/11/2012 issued by the Tahasildar, Bangalore North Taluk bearing No.R.K.CR/1118/2012-23. The endorsement denotes the non-availability of mutation register extracts for the years 1942-43, 1943-44, 1946-47 and 1947-48 of properties situated in Tarabanhalli Village, Jala Hobli, Devanahalli Taluk.

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4. We have perused the Sale Deed dated 22/05/1956 executed by Anjanappa son of Munishamappa and his children Thammaiah (minor), Krishnappa (minor), Muniraja (minor), (represented by their father and natural guardian, Anjanappa) in favour Chikka Govindappa son of Anjanappa with respect to the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The Sale Deed has been registered as Document No.340/55-56, Book-I, Volume No.674 at Pages 170 to 171 at the office of the Sub Registrar, Devanahalli.

   Note: *We note that although it is the self-acquired property of Anjanappa, son of Munishamappa, he has executed the sale deed along with his children. We have not been provided with the genealogical tree of Anjanappa, son of Munishamappa to confirm if all the children of Anjanappa, son of Munishamappa. Having said that, given the number of elapsed and that fact that it was the self-acquired property of Anjanappa, non-availability of the genealogical tree of Anjanappa is not a major concern.*

5. We have perused the Sale Deed dated 30/07/1957 executed by Chikka Govindappa son of Anjanappa in favour of Chikka Thayamma with respect to the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The Sale Deed has been registered as Document No.1071/57-58, Book-I, Volume 705, Pages 17 to 19 at the office of the Sub Registrar, Devanahalli.

6. We have perused the Sale Deed dated 20/03/1980 executed by R. Sreeramaiah (son of late Chikka Thayamma and V.S. Rangappa) in favour of K. Krishnappa son of Giddappa with respect to the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The Sale Deed has been registered as Document No.1707/79-80, Book-I, Volume 1240, Pages 21 to 22 at the office of the Sub Registrar, Devanahalli. The document denotes that Ms. Chikka Thayamma purchased the aforesaid property under the Sale Deed dated 30/07/1957, registered as Document No.1701/57-58. The document further denotes that Ms. Chikka Thayamma died on 19/06/1979 leaving behind her only son R. Sreeramaiah.

   Note: *We have not been provided with the death certificate and genealogical tree of late Chikka Thayamma and have therefore relied on the contents of the registered sale deed dated 20/03/1980.*

7. We have perused the Mutation Register Extract bearing MR No.5/79-80 dated 26/04/1980 issued by the Village Accountant, Tarabanhalli, Bangalore North Taluk, Bangalore with respect to the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The

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document denotes the name of K. Krishnappa as the khatedar pursuant to the Sale Deed dated 20/03/1980, registered as Document No.1707/57-58.

8. We have perused the General Power of Attorney dated 01/03/1996 executed by Krishnappa son of late Giddappa in favour of B.G. Uday son of B.N. Garudachar with respect to the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The General Power of Attorney has been registered as Document No.1255/95-96, Book-IV, Volume SF54 at Pages 74 to 77 at the office of the Sub Registrar, Yelahanka, Bangalore. The document denotes that B.G. Uday is authorized and empowered to deal and dispose of the aforesaid properties. The said B.G. Uday has also been authorized to receive sale consideration from the prospective purchasers.

9. We have perused the Official Memorandum bearing No. B. Dis.ALN/SR(NA)190/97-98 dated 20/11/1997 issued by the Special Deputy Commissioner, Bangalore District, Bangalore with respect to the property bearing Survey No.33/8 admeasuring 12 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes a conversion of the aforementioned property from agricultural to non agricultural residential purpose. The document further denotes that requisite fee has been paid towards the conversion of the aforesaid property.

10. We have perused the Mutation Register Extract bearing MR No.23/07-08 dated 13/09/2007 issued by the Village Accountant, Tarabanhalli, Bangalore North Taluk, Bangalore with respect to the non residentially converted property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The document denotes the name of K. Ramachandra son of Krishnappa as the khatedar of the property and the further denotes the conversion of the property in terms of the Official Memorandum bearing No. B. Dis.ALN/SR(NA)190/97-98 dated 20/11/1997.

11. We have perused the Sale Deed dated 24/11/1997 executed by Krishnappa son of Giddappa, represented by his authorized ssignatory, B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd, represented by its authorized signatory, Rakesh Bathra, ("**Sanka**") registered as Document No.7082/97-98, Book-I, stored in C.D. No.9 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/8, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore admeasuring 6 guntas. The document denotes that the proceedings initiated under Section 45-A of the Karnataka Stamp Act, 1957 (the "**Stamp Act**") and Section 80-A of the Indian Registration Act, 1908 (the "**Registration Act**")have been dismissed on the payment of the deficit amount of INR 7,425/- (Rupees Seven Thousand

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Four Hundred and Twenty Five Only) and INR 1,100/- (Rupees One Thousand One Hundred Only) vide Challan dated 30/06/2001 bearing No.087855.

12. We have perused the Sale Deed dated 24/11/1997 executed by Krishnappa son of Giddappa, represented by his authorized signatory, B.G. Uday in favour of Sanka represented by its authorized signatory, Rakesh Bathraregistered as Document No.7083/97-98, Book-I, stored in C.D. No.9 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/8, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore admeasuring 6 guntas. The document denotes that the proceedings initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on the payment of the deficit amount of INR 7,425/- (Rupees Seven Thousand Four Hundred and Twenty Five Only) and INR 1,100/- (Rupees One Thousand One Hundred Only) vide Challan dated 30/06/2001 bearing No.087855.

13. We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of M/s. Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gowri Ganesha**")); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity with respect to the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. It further denotes that the khata bearing No.409/383 has been issued in favour of Sanka in respect of the property bearing Survey No.33/8 and other properties situated at Tarabanhalli Village. The document further denotes that the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney B.G. Uday in favour of Sanka. B.G.Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, B.G.Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to this Sale Deed.

14. We have perused the Partnership Deed dated 15/04/2004 executed between N. Devarajaiah the son of late Narasimhaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm

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intends to carry on the business of purchase, sale and development of immovable properties in and around Bangalore.

15. We have perused the Agreement of Sale dated 05/10/2004 executed between M/s Annapurneshwari represented by its Authorized Representative P. Dayananda Pai and Sahara represented by its authorized signatory Diwakar Asthana, M/s Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M. Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte Village, Channahalli Village and Tarabanhalli Village, admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres. The document further denotes that G.D.R Reddy, C.M. Bopaiah and B.P Srinivasa Raju are the constituted attorneys with regard to the property bearing Survey No.32 situate at Tarabanhalli including certain other lands situated at Tarabanhalli, Meenukunte and Channahalli Villages.

16. We have perused the Deed of Trust dated 19/05/1993 of Manipal Academy of Higher Education (the "**Trust**") executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of Manipal Academy for Higher Education for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power, sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

17. We have perused the Deed of Amendment of Trust dated 24/09/2004 to the Trust Deed of the Trust. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19mmm has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

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18. We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.33/8 and certain other properties situated at Meenukunte, Chennahalli and Tarabanhalli villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Chennahalli and Tarabanhalli villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

19. We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan with respect to the property bearing Survey No.33/8 admeasuring 12 guntas and certain other properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell dated 05/10/2004 was entered into between Annapurneshwari and the Trust wherein a substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University.

20. We have perused the Gift Deed dated 17/06/2005 executed by Krishnappa son of Giddappa in favour of his son K. Ramachandra with regard to the property bearing Survey No.33/8, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore admeasuring 12 guntas, registered as Document No.3744/05-06, Book-I, stored in C.D. No.YAND137 at the office of the Sub Registrar, Yelahanka, Bangalore. It is pertinent to note that there appears to be a parallel title to the property bearing Survey No.33/8 admeasuring 12 guntas.

Note: *It is pertinent to note that although Krishnappa had executed general power of attorney for the entire extent in Survey No.33/8 in favour of B. G. Uday in the year 1996, he has again executed gift deed in favour of his son K. Ramachandra. However, as K. Ramachandra has confirmed the sale deed executed in favour of the Trust as detailed below, any claims from Ramakrishna or any person claiming from/through him will be void. Further, The Court of the Assistance Commissioner, Bangalore North- Sub Division has on 15/03/2011 in Case No.R.A.(BNA)411/2008-09 passed an order*

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declaring the gift deed as illegal and void and further directing the revenue authorities to mutate the name of the Trust in the revenue records.

21. We have perused the Mutation Register Extract bearing MR No.3/05-06 dated 23/09/2005 issued by the Village Accountant, Yelahanka, Jala 2 Hobli denotes the name of K. Ramachandra as the khatedar with regard to the property bearing Survey No.33/8, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore admeasuring 12 guntas in terms of the Gift Deed dated 17/06/2005, registered as Document No.3744/05-06.

22. We have perused the Order dated 15/03/2011 passed in case No.R.A. (BNA)411/08-09 on the file of the Court of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore filed by Trust ("**Appellant**") against K. Ramachandra son of Krishnappa, Krishnappa son of late Giddappa (i.e., the father of the First Respondent) and the Tahsildar, Bangalore North Taluk, Bangalore ("**Respondents**"). The document denotes that this appeal was filed against the Order dated 23/09/2005 in MR No.3/05-06 passed by the third Respondent wherein the name of the first Respondent i.e., K. Ramachandra was mutated in the revenue records with regard to the property bearing Survey No.33/8 admeasuring 12 guntas and certain other properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The Assistant Commissioner vide its Order dated 15/03/2011 has set aside the Order dated 23/09/2005 in MR No.3/05-06 wherein the in the name of the first Respondent i.e., K. Ramachandra was mutated in the revenue records and has further directed the revenue authorities to mutate the name of the Appellant i.e., the Trust in the revenue records in respect of the aforesaid Property.

23. We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 with respect to the properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk including Survey No.33/8. The document denotes the transfer of khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06. It further appears that Khata No.421/383/209 had been issued in the name of Sahara with respect to the properties situated at Tarabanhalli Village.

24. We have perused the of Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
25. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

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26. We have perused the Genealogical Tree of late Krishnappa dated 11/02/2008 issued by the Village Accountant. Tarabanhalli Village, Jala Hobli, Bangalore North (Addl) Taluk. The document denotes that late Krishnappa was married to late Lakshmamma and they had three (3) children namely, K. Keshava, K. Ramachandra and Pushpalatha. K. Ramachandra is married to Mamatha. The name of the spouse of Pushpalatha is not clear.

27. We have perused the Confirmation Deed dated 26/03/2008 executed by Krishnappa son of Giddappa, his wife Lakshmamma and their children namely, K. Keshava, K. Ramachandra and Pushpalatha in favour of Trust with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, registered as Document No.JAL-1-03588/07-08, Book-I, stored in C.D. No.JALD20 at the office of the Sub Registrar, Jala, Bangalore. The aforementioned have in terms of this document confirmed the following sale deeds registered as Document Nos. 7082/1997-98, 7083/1997-98, 12618/2003-04 and 22127/2004-05

28. We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal with respect to the property bearing Survey No.33/8 admeasuring 12 guntas and certain other properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust had authorized the alienation of the aforementioned property and had authorized B. Manmohan to execute the Sale Deeds in terms of the resolution dated 02/02/2008. It is also pertinent to note that the Trust Deed stipulates that a resolution passed by 2/3rd majority of the Trustees is required for the sale of Trust property.

29. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 with respect to the property bearing Survey No.33/8 and certain other properties situated at Tarabanahalli, Chennahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute requisite documents with respect to the sale of 72 acres and 1.20 guntas of land situated at Chennahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Schedule Property is also denoted in this resolution.

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Note: *We have not seen documents to confirm that the resolution is in compliance with the Trust documents. We have therefore assumed that the resolution/extract is in compliance with the Trust Deed.*

30. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.33/8 measuring 12 guntas in favour of M/s. Canara Housing Development Company.

31. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

32. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

33. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document

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No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No.33/8 admeasuring 12 guntas. The document denotes that Sankhya conveyed Survey No.33/8 measuring 12 guntas in favour of M/s. Century Dwellings Private Limited.

34. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

35. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Kumar Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Village Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor and the Government of Karnataka with respect to various properties located at Chenahalli and Tarabanhalli including the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar. The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 square meters.

36. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer

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and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

37. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LJ/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.33/8 admeasuring 12 guntas and certain other properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. It appears from the document that the Master Plan 2021 denotes the aforementioned properties to be in the "Residential and Park Zone". The Deputy Commissioner, Revenue Department has approved the conversion for residential purposes. The Government has issued a Notification dated 29/01/2009 bearing No.UDD/157/BMR/2005 and an earlier Revised Order dated 29/01/2004 stating that all the properties converted before 17/09/2004 will have to be considered as residential and thereby a Residential Layout Plan has been issued on an application made by Sankhya. The document further denotes that the Applicants have paid the requisite taxes and have submitted the No Objection Certificate issued by the State Level Environment Impact Assessment Authority, Karnataka. The document denotes that 40% of the sites have been released as per the list annexed to the Order. The document denotes that permission has been accorded for collection of consideration in respect of these sites for development of the layout and only the sites that have been released may be registered.

38. The following conditions have been prescribed by BIAAPA:

(i) The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
(ii) On the development of roads, drainage system, drinking water connection, electricity connection, etc. the authorities will inspect the layout and accord its final approval.
(iii) Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.
(iv) If within the prescribed time limit, the basic amenities are not developed, then the government shall take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
(v) The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.

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(vi) No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.

(vii) Compulsory provision must be made in the buildings of the layout plan for rain water harvesting and conservation of ground water.

(viii) In accordance with the application of the developer 40% sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.

(ix) Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.

(x) Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% sites that have been released in the sanctioned plan.

(xi) Contravention of any condition of this order shall result in the approval accorded to the sanction plan getting cancelled with immediate effect. BIAAPA reserves the right to cancel the approval accorded for release of the sites described in the Order without giving any prior intimation and also has the right to take legal action.

39. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAJ/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.33/8 admeasuring 12 guntas and certain other properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 on Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

40. We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No. BIAAPA/TP3/LAO/19/2012-13 approved by BIAAPA in the 94th Meeting of BIAAPA on 31/01/2013 bearing No.94 [9(10)] in respect of the property bearing Survey No.33/8 and certain other properties in Tarabanahalli and Chennahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the Layout Plan has been approved for a duration of two years from 24/05/2013 to 23/05/2015.

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41. We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.37 and certain other properties in Tarabanahalli and Chennahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

(i) The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
(ii) The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

42. We observe that the aforesaid Sanction Renewal Letter denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

43. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) (“Project Land”).

44. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP

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No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

45. We have perused the Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village denotes the name of Chikka Thayamma as the owner and occupant of the aforesaid property.

46. We have perused the RTC and Pahani Extract for the period 1975-76 to 1979-80 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village denotes the name of Chikka Thayamma as the owner and the names of Chikka Thayamma and her son of Sreeramaiah as the occupants of the aforesaid property.

47. We have perused the RTC and Pahani Extract for the period 1985-86 to 1987-88 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/8, Tarabanhalli Village admeasuring 12 guntas denotes as under:
    (i) Sreeramaiah son of Rangappa as the erstwhile owner in terms of the Index of Land bearing No.802.
    (ii) Krishnappa son of Giddappa as the owner in terms of Index of Land and Record of Register Extract bearing RR No.734.

48. We have perused the RTC and Pahani Extract for the period 1988-89 to 1992-93 and 1993-94 to 1997-98 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village denotes the name of Krishnappa son of Giddappa as the owner and occupant of the aforesaid property in terms of the sale and Mutation Register Extract bearing MR No.5/79-80.

49. We have perused the RTC and Pahani Extract for the period 1997-98 to 2001-02 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village denotes the name of Krishnappa son of Giddappa as the owner and occupant in terms of the Mutation Register Extract bearing MR No.5/79-80. The document further denotes the conversion of the said property to non-agricultural residential purpose in terms of the Official Memorandum bearing No.ALN/SR (NA)100/97-98 dated 20/10/1997. We observe that the RTC for the aforesaid period depicts "*Official*

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Memorandum bearing No.ALN/SR (NA)100/97-98" instead of "*Official Memorandum bearing No. B. Dis.ALN/SR(NA)190/97-98*" which appears to be an error.

50. We have perused the RTC and Pahani Extract for the period 2002-2003, 2003-2004, 2004-05 issued the Village Accountant, with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village denotes the name of Krishnappa son of Giddappa as the owner and occupant in terms of the Mutation Register Extract bearing MR No.5/79-80.

51. We have perused the RTC and Pahani Extract for the period 2005-06 and 2006-07 issued the Village Accountant, with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village denotes the name of K. Ramachandrappa son of Krishnappa as the owner and occupant in terms of the Mutation Register Extract bearing MR No.3/05-06 and Gift Deed dated 23/09/2005.

52. We have perused the RTC and Pahani Extract for the period 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16 and 2016-17 issued with regard to the non agricultural residentially converted land bearing Survey No.33/8, Tarabanhalli Village admeasuring 12 guntas denotes the name of K. Ramachandrappa son of Krishnappa as the owner and occupant in terms of the Mutation Register Extract bearing MR No.23/07-08.

53. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to property bearing Khata No.421/383/209, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

Note: *We have not been provided with the latest tax paid receipt in relation to the property. We have not been provided with the special notice assigning khata number and the khata certificate and extract in relation to the said property.*

54. We have perused the Endorsement dated 05/11/2007 bearing No.LRF:CR:631:07-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.32 and certain other properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no applications filed under Section 48A (Form 7) of the Karnataka Land Reforms Act, 1961 with regard to the property bearing Survey No.33/8, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document further denotes that there are tenancy applications/proceedings initiated under Form 7A and Section 80 (Form 11) of the

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Karnataka Land Reforms Act, 1961 ("**KLRA**") in respect of certain properties situated at Tarabanhalli village Jala Hobli, Bangalore North Taluk. The document further denotes that the property bearing Survey No.33/8 does not form part of the tenancy proceedings under Form 7A and Section 80 (Form 11) of the KLRA.Tarabanhalli.

55. We have perused the Endorsement dated 01/12/2007 bearing No.CR/94/07-08 issued by the Divisional Officer, Bangalore North Taluk with respect to the property bearing Survey No.33/8 admeasuring 12 guntas and certain other properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings/tenancy claims initiated or pending under Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 with respect to the aforementioned property.

56. We have perused the Endorsement dated 01/01/2008 bearing No. R.K/CR/175/2007-08 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/8 and certain other properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that RTC extracts issued for the period 1974-75 and 1984-85 with respect to the property bearing Survey No.33 situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk are not available.

57. We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on the date of 22/08/2009 the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

58. We have perused the Endorsement dated 11/04/2011 bearing No. R.K/CR/156/2011-12 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with respect to the survey numbers situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk denoting that the Index of Lands Register extract cannot be issued as the same is not available.

59. We have perused an Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the National Highways Authority of India with respect to the properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the aforementioned lands in Tarabanhalli Village do not come within the purview of any acquisitions by the National Highways Authority of India.

60. We have perused the Endorsement dated 26/03/2015 bearing NO.BAAAPA/TP1/R.T.I/175/2014-15/4651 issued by the Public Information Officer,

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BIAAPA with respect to various properties including the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisition proceedings initiated or pending with respect to the aforementioned property.

61. We have perused an Endorsement dated 18/08/2015 bearing No. 286/2015-16 issued by the Karnataka Housing Board with respect to the properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisition proceedings initiated or pending with respect to the properties.

62. We have perused an Endorsement dated 01/09/2015 bearing No.1332/2015-16 issued by the Karnataka Industrial Areas Development Board with respect to various properties including the properties bearing Survey Nos.26/3C and 32 located at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that pursuant to a request made by advocate Sowmya, with regard to the existence of acquisition proceedings with respect to the properties located at Tarabanhalli Village, the aforementioned authority has attached a copy of the gazette notification for acquisition of various properties in Tarabanhalli Village. It is pertinent to note that Survey No.32 does not form a part of any acquisition proceeding.

63. We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to Survey Nos.26 to 63 of Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

64. We have perused the Endorsement dated 10/03/2016 bearing No.RKCR:712:2015-16 issued by the Tahsildar denoting that the Record of Rights extract bearing RR No.567 issued in respect of the property bearing Survey No.33/8 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk is unavailable.

65. We have been provided with the Endorsement dated 12/05/2017 bearing No.PTCL (BNA).CR.81/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/8 admeasuring 12 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings initiated or pending under the Karnataka (Scheduled Castes and Scheduled Tribes) Prohibition of Transfer of Certain Lands Act, 1978 with respect to the aforementioned properties.

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66. We have been provided with an Endorsement dated 05/06/2017 issued by the Revenue Department, Bangalore denoting that there are no tenancy proceedings initiated/pending in respect of the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

67. We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk denoting the total of Survey No.33/8 situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk as 12 guntas. We observe that the entire extent of 12 guntas is denoted as 'A' Kharab land.

68. We have perused the Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/8, situated at Tarabanhalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey No.33 admeasuring 3 acres and 21 guntas has been phodied into 9 portions. The document further denotes the name of Anjinappa son of Munishamappa as the hissadar with regard to property bearing Survey No.33/8.

69. We have perused the Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33, admeasuring 3 acres and 22 guntas including of 1 gunta kharab land, situated at Tarabanhalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey No.33 has been phodied into 9 portions. The document further denotes the name of Anjanappa son of Munishamappa as the hissadar in respect of the property bearing Survey No.33/8.

70. We have perused the Village Map of Tarabanhalli Village, Chikka Jala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.33 as forming part of the said Village.

Encumbrances

71. We have perused photocopies of the following encumbrance certificates:

(i) Encumbrance Certificate for the period 01/04/1946 to 31/03/1969 issued by the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, situated at Tarabanhalli Village, Jala Hobli, Devanahalli Taluk denotes the following transactions:

(i) Sale Deed dated 26/04/1955, executed by executed by Hanumantharayappa, Shyamanna and others in favour of Anjanappa, registered as Document No.181/55-56;

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(ii) Sale Deed dated 22/05/1956 executed by Anjanappa and others in favour Chikka Govindappa, registered as Document No.340/55-56; and

(iii) Sale Deed dated 30/07/1957 executed by Chikka Govindappa in favour of Ms. Chikka Thayamma, registered as Document No.1071/57-58

(ii) Encumbrance Certificate for the period 01/04/1969 to 31/03/1986 issued by the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, situated at Tarabanhalli Village, Jala Hobli, Devanahalli Taluk denotes a Sale Deed dated 20/03/1980 executed by R. Sreeramaiah in favour of K. Krishnappa, registered as Document No.1707/79-80.

(iii) Encumbrance Certificate for the period 01/08/1986 to 31/05/1989 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, situated at Tarabanhalli Village, Jala Hobli, Devanahalli Taluk.

(iv) Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 issued by the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, situated at Tarabanhalli Village, Jala Hobli, Devanahalli Taluk depicts the following transactions:

(i) Sale Deed dated 24/11/1997 executed by Krishnappa in favour of Sanka, registered as Document No.7082/97-98 with regard to an extent of 6 guntas;

(ii) Sale Deed dated 24/11/1997 executed by Krishnappa in favour of Sanka, registered as Document No.7083/97-98 in respect of an extent of 6 guntas;

(iii) Sale Deed dated 09/12/2003 executed by Sanka, represented by its Directors (a) S.N Ladhani (b) Babulal Nichani in favour of Sahara, represented by its authorized representative A.V. Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday, registered as Document No.12618/03-02.

(v) Encumbrance Certificate for the period 01/04/2004 to 15/03/2007 issued by the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, situated at Tarabanhalli Village, Jala Hobli, Devanahalli Taluk depicts the Sale Deed dated 31/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its partner G.D.R Reddy (Consenting Witness) and Annapurneshwari represented by its Partner, A. Ramakrishna (Confirming Party) in favour of the Trust represented by its constituted attorney, B.

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Manamohan, registered as Document No.YAN-1-22127/2004-05. It is to be noted that the aforesaid Encumbrance Certificate does not depict the Gift Deed dated 17/06/2005, registered as Document No.3744/05-06.

(vi) Encumbrance Certificate for the period 01/04/2007 to 09/11/2008 issued by the office of the Sub Registrar, Jala, Bangalore with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, situated at Tarabanhalli Village, Jala Hobli, Devanahalli Taluk depicts the flowing transactions:

(i) Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09;
(ii) Confirmation Deed dated 26/03/2008 executed by Krishnappa and others in favour of Trust, registered as Document No.JAL-1-03588/07-08;

(vii) Encumbrance Certificate for the period 01/04/2008 to 19/06/2009 issued by the office of the Sub Registrar, Jala, Bangalore with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, situated at Tarabanhalli Village, Jala Hobli, Devanahalli Taluk depicts the Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09.

(viii) Encumbrance Certificate for the period 19/03/2009 to 31/03/2011 depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, situated at Tarabanhalli Village, Jala Hobli, Devanahalli Taluk.

(ix) Encumbrance Certificate for the period 01/04/2011 to 06/11/2014 issued by the office of the Sub Registrar, Jala, Bangalore with regard to the property bearing Survey No.33/8 admeasuring 12 guntas along with certain other properties, situated at Tarabanhalli Village, Jala Hobli, Devanahalli Taluk, depicts the Relinquishment Deed dated 23/05/2013 executed by Sankhya, represented by its Director Bijay Kumar Agarwal represented by his Special Power of Attorney Holder R. Laxmi Narayan Kamath in favour of the Village Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

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(x) Encumbrance Certificate for the period 01/11/2014 to 01/01/2016 depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, situated at Tarabanhalli Village, Jala Hobli, Devanahalli Taluk.

(xi) Encumbrance Certificate for the period 01/04/2015 to 27/04/2017 depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, situated at Tarabanhalli Village, Jala Hobli, Devanahalli Taluk.

(xii) Encumbrance Certificate issued for the period 01/04/2017 to 09/11/2017 with respect to the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting 'nil' encumbrances during this period.

(xiii) Encumbrance Certificate dated 19/06/2024 for the period 01/04/2017 to 18/06/2024 issued by the office of the Sub Registrar, Jala with regard to the property bearing Survey No.33/8 situated at Tarabanahalli Village, Jala Hobli, depicts the following transaction:

(i) Sale Deed dated 20/03/2024 executed by Sankhya in favour of M/s. Century Dwellings Private Limited, registered as Document No.18572/23-24;

Litigation:

72. We are given to understand that there are no litigations in relation to Survey No.33/8 measuring 12 guntas.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the land in Survey No.33/8 measuring 12 guntas along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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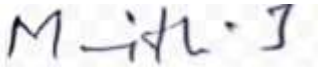
CONCLUSION

Based on the documents reviewed by us and subject to our comments above, we are of the opinion that Century Dwellings Private Limited is the owner of all that piece and parcel of the residentially converted land bearing Survey No.33/8 admeasuring 12 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore (Devanahalli Taluk), subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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SCHEDULE PROPERTY:

All that piece and parcel of the non-agricultural residentially converted land bearing Survey No.33/8 admeasuring 12 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore and bounded on as under:

East by	: Property bearing Survey No.33/3;
West by	: Property bearing Survey Nos.33/2 and 33/6;
North by	: Property bearing Survey No.34/1; and
South by	: Channahalli Village limits.

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LIST OF DOCUMENTS REVIEWED

We have reviewed photocopies of the following documents:

Sl. No.	Date	Description of the documents
1.	26/04/1955	Sale Deed executed by Hanumantharayappa, Shyamanna, both sons of Munishamappa, Munishamappa son of Hanumantharayappa and his children namely Shamanna, Krishnappa, Anjanappa, all minors, represented by their father and natural guardian, Munishamappa in favour of Uttanal Anjanappa son of Munishamappa with regard to the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore registered as Document No.181/55-56, Book-I, Volume 658, Pages 164 to 168, at the office of the Sub Registrar, Devanahalli.
2.	Date not clear	Record of Rights Register Extract bearing RR No.104 issued by the office of the Tahsildar, Bangalore North (Addl) Taluk, Bangalore with regard to the property bearing Survey No.33/8, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
3.	15/11/2012	Endorsement issued by the Tahasildar, Bangalore North Taluk bearing No.R.K.CR/1118/2012-13 in respect of the properties situated in Tarabanhalli Village, Jala Hobli, Devanahalli Taluk.
4.	22/05/1956	Sale Deed executed by Anjanappa son of Munishamappa and his children Thammaiah (minor), Krishnappa (minor), Muniraja (minor), represented by their father and natural guardian, Anjanappa in favour Chikka Govindappa son of Anjanappa with regard to the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore. The Sale Deed has been registered as Document No.340/55-56, Book-I, Volume No.674 at Pages 170 to 171 at the office of the Sub Registrar, Devanahalli.
5.	30/07/1957	Sale Deed executed by Chikka Govindappa son of Anjanappa in favour of Ms. Chikka Thayamma with regard to the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore registered as Document No.1071/57-58, Book-I, Volume 705, Pages 17 to 19 at the office of the Sub Registrar, Devanahalli.

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6.	20/03/1980	Sale Deed executed by R. Sreeramaiah son of late V.S. Rangappa in favour of K. Krishnappa son of Giddappa with regard to the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore registered as Document No.1707/79-80, Book-I, Volume 1240, Pages 21 to 22 at the office of the Sub Registrar, Devanahalli.
7.	26/04/1980	Mutation Register Extract bearing MR No.5/79-80 issued by the Village Accountant, Tarabanhalli, Bangalore North Taluk, Bangalore denotes the name of K. Krishnappa as the khatedar with regard to the property bearing Survey No.33/8 situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
8.	01/03/1996	General Power of Attorney executed by Krishnappa son of late Giddappa in favour of B.G. Uday son of B.N. Garudachar, registered as Document No.1255/95-96, Book-IV, Volume SF54 at Pages 74 to 77 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
9.	20/11/1997	Official Memorandum bearing No. B. Dis.ALN/SR(NA)190/97-98 issued by the Special Deputy Commissioner, Bangalore District, Bangalore with regard to the proeprty bearing Survey No.33/8 admeasuring 12 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
10.	13/09/2007	Mutation Register Extract bearing MR No.23/07-08 issued by the Village Accountant, Tarabanhalli, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
11.	24/11/1997	Sale Deed executed by Krishnappa son of Giddappa, represented by his constituted attorney, B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd, represented by its authorized signatory, Rakesh Bathra, ("**Sanka**") registered as Document No.7082/97-98, Book-I, stored in C.D. No.9 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/8 admeasuring 6 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.

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12.	24/11/1997	Sale Deed executed by Krishnappa son of Giddappa, represented by his constituted attorney, B.G. Uday in favour of Sanka represented by its authorized signatory, Rakesh Bathra, registered as Document No.7083/97-98, Book-I, stored in C.D. No.9 at the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/8 admeasuring 6 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
13.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of M/s. Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, M/s Gowri Ganesha Real Estate ("**Gowri Ganesha**"); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity with respect to the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
14.	15/04/2004	Partnership Deed executed between N. Devarajaiah the son of late Narasimhaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
15.	05/10/2004	Agreement of Sale executed between Annapurneshwari represented by its Authorized Representative P. Dayananda Pai and Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M. Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte Village, Channahalli Village and Tarabanhalli Village, admeasuring 189 acres.
16.	19/05/1993	Deed of Trust of Manipal Academy of Higher Education (the "**Trust**") executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the

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		formation of Manipal Academy for Higher Education for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
17.	24/09/2004	Deed of Amendment of Trust to the Trust Deed of the Trust, registered as Document No.58/2004-05, Book IV.
18.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.33/8 and certain other properties situated at Meenukunte, Chennahalli and Tarabanhalli villages, Jala Hobli, Bangalore North Taluk.
19.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its authorised signatory B. Manamohan with respect to the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanhalli Village. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in C.D. No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
20.	17/06/2005	Gift Deed executed by Krishnappa son of Giddappa in favour of his son K. Ramachandra with regard to the property bearing Survey No.33/8, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore admeasuring 12 guntas, registered as Document No.3744/05-06, Book-I, stored in C.D. No.YAND137 at the office of the Sub Registrar, Yelahanka, Bangalore.
21.	23/09/2005	Mutation Register Extract bearing MR No.3/05-06 issued by the Village Accountant, Yelahanka, Jala 2 Hobli denotes the name of K. Ramachandra as the khatedar with regard to the property bearing Survey No.33/8, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore admeasuring 12 guntas.
22.	15/03/2011	Order passed in case No.R.A. (BNA)411/08-09 on the file of the Court of the Assistant Commissioner, Bangalore North Sub-Division,

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		Bangalore filed by Trust against K. Ramachandra son of Krishnappa, Krishnappa son of late Giddappa (i.e., the father of the First Respondent) and the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk.
23.	Date not clear	Mutation Register Extract bearing M.R No.312/2006-07 with respect to the property situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk.
24.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
25.	08/09/2006	Memorandum of Association and Articles of Association of M/s. Sankhya Realtors Private Limited.
26.	11/02/2008	Genealogical Tree of late Krishnappa issued by the Village Accountant, Tarabanhalli Village, Jala Hobli, Bangalore North (Addl) Taluk.
27.	26/03/2008	Confirmation Deed executed by Krishnappa son of Giddappa, his wife Lakshmamma and their children namely, K. Keshava, K. Ramachandra and Pushpalatha in favour of Trust with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, registered as Document No.JAL-1-03588/07-08, Book-I, stored in C.D. No.JALD20 at the office of the Sub Registrar, Jala, Bangalore.
28.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal with respect to various properties including the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanhalli Village. The Sale Deed is registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore.
29.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust with respect to the property bearing Survey No.33/8 and certain

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		other properties situated at Channahalli, Tarabanhalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk.
30.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai.
31.	05/06/2007	Partnership deed entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai.
32.	27/03/2024	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore.
33.		Certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
34.		Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.
35.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Bijay Kumar Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Village Panchayath Development Officer, Chikka Jala Village, Jala Hobli,

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		Bangalore North Taluk on behalf of the Governor and the Government of Karnataka with respect to the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
36.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
37.	24/05/2013	Order bearing No.BIAAPA/TP3/LJ/19/2012-13 issued by the Joint Directorate, Bangalore International Airport Area Planning Authority ("**BIAAPA**") with respect to the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanhalli.
38.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAJ/19/2012-13 issued by the Joint Directorate, Bangalore International Airport Area Planning Authority with respect to the property bearing Survey No.33/8 admeasuring 12 guntas and certain other properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk.
39.	24/05/2013	Residential Sanctioned Layout Plan bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)]. The document denotes that the Plan has been approved for duration of two years from 24/05/2013 to 23/05/2015.
40.	31/01/2013	Sanctioned Plan bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing Case No. 94[9(10)]. The document denotes that the Plan has been approved for duration of two years from 24/05/2013 to 23/05/2015.
41.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA).
42.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA).

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43.	Date not clear	Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village.
44.	Date not clear	RTC and Pahani Extract for the period 1975-76 to 1979-80 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village.
45.	Date not clear	RTC and Pahani Extract for the period 1985-86 to 1987-88 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village.
46.	Date not clear	RTC and Pahani Extract for the period 1988-89 to 1992-93 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village.
47.	Date not clear	RTC and Pahani Extract for the period 1993-94 to 1997-98 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village.
48.	Date not clear	RTC and Pahani Extract for the period 1997-98 to 2001-02 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village.
49.	Date not clear	RTC and Pahani Extract for the period 2002-2003 issued the Village Accountant, with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village.
50.	Date not clear	RTC and Pahani Extract for the period 2003-2004 issued the Village Accountant, with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village.

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51.	Date not clear	RTC and Pahani Extract for the period 2004-05 issued the Village Accountant, with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village.
52.	Date not clear	RTC and Pahani Extract for the period 2005-06 issued the Village Accountant, with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village.
53.	Date not clear	RTC and Pahani Extract for the period 2006-07 issued the Village Accountant, with regard to the property bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village.
54.	Date not clear	RTC and Pahani Extract for the period 2007-08 issued the Village Accountant, with regard to the non agricultural residentially converted land bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village.
55.	Date not clear	RTC and Pahani Extract for the period 2008-09 issued the Village Accountant, with regard to the non agricultural residentially converted land bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village.
56.	Date not clear	RTC and Pahani Extract for the period 2009-10 to 2016-17 issued the Village Accountant, with regard to the non agricultural residentially converted land bearing Survey No.33/8 admeasuring 12 guntas, Tarabanhalli Village.
57.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to property bearing Khata No.421/383/209, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk.
58.	05/11/2007	Endorsement bearing No.LRF:CR:631:07-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/8 and certain other properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk.
59.	01/12/2007	Endorsement bearing No.CR/94/07-08 issued by the Divisional Officer, Bangalore North Taluk with respect to the property bearing Survey

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		No.33/8 admeasuring 12 guntas and certain other properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk.
60.	01/01/2008	Endorsement bearing No.R.K/CR/175/2007-08 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/8 and certain other properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk.
61.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk.
62.	11/04/2011	Endorsement bearing No. R.K/CR/156/2011-12 issued on behalf of the Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with respect to the survey numbers situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk.
63.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the National Highways Authority of India with respect to the properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk.
64.	26/03/2015	Endorsement bearing NO.BAAAPA/TP1/R.T.I/175/2014-15/4651 issued by the Public Information Officer, BIAAPA with respect to various properties including the property bearing Survey No.33/8 admeasuring 12 guntas situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk.
65.	18/08/2015	Endorsement bearing No.KHB/LAV/786/2015-16 issued by the Public Information Officer and Tahsildar, Land Acquisition Office, Karnataka Housing Board, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk..
66.	01/09/2015	Endorsement bearing No.BANGALORE/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of Special Land Acquisition-2, Karnataka Industrial Areas Development Board, Bangalore.

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67.	06/11/2015	Endorsement bearing No. KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited, Bangalore.
68.	10/03/2016	Endorsement bearing No.RKCR:712:2015-16 issued by the Tahsildar in respect of the property bearing Survey No.33/8 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
69.	12/05/2017	Endorsement bearing No.PTCL (BNA).CR.81/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/8 admeasuring 37 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
70.	05/06/2017	Endorsement issued by the Revenue Department, Bangalore in respect of the property bearing Survey No.33/8 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
71.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/8, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk.
72.	Date not clear	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/8, situated at Tarabanhalli Village, Jala Hobli, Devanahalli Taluk.
73.	Date not clear	Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33, situated at Tarabanhalli Village, Jala Hobli, Devanahalli Taluk.

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74.	Date not clear	Village Map of Tarabanhalli Village, Chikka Jala Hobli, Bangalore North Taluk.
75.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
76.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited.

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DUE DILIGENE REPORT

We have in this Report dealt with non-agricultural residentially converted land bearing Survey No.33/9 admeasuring 15 guntas out of 18 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore

Flow of Title:

1. We have perused the Index of Lands Register Extract issued by the Village Accountant, Tarabanahalli with respect to the property bearing Survey No.33/9 admeasuring 18 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the following:

   (ii) Annayappa son of Meke Muniyappa as the owner of an extent of 18 guntas in the property bearing Survey No.33/9 in terms of the Record of Rights Register Extract bearing R.R No.105;
   (iii) Munishamappa son of Kempanna as the erstwhile owner of an extent of 6 guntas in the property bearing Survey No.33/9 in terms of the Record of Rights Register Extract bearing R.R Nos.749 and 750;
   (iv) Sampangappa son of Munishamappa as the erstwhile owner in terms of the Record of Rights Register Extract bearing R.R No.752;
   (v) Makkarappa son of Dodda Muniyappa as the owner in terms of the Record of Rights Register Extract bearing R.R No.792.

2. We have perused the Record of Rights Register Extract bearing R.R No.105 issued by the Tahsildar, Bangalore North Taluk, Bangalore with respect to the property bearing Survey No.33/9 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Annayappa son of Meke Muniyappa as the owner of the aforementioned property. It is pertinent to note that the extent of the property has not been denoted.

3. We note from the recitals of the sale deeds discussed below that Survey No.33/9 was the ancestral property of Meke Muniyappa's family and the khata with regard to the aforesaid property was standing in the name of Annayappa, son of Meke Muniyappa. Meke Muniyappa had six children who were in possession of the property bearing Survey No.33/9 measuring 18 guntas. From the documents provided, we note the following persons as Meke Muniyappa's children: (i) Meke Chikka Maranna (ii) Meke Ramaiah (iii) Annayappa (iv) Meke Nanjappa (v) J M Channappa and (vi) (*name not clear*) .

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Re: 03 guntas of Meke Chikka Maranna

4. We have perused the Sale Deed dated 10/04/1960 executed by Meke Chikka Maranna, son of Meke Muniyappa in favour of Munishamappa, son of Kempanna with respect to the property bearing Survey No.33/9 admeasuring 3 guntas out of 18 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.95/60-61, Book-I, Volume 777 at pages 195 to 197 at the office of the Sub Registrar, Devanahalli. The document denotes that Survey No.33/9 is the ancestral property of Meke Chikka Maranna and the khata with regard to the aforesaid property is in the name of his brother, Annayappa. The document further denotes that Meke Chikka Maranna and Annayappa along with their four other brothers are in possession of the property bearing Survey No.33/9 measuring 18 guntas. The document denotes that Meke Chikka Maranna is conveying his **1/6th share i.e., 3 guntas in the property bearing Survey No.33/9** for the welfare and benefit of his minor son, Nagaraju.

5. We have perused the Mutation Register Extract bearing MR No.1/80-81 issued by the office of the Tahsildar, Devanahalli Taluk with respect to the property bearing Survey No.33/9 admeasuring 3 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the transfer of khata in the name of Munishamappa son of Kempanna pursuant to the Sale Deed registered on 12/04/1960, as Document No.95/60-61.

Re: 03 guntas of Meke Ramaiah

6. We have perused the Sale Deed dated 14/10/1970 executed by Anjanappa and Shankarappa, both being the sons of late Meke Ramaiah in favour of Munishamappa son of Kempanna with respect to the property bearing **Survey No.33/9 admeasuring 3 guntas**, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.2048/70-71, Book-I, Volume 1065, Pages 102 to 103 at the office of the Sub Registrar, Devanahalli.

Note: *It is pertinent to note that, we have not been provided with any document denoting the manner in which Anjanappa and Shankarappa, the sons of late Meke Ramaiah acquired right, title and interest in the property bearing Survey No.33/9 admeasuring 3 guntas.*

7. We have perused the Mutation Register Extract bearing MR No.2/1980-81 issued by the office of the Tahsildar, Devanahalli Taluk with respect to the property bearing Survey No.33/9 admeasuring 3 guntas, situated at Tarabanahalli Village, Jala Hobli,

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Devanahalli Taluk. The document denotes that the khata with respect to the aforementioned property is transferred in the name of Munishamappa son of Kempanna pursuant to the Sale Deed dated 14/10/1970, registered as Document No.2048/70-71.

8. We have perused the Record of Rights Register Extract bearing R.R No.750 issued by the Tahsildar, Bangalore North Taluk, Bangalore with respect to the property bearing Survey No.33/9. The document denotes the name of Munishamappa son of Kempanna as the owner of the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk pursuant to the Sale Deed dated 14/10/1970, registered as Document No.2048/70-71 executed by Anjanappa and Shankarappa, both being the sons of late Meke Ramaiah. The document further denotes Mutation Register Extract bearing M.R. No.2/80-81.

Re: 06 guntas acquired by Munishamappa, son of Kempanna

9. We have perused the Record of Rights Register Extract bearing R.R No.751 issued by the Tahsildar, Bangalore North Taluk, Bangalore with respect to the property bearing Survey No.33/9 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Sampangi son of Munishami as the owner of the aforementioned property along with certain other property, having acquired the same pursuant to the demise of Munishami son of Kempanna as reflected in the Inheritance Register Extract bearing IHC No.750/80-81. We have not been furnished with a copy of IHC No.750/1980-81.

10. We have perused the Sale Deed dated 30/03/1981 executed by Sampangi son of Kunti Muniswamy and his children viz., Arunkumar and Anand (both minors, represented by their father and natural guardian, Sampangi) in favour of Makkarappa son of Doddamuniyappa with respect to various properties including the property bearing **Survey No.33/9 admeasuring 6 guntas,** situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.2255/80-81, Book I, Volume 1264, pages 42 to 45, in the office of the Sub Registrar, Devanahalli. The document further denotes that Kunti Muniswamy acquired 3 guntas in terms of a sale on 12/04/1960 registered as Document No.95 and another extent of 3 guntas in terms of a sale on 14/10/1970 registered as Document No.2048. Pursuant to his death Sampangi inherited the aforementioned property. It appears that Munishamappa and Kunti Muniswamy being the father of Sampangi are the same person.

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11. We have perused the Mutation Register Extract bearing MR No.12/82-83 issued with respect to the property bearing Survey No.33/9 admeasuring 6 guntas. The document denotes the transfer of khata in the name of Makkarappa son of Doddamuniyappa pursuant to the Sale Deed dated 30/03/1981, registered as Document No.2255/80-81, executed by Sampangi son of Kunti Muniswamy.

12. We have perused the Genealogical Tree of late Makkarappa issued by the Village Accountant, Bangalore North Taluk, Bangalore, denoting that late Makkarappa was married to late Muniyamma. Makkarappa and Muniyamma had four (4) sons, Puttappa, Chikka Puttappa, Ramakrishnappa and Shivanna.

    (i) Ramakrishnappa is married to Rajamma and they have four (4) children namely, Prabhavathi, Hemavathi, Nalina and Nagendra.
    (ii) Shivanna is married to Lakshmamma.

13. We have perused the Panchayat Parikath dated 25/03/1984 executed between Makkarappa son of Dodda Muniyappa and his children namely, M. Puttappa, Chikka Puttappa, Ramakrishnappa and M. Shivanna with respect to the property bearing Survey No.33/9 admeasuring 6 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Ramakrishnappa was allotted the aforesaid property and certain other properties.

14. We have perused the General Power of Attorney dated 14/02/1996 executed by **M. Makkarappa** in favour of B.G. Uday with respect to the property bearing Survey No.33/9 admeasuring **6 guntas**, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The General Power of Attorney has been registered as Document No.1176/85-86, Book IV, Volume SF53, Pages 33 to 37, in the office of the Sub-Registrar, Yelahanka, Bangalore. The document denotes that B.G. Uday is authorized and empowered to deal with and dispose of the aforesaid property. The document further denotes that M. Makkarappa had entered into an Agreement to Sell dated 14/02/1996. It is pertinent to note that in terms of the Panchayat Parikath dated 25/03/1984 the aforementioned property was allotted in favour of Ramakrishnappa.

    Note: *It is pertinent to note that although Survey No.33/9 was allotted to the share of Ramakrishnappa, son of late Makkarappa, the General Power of Attorney dated 14/02/1996 and the subsequent sale deed has been executed by Makkarappa. However, we note that subsequently Ramakrishnappa has executed a confirmation deed confirming the sale deed executed by Makkarappa.*

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15. We have perused the Sale Deed dated 26/03/1997, executed by Makkarappa son of Dodda Muniyappa, represented by his constituted attorney, B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd., represented by its authorized signatory, Rakesh Bathra, ("**Sanka**") registered as Document No.6231/96-97, Book I, Volume 1014, Pages 18 to 22, in the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing **Survey No.33/9 admeasuring 6 guntas,** situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.

Re: 03 guntas of Meke Annayappa

16. We have perused the Sale Deed dated 17/04/1971 executed by Meke Annayappa son of Meke Muniyappa in favour of C.N. Munishamaiah son of Meke Nanjappa with regard to the property bearing Survey No.33/9 admeasuring 3 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.169/71-72, Book-I, Volume 1076, Pages 87 to 88 at the office of the Sub Registrar, Devanahalli.

17. We have perused the Mutation Register Extract bearing MR No.8/89-90 issued by the Revenue Inspector, Jala Hobli, Bangalore North Taluk, Bangalore with respect to the property bearing Survey No.33/9 admeasuring 3 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of C.N. Munishamaiah as the khatedar of the property pursuant to the Sale Deed dated 17/04/1971, registered as Document No.169/71-72 executed by Meke Annayappa.

18. We have perused the Sale Deed dated 27/10/1990 executed by C.N. Munishamaiah son of Nanjappa in favour of Muthappa son of Munishamappa with respect to the property bearing **Survey No.33/9 admeasuring 3 guntas**, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.1405/90-91, Book-I, Volume 81, Pages 143 to 146 at the office of the Sub Registrar, Yelahanka. The document further denotes that the said property was acquired by C.N. Munisamaiah under a Sale Deed dated 17/04/1971, registered as Document No.169/71-72 executed by Annayappa.

19. We have perused the Mutation Register Extract bearing MR No.9/90-91 issued by the Village Accountant, Tarabanhalli, Bangalore North Taluk, Bangalore with respect to the property bearing Survey No.33/9 admeasuring 3 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Muthappa son of Munishamappa as the khatedar of the aforementioned property in terms of the Sale Deed dated 27/10/1990, registered as Document No.1405/90-91 executed by C.N. Munishamaiah.

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20. We have perused the General Power of Attorney dated 12/04/1996 executed by **M. Mutharayappa son of Munishamaiah** in favour of B.G. Uday, registered as Document No.30/96-97, Book IV, Volume SF57, Pages 148 to 150, in the office of the Sub-Registrar, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, admeasuring **3 guntas.** The document denotes that B.G. Uday is authorized and empowered to deal with and dispose of the aforesaid property.

    Note: *It appears that the survey number has been wrongly denoted as 39/3 instead of 33/9 in the recitals and schedule of the General Power of Attorney dated 12/04/1996*.

21. We have perused the Official Memorandum bearing No. ALN/SR(NA)16/96-97 dated 21/06/1996 issued by the Special Deputy Commissioner, Bangalore District, Bangalore to Muthappa son of Munishamaiah denoting the conversion of the land bearing Survey No.33/9 admeasuring 3 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore from agricultural to non agricultural residential purpose. The document further denotes that requisite fee has been paid towards the conversion of the aforesaid property.

22. We have perused the Sale Deed dated 21/03/1997, executed by Muttappa *alias* Mutthurayappa son of Munishamaiah, represented by his constituted attorney, B.G. Uday in favour of Sanka, registered as Document No.6300/96-97, Book I, Volume 1015, Pages 59 to 65, in the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/9 admeasuring 3 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.

    Note: *As mentioned above, the survey number has been wrongly denoted as 39/3 instead of 33/9 in the recitals and schedule of the General Power of Attorney dated 12/04/1996. Basis the same general power of attorney, the sale deed dated 21/03/1997, has been executed.*

Re: 09 guntas of C.N. Munishamaiah and J.M. Channappa

23. We have perused the Mutation Register Extract bearing MR No.6/89-90 issued by the Village Accountant, Tarabanahalli, Bangalore North Taluk, Bangalore with respect to the property bearing Survey No.33/9 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the transfer of khata in the name of C.N. Munishamaiah and J.M. Channappa. The document further denotes

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that Meke Annayappa was the registered khatedar in respect of the property bearing Survey No.33/9 admeasuring 9 guntas and he had passed away 5 years ago. The document denotes that Meke Annayappa has sold his share in the aforesaid property. The document further denotes that the khata with regard to the remaining extent of 9 guntas in the property bearing Survey No.33/9 is required to be transferred in the names of the brothers of Meke Annayappa i.e., C.N. Munishamaiah, Munianjanappa and J.M. Channappa. The document further denotes that Munianjanappa has released his share in Survey No.33/9 in favour of his brother, C.N. Munishamaiah. It appears that the khatedar (which could mean Annayappa) had an only son (the name is unclear) who has consented to the said release.

Note: *We have not been provided with the genealogical tree of Meke Muniyappa (father of Meke Annayappa) to confirm his family members entitled to the property (i.e., brothers/siblings of Meke Annayappa). It is pertinent to note that we note from the previous and subsequent deeds that C.N. Munishamaiah and Munianjanappa, are sons of Nanjappa. Nanjappa and nephews of Meke Annayyappa. Therefore, C.N. Munishamaiah and Munianjanappa were together entitled only to an extent of 03 guntas of their father, i.e., Nanjappa. From review of all the documents, we note that Meke Muniyappa had six sons who were entitled to the property. We have discussed title for portions of three sons of Meke Muniyappa above, i.e., Meke Chikka Maranna, Meke Ramaiah and Meke Annayapa. We understand from this mutation register extract that the other two sons of Meke Muniyappa are Nanjappa and Channappa. However, we are not aware as to who is the sixth son of Meke Muniyappa.*

24. We have perused the Mutation Register Extract bearing MR No.13/93-94 issued by the Revenue Inspector, Jala Hobli, Bangalore North Taluk with respect to the property bearing Survey No.33/9 admeasuring 6 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the transfer of khata in the name of C.N. Munianjanappa for an extent of 3 guntas and the transfer of khata for another extent of 3 guntas in Survey No.33/9 in the name of Munishamaiah pursuant to execution of the Panchayat Parikath dated 10/06/1981 effected between C.N. Munishamaiah and his brother C.N. Munianjanappa.

25. We have perused the Official Memorandum bearing No. ALN/SR(NA)15/96-97 dated 24/06/1996 issued by the Special Deputy Commissioner, Bangalore District, Bangalore in favour of Makkarappa son of Dodda Muniyappa denoting the conversion of the lands bearing Survey Nos.33/9 and 33/3 totally admeasuring 19 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore from agricultural to non-agricultural residential purpose. The document further denotes that requisite fee has been paid towards the conversion of the aforesaid property.

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26. We have perused the General Power of Attorney dated 15/04/1996 executed by **C.N. Munishamaiah and Munianjanappa son of Meke Nanjappa** in favour of B.G. Uday, registered as Document No.47/96-97, Book IV, Volume SF58, Pages 22 to 26, in the office of the Sub-Registrar, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9 admeasuring **9 guntas**, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that B.G. Uday is authorized and empowered to deal with and dispose of the aforesaid property.

    Note: *It is pertinent to note that although C.N. Munishamaiah and Munianjanappa sons of Meke Nanjappa, were together entitled only to an extent of 03 guntas, they have executed general power of attorney for an extent of 09 guntas, i.e., additional 06 guntas.*

27. We have perused the General Power of Attorney dated 18/04/1996 executed by **J.M. Channappa son of Muniyappa** in favour of B.G. Uday, registered as Document No.71/96-97, Book IV, Volume SF58, Pages 105 to 107, in the office of the Sub-Registrar, Yelahanka, Bangalore with regard to the property bearing **Survey No.33/9 admeasuring 3 guntas**, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that B.G. Uday is authorized and empowered to deal with and dispose of the aforesaid property.

28. We have perused the Official Memorandum bearing No. ALN/SR(NA)554/95-96 dated 16/02/1996 issued by the Special Deputy Commissioner, Bangalore District, Bangalore to C.N. Munishamaiah and J.M. Channappa denoting the conversion of the land bearing Survey No.33/9 admeasuring 6 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore from agricultural to non agricultural residential purpose. The document further denotes that requisite fee has been paid towards the conversion of the aforesaid property.

29. We have perused the Sale Deed dated 21/03/1997 executed by C.N. Munishamappa son of Meke Nanjappa and J.M. Chennappa son of Muniyappa, represented by their constituted attorney, B.G. Uday in favour of Sanka registered as Document No.6291/96-97, Book I, Volume 1012, Pages 100 to 105, in the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing **Survey No.33/9 admeasuring 6 guntas,** situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.

    Note: We note that C.N. Munishamappa, son of Meke Nanjappa was entitled to his father's share of 03 guntas. However, it is pertinent to note that all the children of

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Meke Nanjappa will have right, title and interest over his share of 03 guntas. Since we have not been provided with the genealogical tree of Nanjappa, we cannot confirm if C.N. Munishamappa and Munianjanappa are the only sons of Meke Nanjappa. Further, even though Munianjanappa has executed the general power of attorney in favour of B.G. Uday, he has not joined in the execution of the sale deed in favour of Sanka.

30. We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of M/s. Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity with respect to the property bearing Survey No.33/9 admeasuring 15 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. The document denotes that the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney B.G. Uday in favour of Sanka. B.G. Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, B.G.Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to the said Sale Deed.

31. We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.

32. We have perused the Memorandum of Association and the Articles of Association of Sahara India dated 03/12/1991.

33. We have perused the Certificate of Incorporation Consequent on Change of Name dated 06/07/1998 issued by the Registrar of Companies under Section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

34. We have perused the Partnership Deed dated 15/04/2004 executed between N. Devarajaiah the son of late Narasimhaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s. Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street,

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Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, sale and development of immovable properties in and around Bangalore.

35. We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative P. Dayananda Pai and Sahara represented by its authorized signatory Diwakar Asthana, M/s Gauri Ganesha Real Estate ("**Gauri Ganesha**") represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M. Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.33/9 admeasuring 15 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte Village, Channahalli Village and Tarabanahalli Village, admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres.

36. We have perused the Deed of Trust dated 19/05/1993 of Manipal Academy for Higher Education (the "**Trust**") executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of Manipal Academy for Higher Education for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power, sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

37. We have perused the Deed of Amendment of Trust dated 24/09/2004 to the Trust Deed of the Trust. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19mmm has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

38. We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with

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respect to the property bearing Survey No.33/9 and certain other properties situated at Meenukunte, Chennahalli and Tarabanhalli villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Chennahalli and Tarabanhalli villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

39. We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan with respect to the property bearing Survey No.33/9 admeasuring 15 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell dated 05/10/2004 was entered into between Annapurneshwari and the Trust wherein a substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University.

40. We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the transfer of khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06.

41. We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

42. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

43. We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manmohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal with respect to the property bearing Survey No.33/9

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admeasuring 15 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust had authorized the alienation of the aforementioned property and had authorized B. Manamohan to execute the Sale Deeds in terms of the resolution dated 02/02/2008. It is also pertinent to note that the Trust Deed stipulates that a resolution passed by 2/3rd majority of the Trustees is required for the sale of Trust property.

44. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 pertaining to certain properties situated at Channahalli, Tarabanhalli and Meenukunte Villages, Jala 2 Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute documents with respect to the sale of 72 acres and 1.20 guntas of land situated at Channahalli, Tarabanhalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Schedule Property is also denoted in this resolution.

45. We have perused the Deed of Confirmation dated 06/03/2008 executed by Ramakrishnappa son of late Makkarappa and his children namely, Prabhavathi, Hemavathi, Nalina and Nagendra in favour of the Trust, registered as Document No.JAL-I-03185/2007-08, Book-I, stored in C.D. No.JALD19 at the office of the Sub Registrar, Jala, Bangalore with regard to the property bearing Survey No.33/9 admeasuring 6 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. In terms of this document Ramakrishnappa confirms the execution of the Sale Deeds registered as Document Nos.6231/1996-97, 12618/2003-04 and 22127/2004-05.

46. We have perused the Genealogical Tree of Eerappa dated 14/05/2007 issued by the Village Accountant, Bangalore North Taluk. The document denotes as under:

(i) Eerappa (deceased) was married to Maheshwaramma (deceased) and they had a son, Munishamappa. Munishamappa (deceased) was married to Muniyamma (deceased) and Lagumamma (deceased);

(ii) Munishamappa (deceased) and his first wife Muniyamma (deceased) had three (3) children namely, Mutharayappa, Veerabhadraiah, Jagadeesh and Suryanarayana.

(a) Mutharayappa (deceased) was married to Narasamma and they had two (2) children namely, Somashekar and Nanjundappa. Somashekar is married to Hamsaveni and Nanjundappa is married to Jayamma.

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(b) Veerabhadraiah is married to Narasamma and they have two (2) children namely, Chandrashekar and Dharmaraju. Chandrashekar is married to Ramadevi and Dharmaraju is married to Bhavya.

(c) Jagadeesh (deceased) was married to Shanthamma and they have a son, Deepak.

(iii) Munishamappa (deceased) and his second wife Lagumamma (deceased) had a son Suryanarayana. Suryanarayana was married to Narayanamma (deceased) and they have two children namely, Gangaraju and Srinivas.

47. We have perused the Deed of Confirmation dated 01/05/2008 executed by Narasamma wife of late Mutharayappa, Somashekhar son of late Mutharayappa, for self and as a kartha of his H.U.F. Dileep and Sandeep, Hamsaveni wife of Somashekhar, Nanjundappa son of late Mutharayappa for self and as a kartha of his H.U.F. Divya and Sowmya, Jayamma wife of Nanjundappa, Veerabhadraiah son of late Munishamappa, Chandrashekhar son of Veerabhadraiah, for self and his HUF R.C. Vivek and R.C. Vinod, Dharmaraj son of Veerabhadraiah for self and his HUF R.D. Bhavana and R.D. Shalini, Bhavya wife of Dharmraj, Shanthamma wife of late Jagadish, Suryanarayana son of late Munishamappa, his children Gangaraj and Srinivasa, both minors, represented by their father and natural guardian Suryanarayana in favour of the Trust, registered as Document No.JAL-I-00498/2008-09, Book-I, stored in C.D. No.JALD23 at the office of the Sub Registrar, Jala, Bangalore with regard to the property bearing Survey No.33/9 admeasuring 3 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. In terms of this document the aforementioned parties have confirmed the execution of the Sale Deeds registered as Document Nos. 6300/1996-97, 12618/2003-04 and 22127/2004-05.

48. We have perused the Deed of Confirmation dated 21/06/2008 executed by Deepak son of late Jagadish in favour of the Trust, registered as Document No.JAL-I-00985/2008-09, Book-I, stored in C.D. No.JALD25 at the office of the Sub Registrar, Jala, Bangalore with regard to the property bearing Survey No.33/9 admeasuring 3 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. In terms of this document Deepak has confirmed the execution of the Sale Deeds registered as Document Nos. 6300/1996-97, 12618/2003-04 and 22127/2004-05.

49. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages

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including Survey No.33/9 measuring 15 guntas in favour of M/s. Canara Housing Development Company.

50. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

51. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

52. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No.33/9 measuring 15 guntas. The document denotes that Sankhya conveyed Survey No.33/9 measuring 15 guntas in favour of M/s. Century Dwellings Private Limited.

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53. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

54. We have perused the Order bearing No.RRT (J) CR 739/08-09 dated 05/01/2009 issued by the Special Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore denoting that as the land bearing Survey No.33/9 admeasuring 6 guntas along with certain other properties, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk has been converted from agricultural to non-agricultural purpose the names of the khatedar with regard to the aforesaid lands are to be deleted and be replaced as Non-Agricultural Kharab ("**NAK**").

55. We have perused the Mutation Register Extract dated 24/01/2009 bearing MR No.31/08-09 issued by the Village Accountant in terms of the Order bearing No.RRT (J) CR 739/08-09 dated 05/01/2009 with regard to the property bearing Survey No.33/9 admeasuring 6 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the deletion of the name of Makkarappa son of Dodda Muniyappa, the registered khatedar in terms of the Mutation Register Extract bearing M.R. No.12/82-83 and recording as NAK pursuant to the conversion of the said property vide Official Memorandum dated 24/06/1996 and bearing No. ALN/SR(NA)15/96-97.

56. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Kumar Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Village Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor and the Government of Karnataka with respect to various properties including the property bearing Survey No.33/9 admeasuring 15 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar. The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**

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Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 square meters.

57. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

58. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.33/9 admeasuring 15 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. It appears from the document that the Master Plan 2021 denotes the aforementioned properties to be in the "Residential and Park Zone". The Deputy Commissioner, Revenue Department has approved the conversion for residential purposes. The Government has issued a Notification dated 29/01/2009 bearing No.UDD/157/BMR/2005 and an earlier Revised Order dated 29/01/2004 stating that all the properties converted before 17/09/2004 will have to be considered as residential and thereby a Residential Layout Plan has been issued on an application made by Sankhya. The document further denotes that the Applicants have paid the requisite taxes and have submitted the No Objection Certificate issued by the State Level Environment Impact Assessment Authority, Karnataka. The document denotes that 40% of the sites have been released as per the list annexed to the Order. The document denotes that permission has been accorded for collection of consideration in respect of these sites for development of the layout and only the sites that have been released may be registered.

59. The following conditions have been prescribed by BIAAPA:

1. The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
2. On the development of roads, drainage system, drinking water connection, electricity connection, etc. the authorities will inspect the layout and accord its final approval.
3. Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must

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be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.

4. If within the prescribed time limit, the basic amenities are not developed, then the government shall take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
5. The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.
6. No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.
7. Compulsory provision must be made in the buildings of the layout plan for rain water harvesting and conservation of ground water.
8. In accordance with the application of the developer 40% sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.
9. Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.
10. Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% sites that have been released in the sanctioned plan.
11. Contravention of any condition of this order shall result in the approval accorded to the sanction plan getting cancelled with immediate effect. BIAAPA reserves the right to cancel the approval accorded for release of the sites described in the Order without giving any prior intimation and also has the right to take legal action.

60. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.33/9 admeasuring 15 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 on Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular

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No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

61. We have perused the Sanctioned Plan dated 31/01/2013 bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)]. The document denotes that the Plan has been approved for duration of two years from 24/05/2013 to 23/05/2015.

62. We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.33/9 and certain other properties in Tarabanahalli and Channahalli villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. *It is pertinent to note that the denotion of 60% of the sites being released is an error*. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

1. The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
2. The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

63. We observe that the aforesaid Sanction Renewal Letter d denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

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64. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

65. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

66. We have perused the Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 and 1975-76 to 1979-80 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas denoting the name of Annayappa as the owner and occupant of the aforesaid property.

67. We have perused the RTC and Pahani Extract for the period 1980-81 to 1984-85 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas denoting as under:

(i) Annayappa as the owner and occupant in terms of the Index of Lands Register Extract;
(ii) Meke Munishamappa as the erstwhile owner in terms of the Record of Rights Register Extract bearing R.R No.749 for an extent of 6 guntas;
(iii) Sampangi son of Munishami as the erstwhile owner in terms of the Record of Rights Register Extract bearing R.R No.752 for an extent of 6 guntas;
(iv) Makkarappa son of Dodda Muniyappa as the owner in terms of the Record of Rights Register Extract bearing R.R No.792 and Sale Deed for an extent of 6 guntas.

68. We have perused the RTC and Pahani Extract for the period 1985-86 to 1987-88 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas denoting as under:

(i) Annayappa as the owner and occupant in terms of the Index of Lands Register Extract;
(ii) Sampangi son of Munishami as the erstwhile owner;

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(iii) Makkarappa son of Dodda Muniyappa as the owner in terms of Mutation Register Extract bearing MR No.12/82-83 for an extent of 6 guntas.

69. We have perused the RTC and Pahani Extract for the period 1988-89 to 1992-93 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas denoting as under:

(i) Annayappa as the owner and occupant in terms of the Index of Lands Register Extract;
(ii) Sampangappa son of Munishamappa as the earlier owner for an extent of 6 guntas;
(iii) Makkarappa son of Dodda Muniyappa as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.12/82-83 for an extent of 6 guntas;
(iv) C.N. Munishamaiah as the erstwhile owner in terms of Mutation Register Extract bearing MR No.8/89-90 for an extent of 3 guntas;
(v) C.N. Munishamaiah and J.M. Channappa as the owners in terms of Inheritance Register Extract bearing IHR No.6/89-90 for an extent of 9 guntas; and
(vi) M. Muthappa son of Munishamappa as the owner in terms of Mutation Register Extract bearing MR No.9/90-91 for an extent of 3 guntas.

70. We have perused the RTC and Pahani Extract for the period 1993-94 to 1997-98 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas denoting as under:

(i) Annayappa as the owner and occupant in terms of the Index of Lands Register Extract;
(ii) Sampangappa son of Munishamappa as the earlier owner of an extent of 6 guntas;
(iii) Makkarappa son of Dodda Muniyappa as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.12/82-83 for an extent of 6 guntas;
(iv) C.N. Munishamaiah as the erstwhile owner in terms of Mutation Register Extract bearing MR No.8/89-90 for an extent of 3 guntas;
(v) C.N. Munishamaiah and J.M. Channappa as the owners in terms of Inheritance Register Extract bearing IHR No.6/89-90 for an extent of 9 guntas;
(vi) M. Muthappa son of Munishamappa as the owner in terms of Mutation Register Extract bearing MR No.9/90-91 for an extent of 3 guntas; and
(vii) C.N. Munianjanappa son of Meke Nanjappa as the owner in terms of Mutation Register Extract bearing MR No.13/93-94 for an extent of 3 guntas.

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71. We have perused the RTC and Pahani Extract for the period 1997-98 to 1999-2000 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas denoting as under:
    (i) Makkarappa son of Dodda Muniyappa as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.12/82-83 for an extent of 6 guntas;
    (ii) C.N. Munishamaiah and J.M. Channappa as the owners in terms of inheritance Register Extract bearing IHR No.6/89-90 for an extent of 6 guntas;
    (iii) M. Muthappa son of Munishamappa as the owner of an extent of 3 guntas; and
    (iv) C.N. Munianjanappa son of Meke Nanjappa as the owner of an extent of 3 guntas.

72. The document further denotes the conversion of the property bearing Survey No.33/9, Tarabanahalli Village from agricultural to non agricultural residential purpose *vide* Official Memorandum bearing No.ALN/SR(NA)16/96-97 dated 21/06/1996 for an extent of 3 guntas and *vide* Official Memorandum bearing No. ALN/SR(NA)15/96-97 dated 24/06/1996 for an extent of 3 guntas.

73. We have perused the RTC and Pahani Extract for the periods 2000-2001, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06 and 2006-07 issued by the Village Accountant, with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas denoting as under:
    (i) C.N. Munishamaiah and J.M. Channappa as the owners of an extent of 6 guntas;
    (ii) M. Muthappa son of Munishamappa as the owner of an extent of 3 guntas in terms of Mutation Register Extract bearing M.R. No.9/90-91;
    (iii) C.N. Munianjanappa son of Meke Nanjappa as the owner of an extent of 3 guntas in terms of Mutation Register Extract bearing M.R. No.13/93-94; and
    (iv) Makkarappa son of Dodda Muniyappa as the owner in terms of the Sale Deed and Mutation Register Extract bearing MR No.12/82-83 for an extent of 6 guntas.

74. We have perused the RTC and Pahani Extract for the period 2007-08, 2008-09 and 2009-2010 issued by the Village Accountant, with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas denoting as under:
    (i) C.N. Munishamaiah and J.M. Channappa as the owners of an extent of 6 guntas;
    (ii) M. Muthappa son of Munishamappa as the owner of an extent of 3 guntas in terms of Mutation Register Extract bearing M.R. No.9/90-91;
    (iii) C.N. Munianjanappa son of Meke Nanjappa as the owner of an extent of 3 guntas in terms of Mutation Register Extract bearing M.R. No.13/93-94;

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(iv) The document further denotes non-agricultural kharab in terms of the Official Memorandum bearing No.B.dis ALN SR(NA)15/96-97 dated 24/06/1996 and Mutation Register Extract bearing MR No.31/2008-09 dated 24/01/2009.

75. We have perused the RTC and Pahani Extract for the period 2010-11 to 2016-17 issued by the Village Accountant, with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas denoting as under:

(i) C.N. Munishamaiah and J.M. Channappa as the owners of an extent of 6 guntas;
(ii) M. Muthappa son of Munishamappa as the owner of an extent of 3 guntas in terms of Mutation Register Extract bearing M.R. No.9/90-91;
(iii) C.N. Munianjanappa son of Meke Nanjappa as the owner of an extent of 3 guntas in terms of Mutation Register Extract bearing M.R. No.13/93-94;
(iv) The document further denotes non-agricultural kharab in terms of the Official Memorandum bearing No.B.dis ALN SR(NA)15/96-97 dated 24/06/1996 and Mutation Register Extract bearing MR No.31/2008-09 dated 24/01/2009.

76. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

Note: *We have not been provided with the latest tax paid receipt in relation to the property. We have not been provided with the special notice assigning khata number and the khata certificate and extract in relation to the said property.*

77. We have perused the Endorsement dated 05/11/2007 bearing No.LRF:CR:631:07-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/9 and certain other properties situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that an application under Section 48A (Form 7) of the Karnataka Land Reforms Act, 1961 ("**KLRA**") was filed by Chikkamuniyappa with regard to the property bearing Survey No.33 admeasuring 2 acres and 36 guntas. The document further denotes that there are no tenancy applications/proceedings initiated under Form 7A and Section 80 (Form 11) of the KLRA.

78. We have perused the Endorsement dated 01/12/2007 bearing No.CR/94/07-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/9 admeasuring 18 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that

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there are no proceedings/tenancy claims initiated or pending under Sections 79-A and 79-B of the KLRA with respect to the aforementioned property.

79. We have perused the Endorsement dated 01/01/2008 bearing No.R.K/CR/175/2007-08 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/9 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that RTC extracts issued for the period 1974-75 and 1984-85 with respect to the property bearing Survey No.33 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk are not available.

80. We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition Officer, Bangalore Development Authority ("**BDA**"), Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of acquisition process of the BDA.

81. We have perused the Endorsement dated 11/04/2011 bearing No. R.K/CR/156/2011-12 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with respect to the survey numbers situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting that the Index of Lands Register extract cannot be issued as the same is not available.

82. We have perused an Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the National Highways Authority of India with respect to the properties situated at Tarbanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the aforementioned lands in Tarabanahalli Village do not fall within the purview of any acquisitions by the National Highways Authority of India.

83. We have perused an Endorsement dated 18/08/2015 bearing No.286/2015-16 issued by the Karnataka Housing Board with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisition proceedings initiated or pending with respect to the properties.

84. We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

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85. We have perused the Endorsement dated 10/03/2016 bearing No.RKCR:712:2015-16 issued by the Tahsildar denoting that the Record of Rights extracts bearing RR Nos.749, 752 and 792 issued in respect of the property bearing Survey No.33/9 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk are unavailable.

86. We have been provided with the Endorsement dated 12/05/2017 bearing No.PTCL (BNA).CR.80/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/9 admeasuring 18 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings initiated or pending under the Karnataka (Scheduled Castes and Scheduled Tribes) Prohibition of Transfer of Certain Lands Act, 1978 with respect to the aforementioned properties.

87. We have been provided with an Endorsement dated 05/06/2017 issued by the Revenue Department, Bangalore denoting that there are no tenancy proceedings initiated/pending in respect of the property bearing Survey No.33/9 admeasuring 18 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

88. We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk denoting the total and actual extent of Survey No.33/9 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk as 18 guntas with no kharab land.

89. We have perused the Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey No.33 admeasuring 3 acres and 21 guntas has been *phodied* into 9 portions. The document further denotes the name of Anneyappa son of Meke Muniyappa as the *hissadar* with regard to the property bearing Survey No.33/9.

90. We have perused the Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

91. We have perused the Hissa Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/9, admeasuring 18 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Anneyappa son of Meke Muniyappa as the hissadar of the property bearing Survey No.33/9.

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92. We have perused the Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33, admeasuring 3 acres and 22 guntas including of 1 gunta of kharab land, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that Survey No.33 has been *phodied* into 9 portions. The document further denotes the name of Anneyappa son of Meke Muniyappa as the hissadar in respect of the property bearing Survey No.33/9.

93. We have perused the Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.33 as forming part of the said Village.

Encumbrances

94. We have perused photocopies of the following encumbrance certificates:

(i) Encumbrance Certificate for the period 01/04/1969 to 31/03/1986 issued by the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/9 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denotes the Sale Deed dated 12/04/1960, registered as Document No.95.

(ii) Encumbrance Certificate for the period 01/04/1969 to 31/03/1986 issued by the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/9 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denotes the following transactions:
   (i) Sale Deed dated 14/10/1970 executed by Anjanappa and Shankarappa in favour of Munishamappa, registered as Document No.2048/70-71 with regard to an extent of 3 guntas;
   (ii) Sale Deed dated 17/04/1971 executed by Meke Annayappa in favour of C.N. Munishamaiah, registered as Document No.169/71-72 with regard to an extent of 3 guntas; and
   (iii) Sale Deed dated 30/03/1981 executed by Sampangi in favour of Makkarappa, registered as Document No.2255/1980-81.

(iii) Encumbrance Certificate for the period 01/04/1986 to 31/05/1989 issued by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances with regard to the property bearing Survey No.33/9 admeasuring 18 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

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(iv) Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 issued by the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts the following transactions:

(i) Sale Deed dated 27/10/1990 executed by C.N. Munisamaiah in favour of Muthappa, registered as Document No.1405/90-91 with regard to an extent of 3 guntas;
(ii) Sale Deed dated 26/03/1997, executed by Makkarappa in favour of Sanka, registered as Document No.6231/96-97 for an extent of 6 guntas;
(iii) Sale Deed dated 31/03/1997 executed by C.N. Munishamappa and J.M. Chennappa in favour of Sanka, registered as Document No.6291/96-97 for an extent of 6 guntas;
(iv) Sale Deed dated 31/03/1997 executed by Muttappa in favour of Sanka, registered as Document No.6300/96-97 for an extent of 3 guntas;
(v) Sale Deed dated 09/12/2003 executed by Sanka, represented by its Directors (a) S.N Ladhani (b) Babulal Nichani in favour of Sahara, registered as Document No.12618/03-04.

(v) Encumbrance Certificate for the period 01/04/2004 to 15/03/2007 issued by the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.33/9 admeasuring 18 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts the Sale Deed dated 31/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its partner G.D.R Reddy (Consenting Witness) and Annapurneshwari represented by its Partner, A. Ramakrishna (Confirming Party) in favour of the Trust represented by its constituted attorney, B. Manamohan, registered as Document No.YAN-1-22127/2004-05.

(vi) Encumbrance Certificate for the period 16/03/2007 to 31/03/2007 with regard to the property bearing Survey No.33/9 admeasuring 18 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts "Nil" encumbrances.

(vii) Encumbrance Certificate for the period 01/04/2007 to 09/11/2008 issued by the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.33/9 admeasuring 15 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts the following transactions:

(i) Deed of Confirmation dated 06/03/2008 executed by Ramakrishnappa and others in favour of the Trust, registered as Document No.JAL-I-03185/2007-08 with regard to an extent of 6 guntas;

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(ii) Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09.

(viii) Encumbrance Certificate for the period 01/04/2008 to 15/09/2009 with regard to the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts as under:

(i) Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09;

(ii) Deed of Confirmation dated 01/05/2008 executed by Narasamma and others in favour of the Trust, registered as Document No.JAL-I-00498/2008-09, Book-I, stored in C.D. No.JALD23 at the office of the Sub Registrar, Jala, Bangalore;

(iii) Deed of Confirmation dated 21/06/2008 executed by Deepak in favour of the Trust, registered as Document No.JAL-I-00985/2008-09.

(iv) Encumbrance Certificate for the period 15/09/2009 to 31/03/2011 with regard to the property bearing Survey No.33/9 admeasuring 15 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk depicts "Nil" encumbrances.

(v) Encumbrance Certificate for the period 01/04/2011 to 10/04/2012 issued by the office of the Sub Registrar, Gandinagar, Byatarayanapura with regard to the property bearing Survey No.33/9 admeasuring 15 guntas along with certain other properties situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, depicts "Nil" encumbrances.

(vi) Encumbrance Certificate for the period 01/04/2012 to 04/11/2014 issued by the office of the Sub Registrar, Gandinagar, Byatarayanapura with regard to the property bearing Survey No.33/9 admeasuring 15 guntas along with certain other properties situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, depicts "Nil" encumbrances.

(vii) Encumbrance Certificate for the period 01/11/2014 to 01/01/2016 issued by the office of the Sub Registrar, Gandinagar, Byatarayanapura with regard to the property bearing Survey No.33/9 admeasuring 15 guntas along with certain other properties situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, depicts "Nil" encumbrances.

(viii) Encumbrance Certificate for the period 01/04/2015 to 27/04/2017 issued by the office of the Sub Registrar, Gandinagar, Byatarayanapura with regard to the property bearing

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Survey No.33/9 admeasuring 15 guntas along with certain other properties situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, depicts "Nil" encumbrances.

(ix) Encumbrance Certificate issued for the period 01/04/2017 to 09/11/2017 with respect to the property bearing Survey No.33/9 admeasuring 15 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting 'nil' encumbrances during this period.

(x) Encumbrance Certificate dated 19/06/2024 for the period 01/04/2017 to 18/06/2024 issued by the office of the Sub Registrar, Jala with regard to the property bearing Survey No.26/3C situated at Tarabanahalli/Chennahalli Village, Jala Hobli, depicts the following transaction:

(i) Sale Deed dated 20/03/2024 executed by Sankhya in favour of Century Dwellings Private Limited, registered as Document No.18572/23-24;

Litigation:

95. We are given to understand that there are no litigations in relation to Survey No.33/9 measuring 15 guntas.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the land in Survey No.33/9 measuring 15 guntas along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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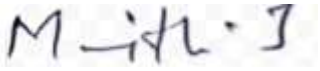
CONCLUSION

Based on the documents reviewed by us and subject to our comments above, we are of the opinion that M/s. Century Dwellings Private Limited is the owner of the residentially converted land bearing Survey No.33/9 admeasuring 15 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore (Devanahalli Taluk), subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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Schedule Property

All that piece and parcel of the non-agricultural residentially converted land bearing Survey No.33/9 admeasuring 15 guntas out of 18 guntas, situated at Tarabanhalli Village, Jala Hobli, Bangalore North Taluk, Bangalore, and bounded on as under:

East by	:	Property bearing Survey No.33/5;
West by	:	Property bearing Survey No.33/4;
North by	:	Property bearing Survey No.34/4; and
South by	:	Channahalli Village limits.

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List of Documents Reviewed

We have reviewed the following documents:

Sl. No.	Date	Description of the Documents
1.	Date not clear	Index of Lands Register Extract issued by the Village Accountant, Tarabanahalli with regard to the property bearing Survey No.33/9 admeasuring 18 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
2.	Date not clear	Record of Rights Register Extract bearing R.R No.105 issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
3.	10/04/1960	Sale Deed executed by Meke Chikka Maranna son of Meke Muniyappa in favour of Munishamappa, the son of Kempanna, registered as Document No.95/60-61, Book-I, Volume 777 at pages 195 to 197 at the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/9 admeasuring 3 guntas out of 18 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
4.	Date not clear	Mutation Register Extract bearing MR No.1/80-81 issued by the office of the Tahsildar, Devanahalli Taluk with regard to the property bearing Survey No.33/9 admeasuring 3 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
5.	14/10/1970	Sale Deed executed by Anjanappa and Shankarappa, both sons of late Meke Ramaiah in favour of Munishamappa son of Kempanna, registered as Document No.2048/70-71, Book-I, Volume 1065, Pages 102 to 103 at the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/9 admeasuring 3 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
6.	Date not clear	Mutation Register Extract bearing MR No.2/1980-81 issued by the office of the Sheristedar, Devanahalli Taluk denotes that the khata with regard to the property bearing Survey No.33/9 admeasuring 3 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

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7.	Date not clear	Record of Rights Register Extract bearing R.R No.750 issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
8.	30/03/1981	Sale Deed executed by Sampangi son of Kunti Muniswamy and his children viz., Arunkumar and Anand (both minors, represented by their father and natural guardian, Sampangi) in favour of Makkarappa son of Doddamuniyappa, registered as Document No.2255/80-81, Book I, Volume 1264, pages 42 to 45, in the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/9 admeasuring 3 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk along with other property.
9.	Date not clear	Record of Rights Register Extract bearing R.R No.751 issued by the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk along with other property.
10.	Date not clear	Mutation Register Extract bearing MR No.12/82-83 with regard to the property bearing Survey No.33/9 admeasuring 6 guntas.
11.	Date not clear	Genealogical Tree of late Makkarappa issued by the Village Accountant, Bangalore North Taluk, Bangalore.
12.	25/03/1984	Panchayat Parikath executed between Makkarappa son of Dodda Muniyappa and his children namely, M. Puttappa, Chikka Puttappa, Ramakrishnappa and M. Shivanna with regard to the property bearing Survey No.33/9 admeasuring 6 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, along with certain other properties.
13.	17/04/1971	Sale Deed executed by Meke Annayappa son of Meke Muniyappa in favour of C.N. Munishamaiah son of Meke Nanjappa, registered as Document No.169/71-72, Book-I, Volume 1076, Pages 87 to 88 at the office of the Sub Registrar, Devanahalli with regard to the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 3 guntas.
14.	Date not	Mutation Register Extract bearing MR No.8/89-90 issued by the

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	clear	Revenue Inspector, Jala Hobli, Bangalore North Taluk, Bangalore in respect of the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 3 guntas.
15.	27/10/1990	Sale Deed executed by C.N. Munisamaiah son of Nanjappa in favour of Muthappa son of Munisamappa, registered as Document No.1405/90-91, Book-I, Volume 81, Pages 143 to 146 at the office of the Sub Registrar, Yelahanka with regard to the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 3 guntas.
16.	Date not clear	Mutation Register Extract bearing MR No.9/90-91 issued by the Village Accountant, Tarabanhalli, Bangalore North Taluk, Bangalore in respect of the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 3 guntas.
17.	Date not clear	Mutation Register Extract bearing MR No.6/89-90 issued by the Village Accountant, Tarabanahalli, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 9 guntas.
18.	Date not clear	Mutation Register Extract bearing MR No.13/93-94 issued by the Revenue Inspector, Jala Hobli, Bangalore North Taluk with regard to the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk admeasuring 6 guntas.
19.	14/02/1996	General Power of Attorney executed by M. Makkarappa in favour of B.G. Uday, registered as Document No.1176/85-86, Book IV, Volume SF53, Pages 33 to 37, in the office of the Sub-Registrar, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, admeasuring 6 guntas.
20.	24/06/1996	Official Memorandum bearing No. ALN/SR(NA)15/96-97 issued by the Special Deputy Commissioner, Bangalore District, Bangalore to Makkarappa son of Dodda Muniyappa with regard to the land bearing Survey Nos.33/9 and 33/3 admeasuring 19 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.

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21.	26/03/1997	Sale Deed executed by Makkarappa son of Dodda Muniyappa, represented by his constituted attorney, B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd, represented by its authorized signatory, Rakesh Bathra, ("**Sanka**") registered as Document No.6231/96-97, Book I, Volume 1014, Pages 18 to 22, in the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore admeasuring 6 guntas.
22.	15/04/1996	General Power of Attorney executed by C.N. Munishamaiah and Munianjanappa, the sons of Meke Nanjappa in favour of B.G. Uday, registered as Document No.47/96-97, Book IV, Volume SF58, Pages 22 to 26, in the office of the Sub-Registrar, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, admeasuring 9 guntas.
23.	18/04/1996	General Power of Attorney executed by J.M. Channappa son of Muniyappa in favour of B.G. Uday, registered as Document No.71/96-97, Book IV, Volume SF58, Pages 105 to 107, in the office of the Sub-Registrar, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, admeasuring 3 guntas.
24.	16/02/1996	Official Memorandum bearing No. ALN/SR(NA)554/95-96 issued by the Special Deputy Commissioner, Bangalore District, Bangalore with regard to the property bearing Survey No.33/9 admeasuring 6 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
25.	21/03/1997	Sale Deed executed by C.N. Munishamappa, son of Meke Nanjappa and J.M. Chennappa son of Muniyappa, represented by their constituted attorney, B.G. Uday in favour of Sanka represented by its authorized signatory, Rakesh Bathra, registered as Document No.6291/96-97, Book I, Volume 1012, Pages 100 to 105, in the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore admeasuring 6 guntas.
26.	12/04/1996	General Power of Attorney executed by M. Mutharayappa son of

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		Munishamaiah in favour of B.G. Uday, registered as Document No.30/96-97, Book IV, Volume SF57, Pages 148 to 150, in the office of the Sub-Registrar, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9 admeasuring 3 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
27.	21/06/1996	Official Memorandum bearing No. ALN/SR(NA)16/96-97 issued by the Special Deputy Commissioner, Bangalore District, Bangalore with regard to the property bearing Survey No.33/9 admeasuring 3 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore.
28.	21/03/1997	Sale Deed executed by Muttappa *alias* Munishamaiah son of Munishamaiah, represented by his constituted attorney, B.G. Uday in favour of Sanka represented by its authorized signatory, Rakesh Bathra registered as Document No.6300/96-97, Book I, Volume 1015, Pages 59 to 65, in the office of the Sub Registrar, Yelahanka, Bangalore with regard to the residentially converted land bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore admeasuring 3 guntas.
29.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, S.N Ladhani and Babu Lal Nichani in favour of M/s. Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory, A.V Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha); (b) Mahesh Deshpande and (c) M/s. Garuda Builders Private Limited represented by its Managing Director, B.G. Uday with respect to the property bearing Survey No.33/9 admeasuring 15 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
30.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited under the Companies Act, 1956.
31.	03/12/1991	Memorandum of Association and the Articles of Association of Sahara India Housing Limited.

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32.	06/07/1998	Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies under Section 21 of the Companies Act, 1956.
33.	15/04/2004	Partnership Deed executed between N. Devarajaiah the son of late Narasimaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
34.	05/10/2004	Agreement of Sale between Annapurneshwari represented by its Authorized Representative P. Dayananda Pai, Sahara represented by its authorized signatory Diwakar Asthana, M/s Gauri Ganesha Real Estate ("**Gauri Ganesha**") represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B Muthanna and B.P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.33/9 admeasuring 15 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte Village, Channahalli Village and Tarabanahalli Village, Jala Hobli, Bangalore North Taluk admeasuring 189 acres.
35.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of Manipal Academy for Higher Education for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
36.	24/09/2004	Deed of Amendment of Trust to the Manipal Academy of Higher Education, a registered Charitable Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. T.M.A. Pai. The Deed of Amendment of Trust registered as Document No.58/2004-05, Book IV.
37.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.33/9 and certain other properties situated at Meenukunte, Chennahalli and Tarabanhalli villages, Jala Hobli, Bangalore North Taluk.

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38.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its general power of attorney holder B. Manamohan with respect to the property bearing Survey No.33/9 admeasuring 15 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanahalli Village. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
39.	Date not clear	Mutation Register Extract bearing M.R No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
40.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of M/s. Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
41.	08/09/2006	Memorandum of Association and Articles of Association of Sankhya.
42.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal with respect to the property bearing Survey No.33/9 admeasuring 15 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanahalli Village. The Sale Deed is registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore.
43.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust pertaining to certain properties situated at Channahalli, Tarabanhalli and Meenukunte Villages, Jala 2 Hobli, Bangalore North Taluk.
44.	14/05/2007	Genealogical Tree of Eerappa denoting the details of his children and grand children.
45.	06/03/2008	Deed of Confirmation executed by Ramakrishnappa son of late Makkarappa and his children namely, Prabhavathi, Hemavathi, Nalina

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		and Nagendra in favour of the Trust, registered as Document No.JAL-I-03185/2007-08, Book-I, stored in C.D. No.JALD19 at the office of the Sub Registrar, Jala, Bangalore with regard to the property bearing Survey No.33/9 admeasuring 6 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
46.	01/05/2008	Deed of Confirmation executed by Narasamma wife of late Mutharayappa, Somashekhar son of late Mutharayappa, for self and as a kartha of his H.U.F. Dileep and Sandeep, Hamsaveni wife of Somashekhar, Nanjundappa son of late Mutharayappa for self and as a kartha of his H.U.F. Divya and Sowmya, Jayamma wife of Nanjundappa, Veerabhadraiah son of late Munishamappa, Chandrashekhar son of Veerabhadraiah, for self and his HUF R.C. Vivek and R.C. Vinod, Dharmaraj son of Veerabhadraiah for self and his HUF, R.D. Bhavana and R.D. Shalini, Bhavya wife of Dharmraj, Mrs, Shanthamma wife of late Jagadish, Suryanarayana son of late Munishamappa, his children Gangaraj and Srinivasa, both minors, represented by their father and natural guardian Suryanarayana in favour of the Trust, registered as Document No.JAL-I-00498/2008-09, Book-I, stored in C.D. No.JALD23 at the office of the Sub Registrar, Jala, Bangalore with regard to the property bearing Survey No.33/9 admeasuring 3 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
47.	21/06/2008	Deed of Confirmation executed by Deepak son of late Jagadish in favour of the Trust, registered as Document No.JAL-I-00985/2008-09, Book-I, stored in C.D. No.JALD25 at the office of the Sub Registrar, Jala, Bangalore with regard to the property bearing Survey No.33/9 admeasuring 3 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
48.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai.
49.	05/06/2007	Partnership deed entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A.

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		Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai.
50.	27/03/2024	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore.
51.		Certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
52.		Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.
53.	05/01/2009	Order bearing No.RRT (J) CR 739/08-09 issued by the Special Tahsildar, Bangalore North (Addl) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9 along with certain other properties, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
54.	24/01/2009	Mutation Register Extract bearing MR No.31/08-09 issued by the Village Accountant issued in terms of the Order bearing No.RRT (J) CR 739/08-09 dated 05/01/2009 with regard to the property bearing Survey No.33/9 admeasuring 6 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
55.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Bijay Kumar Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of Village Panchayath Development, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor and the Government of Karnataka with respect to the property bearing Survey No.33/9 admeasuring 15 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-

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		00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
56.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
57.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, Bangalore International Airport Area Planning Authority ("**BIAAPA**") with respect to the property bearing Survey No.33/9 admeasuring 15 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and certain other properties situated at Tarabanahalli.
58.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.33/9 admeasuring 15 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
59.	31/01/2013	Sanctioned Plan bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)].
60.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.33/9 and certain other properties in Tarabanahalli and Channahalli villages, Jala Hobli, Bangalore North Taluk.
61.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA).
62.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA).
63.	Date not clear	Record of Tenancy and Crops Extract ("**RTC and Pahani Extract**") for the period 1968-69 to 1973-74 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas.

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64.	Date not clear	Record of Tenancy and Crops Extract for the period 1975-76 to 1979-80 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas.
65.	Date not clear	RTC and Pahani Extract for the period 1980-81 to 1984-85 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas.
66.	Date not clear	RTC and Pahani Extract for the period 1985-86 to 1987-88 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas.
67.	Date not clear	RTC and Pahani Extract for the period 1988-89 to 1992-93 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas.
68.	Date not clear	RTC and Pahani Extract for the period 1993-94 to 1997-98 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas.
69.	Date not clear	RTC and Pahani Extract for the period 1997-98 to 1999-2000 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas.
70.	Date not clear	RTC and Pahani Extract for the period 2000-2001 issued by the Village Accountant, with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas.
71.	Date not clear	RTC and Pahani Extract for the period 2001-02 issued by the Village Accountant, with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas.
72.	Date not	RTC and Pahani Extract for the period 2002-03 issued by the Village

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	clear	Accountant, with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas.
73.	Date not clear	RTC and Pahani Extract for the period 2003-04 issued by the Village Accountant, with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas.
74.	Date not clear	RTC and Pahani Extract for the period 2004-05 issued by the Village Accountant, with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas.
75.	Date not clear	RTC and Pahani Extract for the period 2005-06 issued by the Village Accountant, with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas.
76.	Date not clear	RTC and Pahani Extract for the period 2006-07 issued by the Village Accountant, with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas.
77.	Date not clear	RTC and Pahani Extract for the period 2007-08 issued by the Village Accountant, with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas.
78.	Date not clear	RTC and Pahani Extract for the period 2009-2010 issued by the Village Accountant, with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas.
79.	Date not clear	RTC and Pahani Extract for the period 2010-11 to 2016-17 issued by the Village Accountant, with regard to the property bearing Survey No.33/9, Tarabanahalli Village admeasuring 18 guntas.
80.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
81.	05/11/2007	Endorsement bearing No.LRF:CR:631:07-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/9 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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82.	01/12/2007	Endorsement bearing No.CR/94/07-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/9 admeasuring 18 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
83.	01/01/2008	Endorsement bearing No.R.K/CR/175/2007-08 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.33/9 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
84.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
85.	11/04/2011	Endorsement bearing No. R.K/CR/156/2011-12 issued on behalf of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore with respect to the survey numbers situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
86.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the National Highways Authority of India with respect to the properties situated at Tarbanahalli Village, Jala Hobli, Bangalore North Taluk.
87.	18/08/2015	Endorsement bearing No.286/2015-16 issued by the Karnataka Housing Board with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
88.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
89.	10/03/2016	Endorsement bearing No.RKCR:712:2015-16 issued by the Tahsildar in respect of the property bearing Survey No.33/9 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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90.	12/05/2017	Endorsement bearing No.PTCL (BNA).CR.80/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.33/9 admeasuring 18 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
91.	05/06/2017	Endorsement issued by the Revenue Department, Bangalore in respect of the property bearing Survey No.33/9 admeasuring 18 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
92.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
93.	Date not clear	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
94.	Date not clear	Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
95.	Date not clear	Hissa Tippani issued by the Tahsildar, Bangalore North Taluk with regard to the property bearing Survey No.33/9, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
96.	Date not clear	Phodi Prathi extract issued by the Tahsildar, Bangalore North Taluk, Bangalore with regard to the property bearing Survey No.33, admeasuring 3 acres and 22 guntas including of 1 gunta of kharab land situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

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97.	Date not clear	Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk.
98.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
99.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited.

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DUE DILIGENCE REPORT

We have in this report dealt with the land in Survey No.34/1 admeasuring 23 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk (earlier Yelahanka Taluk much earlier Devanahalli Taluk).

Flow of Title

1. We have perused the Record of Rights register extract bearing RR No.106 depicting the name of Narayanappa, the son of Hanumantharayappa as the owner of the property bearing Survey No.34/1 by virtue of Narayanappa being the Karta of his family.

2. We have perused the Sale Deed dated 27/09/1961 executed by Narayanappa, the son of Hanumantarayappa, in favour of Munishamappa, the son of Oni Muninanjappa, in respect of the Survey No.34/1 admeasuring 23 guntas. The Sale Deed was registered on 28/09/1961 as Document No.1745/1961-62, Book 2, Vol.829 at the office of the Sub-Registrar, Devanahalli. This sale deed states that the conveyance of the Survey No.34/1 admeasuring 23 guntaswas done for the welfare and interest of his family members.

3. We have perused the General Power of Attorney dated 19/04/1996 executed by Munishamappa in favour of B.G. Uday the son of B.N Garudachar constituting B.G. Uday as his attorney, in respect of the Survey No.34/1 admeasuring 23 guntas. The General Power of Attorney is registered as Document No.72/96-97, in Volume No.SF58 of Book IV, pages 108-114 in the office of the Sub-Registrar, Yelahanka. The document denotes that Munishamappa has authorized and empowered B.G. Uday to sell or otherwise dispose of the Survey No.34/1 admeasuring 23 guntason his behalf by way of sale, gift, mortgage or otherwise. B.G. Uday has also been authorized to receive advances and sale price from the prospective purchasers. The said Munishamappa has stated that he has agreed to sell the Survey No.34/1 admeasuring 23 guntasfor the purpose of meeting his legal necessities.

4. We have perused the Official Memorandum dated 06/01/1998 bearing No.BDS/ALN/SR(NA)265/1997-98 issued by the Special Deputy Commissioner, Bangalore District to Munishamappa denoting the conversion of the Survey No.34/1 admeasuring 23 guntas from agricultural purpose to non-agricultural residential purpose subject to certain terms and conditions stated therein.

5. We have perused the Sale Deed dated 22/01/1998 executed by Munishamappa represented by his constituted attorney B.G. Uday in favour of Sanka Enterprises (P) Ltd., ("**Sanka**") a company incorporated under the Companies Act, 1956, represented by its authorized signatory Rakesh Bathra in respect of a portion of the Survey No.34/1 measuring 6 guntas (out of 23 guntas). The Sale Deed is registered as Document No.BNG (U)-YLNK/7079/1997-98, in the office of the Sub Registrar, Yelahanka, Bangalore.

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6. We have perused the Sale Deed dated 22/01/1998 executed by Munishamappa represented by his constituted attorney B.G. Uday in favour of Sanka, represented by its authorized signatory Rakesh Bathra in respect of a portion of the Survey No.34/1 measuring 6 guntas (out of 23 guntas). The Sale Deed is registered as Document No.BNG (U)-YLNK/7080/1997-98, the office of the Sub Registrar, Yelahanka, Bangalore.

7. We have perused the Sale Deed dated 22/01/1998 executed by Munishamappa, the son of Nanjappa, represented by his constituted attorney B.G. Uday in favour of Sanka represented by its authorized signatory Rakesh Bathra in respect of a portion of the property (converted land) bearing Survey No.34/1 measuring 6 guntas (out of 23 guntas). The Sale Deed is registered as Document No.BNG (U)-YLNK/7081/97-98, in the office of the Sub Registrar, Yelahanka, Bangalore.

8. We have perused the Sale Deed dated 22/01/1998 executed by Munishamappa represented by his constituted attorney B.G. Uday in favour of Sanka represented by its authorized signatory Rakesh Bathra in respect of a portion of the Survey No.34/1 measuring 5 guntas (out of 23 guntas). The Sale Deed is registered as Document No.BNG (U)-YLNK/7096/1997-98, in the office of the Sub Registrar, Yelahanka, Bangalore.

9. We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses, namely (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity in respect of the Survey No.34/1 admeasuring 23 guntas. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. It further denotes that the khata bearing No.409/383 has been issued in favour of Sanka in respect of the Survey No.34/1 admeasuring 23 guntasand other properties situated at Tarabanahalli Village. The document denotes that Mahesh Deshpande has joined this Sale Deed as Consenting Witness as a registered Agreement to Sell had been executed in respect of Survey No.12 and Survey No.35/1 (prior to their acquisition by Sanka) by the predecessors in title of Sanka in favour of Mahesh Deshpande. The document further denotes that Mahesh Deshpande is also issuing a separate declaration disclosing his knowledge of this Sale Deed and an unequivocal and unconditional consent for this Sale Deed waiving all or any of his rights which might have accrued in his favour through the registered Agreements to Sell in his favour dated 15/12/1995, 09/01/1996 and 05/12/1995. The document further denotes that "*the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney B.G. Uday in favour of Sanka. B.G. Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore,*

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B.G. Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to the Sale Deed".

10. We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.

11. We have perused the Memorandum of Association and the Articles of Association of Sahara India dated 03/12/1991.

12. We have perused the Certificate of Incorporation Consequent on Change of Name dated 06/07/1998 issued by the Registrar of Companies under Section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

13. We have perused the Partnership Deed dated 15/04/2004 executed between N. Devarajaiah the son of Late Narasimaiah and A. Ramakrishna the son of Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, development and sale of immovable properties in and around Bangalore.

14. We have perused an Authorization Letter dated 10/11/2004 denoting that A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Channahalli Villages on behalf of Annapurneshwari.

15. We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative Dayanand Pai, Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju in respect of the Survey No.34/1 admeasuring 23 guntasalong with other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres.

16. We have perused the Deed of Trust dated 19/05/1993 executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document

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denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

17. We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust in respect of the Survey No.34/1 admeasuring 23 guntasand certain other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

18. We have perused the Deed of Amendment of Trust Deed dated 24/09/2004 pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19 has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

19. We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gowri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan in respect of the Survey No.34/1 admeasuring 23 guntasand certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell was entered into between Annapurneshwari and the Trust wherein substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for the Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University.

20. We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Survey No.34/1 admeasuring 23 guntas. The document denotes the transfer of khata in

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favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06. It further appears that Khata No.421/383/209 has been issued in the name of Sahara in respect of the properties situated at Tarabanahalli Village.

21. We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

22. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

23. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 in respect of the Survey No.34/1 admeasuring 23 guntasand certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute requisite documents in respect of the sale of 72 acres and 1.20 guntas of land situated at Channahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Survey No.34/1 admeasuring 23 guntasis also denoted in this resolution.

Note: *We have not seen documents to confirm that the resolution is in compliance with the Trust documents. We have therefore assumed that the resolution/extract is in compliance with the Trust Deed.*

24. We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal in respect of the Survey No.34/1 admeasuring 23 guntasand certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust authorized the alienation of the aforementioned properties and authorized B. Manamohan to execute requisite sale deeds in terms of the resolution dated 02/02/2008.

25. We have perused the Deed of Confirmation dated 13/10/2009 executed by the following persons: (1) Ramanna the son of Munishamappa, Nanjegowda and Srinivas, the sons of Ramanna and Ms Shalaja the daughter of Ramanna; (2) Sriramaiah the son of Munishamappa, Ratnamma, Lalitamma, Sumitra and Suguna, the daughters of Sriramaiah and Anjanappa and Basavaraj, the sons of Sriramaiah; (3) Muttappa the son of Munishamappa, Shantamma, Mamata and Vijayamma, the daughters of Muttappa and Appanna, alias Praveen the son of Muttappa; (4) Krishnappa the son of Munishamappa, Ms Manjamma the daughter of Krishnappa and Jagadish, Nagaraj and Satish, the sons of

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Krishanappa; (5) Kempanna the son of Munishamappa, Tanuja, Vinuta and Bhagyamma, the daughters of Kempanna, Ravi Kumar the son of Kempanna and Mala (minor) the daughter of Kempanna, represented by her father and natural guardian, Kempanna; (6) Nanjappa the son of Munishamappa, Vinoda and Madhu, the minor sons of Nanjappa, represented by their father and natural guardian Nanjappa; in favour of Sankhya, represented by its authorized signatory Ashok Kumar M., in respect of certain properties including the Survey No.34/1 admeasuring 23 guntas. The Deed of Confirmation is registered as Document No.JAL-1-01905/2009-10, CD No.JALD50 on 13/10/2009 in the Office of Sub-Registrar, Jala, Bangalore. The said document denotes that the family members of Late Munishamappa have confirmed the Sale Deeds dated 22/11/1998 registered as Document Nos.7096/1997-98, 7079/1997-98, 7080/1997-98 and 7081/1997-98 registered at the office of the Sub-Registrar, Yelahanka, and executed in favour of Sanka in respect of the Survey No.34/1 admeasuring 23 guntas. The Deed of Confirmation further denotes the execution of a Sale Deed dated 09/12/2003 registered as Document No.12618/2003-04 by Sanka in favour of Sahara India Commercial Corporation Ltd. in respect of the Survey No.34/1 admeasuring 23 guntas(collective predecessors in the title in respect of the Survey No.34/1 admeasuring 23 guntas). Further, the Deed of Confirmation denotes that Sahara has executed a Sale Deed dated 24/01/2005 registered as Document No.22127/2004-05 in favour of Manipal Academy of Higher Education which in turn has executed the Sale Deed dated 26/03/2008 registered as Document No.143/2008-2009 in favour of Snaky in respect of the Survey No.34/1 admeasuring 23 guntas. The First Party has confirmed that they do not have any right, title or interest in respect of the Survey No.34/1 admeasuring 23 guntas.

26. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.34/1 admeasuring 23 guntas in favour of M/s. Canara Housing Development Company.

27. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

28. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6)

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S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

29. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No.34/1 admeasuring 23 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Sankhya conveyed Survey No.34/1 admeasuring 23 guntas in favour of M/s. Century Dwellings Private Limited.

30. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

31. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Survey No.34/1 admeasuring 23 guntasand certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

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Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 sq. meters (918.43 guntas).

32. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

33. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Survey No.34/1 admeasuring 23 guntasand certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The BIAAPA has sanctioned the formation of a residential layout in respect of these properties. The Order states that the Government had issued a Notification dated 27/01/2009 bearing No.UDD/157/BMR/2005 and the Revised Order dated 29/01/2009 stating that the conversion of any property which was converted before 17/09/2004 will have to be protected. The lands forming the subject matter of this Order are located partly in the "residential" zone and partly in the "parks" zone as per the Master Plan – 2021 prepared by the BIAAPA. However given that these lands were converted for residential purposes before 17/09/2004, the BIAAPA has treated these lands as "residential". The Order further denotes that the applicants have paid the requisite taxes and have submitted the No-Objection Certificate issued by the Karnataka State Pollution Control Board ("**KSPCB**"). The Order denotes that from out of the approved residential sites totaling to 577 sites, 40% of the sites (totaling to 230 sites) have been released as per the list annexed to the Order. The Order denotes that the applicant is permitted to collect consideration respect of the released sites for development of the layout and only the sites that have been released may be registered.

34. The following conditions have been prescribed by the BIAAPA:

a) The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
b) Upon the development of roads, drainage system, drinking water connection, electricity connection etc. the Authorities will inspect the layout and accord their final approval.

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c) Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.
d) If within the prescribed time limit, the basic amenities are not developed, then the government shall have the right to take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
e) The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.
f) No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.
g) Compulsory provision must be made in the buildings forming part of the layout plan for rain water harvesting and conservation of ground water.
h) In accordance with the application of the developer 40% of the sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.
i) Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.
j) Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% of the sites that have been released in the sanctioned plan.

35. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Survey No.34/1 admeasuring 23 guntasand certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 while considering additional Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

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36. We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)]. The document denotes that the Layout Plan has been approved for duration of two years from 24/05/2013 to 23/05/2015.

37. We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Survey No.34/1 admeasuring 23 guntasand certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

    1. The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
    2. The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

38. We observe that the said Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Survey No.34/1 admeasuring 23 guntasand certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

    It is pertinent to note that the validity of the aforesaid Sanction Renewal Letter dated 27/04/2015 issued in respect of the property bearing Survey No.34/1 had lapsed on 23/05/2016. We are given to understand that the renewed Sanction Letter issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli

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has not been obtained as the development of the said property has already commenced. However, we observe from the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13/637 issued by the Joint Directorate, BIAAPA that, if after obtaining a renewal of the approval for the aforesaid layout, the development is still not completed as required under the said Order, the approval shall be cancelled without any reference to the developer. Therefore, it is advisable to obtain a renewed sanction letter in respect of the said property.

39. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("Project Land").

40. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

41. We have perused the Record of Rights, Tenancy and Crops Certificate ("**RTC**") extracts for the periods 1968-1969 to 1973-1974 and 1975-1976 to 1983-1984 issued in respect of the Survey No.34/1 admeasuring 23 guntasdenoting the name of Munishamappa as the owner during the said periods pursuant to a sale of the Survey No.34/1 admeasuring 23 guntasby Narayanappa. The cultivator's column denotes the names of Munishamappa as the cultivator. However, there is a reference to "Gadenahalli" in the cultivator's column. From a perusal of the conversion order, it appears that Munishamappa is a resident of Gadenahalli Village.

42. We have perused the RTC Extract for the period 1985-1986 to 2007-2008 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Survey No.34/1 admeasuring 23 guntasdenoting the name of Munishamappa, the son of Nanjappa as the owner during this period pursuant to a conveyance executed in his favour by Narayanappa as depicted in the Record of Rights register extract bearing RR No.617. The names of Munishamappa and Ramaiah are reflected as the cultivators of the Survey No.34/1 admeasuring 23 guntas. Further, the RTC denotes that Survey No.34/1 admeasuring 23 guntashas been converted for residential purposes vide order bearing No.BDS/ALNSR/VA/265/1997-98 dated 06/01/1998.

43. We have perused the Order dated 05/01/2009 bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Survey No.34/1 admeasuring 23 guntas. The document denotes that the aforementioned property has been converted for non-agricultural purposes under Section 95(2) of the Karnataka Land Revenue Act, 1964 ("**KLR Act**"). It further appears that under Section 95(7) of the KLR

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Act, the court is of the opinion that the aforementioned properties do not require payment of property taxes and thereby the names of the khatedars have been removed from Column 9 of the RTC extract and it will be denoted as "*Non-Agricultural Kharab*" ("**NAK**").

44. We have perused the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Survey No.34/1 admeasuring 23 guntas. The document denotes NAK in terms of an order bearing No.RRT (J)CR 739/2008-09. The document denotes conversion vide order bearing No.ALN SR (NA)263/1997-98 and also denotes Mutation Register extract bearing MR No.14/2007-08.

45. We have perused the RTC Extract for the period 2008-2009 to 2014-2015 and 2016-17 issued in respect of the Survey No.34/1 admeasuring 23 guntasdenoting the name of Munishamappa, the son of Nanjappa, as the owner during the said periods in terms of a mutation register extract bearing MR No.14/2007-2008 dated 30/08/2007. The cultivator's column denotes the name of Munishamappa and NAK. *We have not been provided with the mutation register extract dated 30/08/2007 bearing MR No.14/2007-2008 and the RTC extract issued in respect of the Survey No.34/1 admeasuring 23 guntasfor the period 2015-16.*

46. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

47. We have perused the Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property.

48. We have perused the Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property. The document denotes that Sankhya is required to pay a sum of Rs.1,62,102/- (Rupees One Lakh Sixty Two Thousand One Hundred Two only) towards taxes in respect of the aforementioned property.

Note: *We have not been provided with the latest tax paid receipt in relation to the property. We have not been provided with the special notice assigning khata number and the khata certificate and extract in relation to the said property.*

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49. We have perused the Endorsement dated 05/11/2007 bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Survey No.34/1 admeasuring 23 guntas. The document denotes that there are tenancy applications/proceedings initiated under Sections 48A and 77A and no applications are pending under Section 80 (Form 11) of the Karnataka Land Reforms Act, 1961.

50. We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

51. We have perused the Endorsement dated 01/12/2007 bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Survey No.34/1 admeasuring 23 guntas. The document denotes that there are no proceedings initiated or pending under Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 in respect of the aforementioned properties.

52. We have perused the Endorsement dated 01/01/2008 issued by Tahsildar, Bangalore North Taluk in respect of the Survey No.34/1 admeasuring 23 guntassituated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the RTC extracts for the period 1974-75 and 1984-85 are not available.

53. We have perused the Endorsement dated 12/05/2017 bearing No. PTCL(BNA)CR/83/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Survey No.34/1 admeasuring 23 guntaswherein it is denoted that there are no proceedings initiated under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

54. We have perused the Endorsement dated 11/04/2011 bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that that the Index of Lands Register extract cannot be issued as the same is not available.

55. We have perused the Endorsement dated 25/11/2014 issued by Tahsildar, Bangalore North Taluk in respect of certain properties including the Survey No.34/1 admeasuring 23 guntassituated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the Mutation Register extract bearing MR No.20/1951-52 is not available.

56. We have perused the Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India ("**NHAI**") in respect of the properties situated at Tarabanahalli Village,

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Jala Hobli, Bangalore North Taluk. The document denotes that Tarabanahalli Village does not fall under the jurisdiction of NHAI under Section 3(a) of the National Highway Act, 1956.

57. We have perused the Endorsement dated 18/08/2015 bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisitions initiated or pending in respect of the aforementioned properties.

58. We have perused the Endorsement dated 01/09/2015 bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board ("**KIADB**"), Bangalore in respect of the certain properties including the Survey No.34/1 admeasuring 23 guntassituated at Tarabanahalli, Jala Hobli, Bangalore North Taluk. In terms of the said Endorsement and the final notification dated 09/04/2008 annexed to the Endorsement, we observe that certain lands situated at Bagalur Village and Hoovinayakanahalli Village have been acquired. However, the lands situated at Tarabanahalli Village including the Survey No.34/1 admeasuring 23 guntashave not been notified for acquisition.

59. We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

60. We have perused the Survey Sketch in respect of the property bearing Survey No.34/1 issued by the Tahsildar, Bangalore North Taluk, Bangalore. This document depicts the total extent of Survey No.34/1 as 23 guntas. The name of the owner as per the RTC is denoted as Munishamappa, the son of Nanjappa. The document also depicts the conversion of the Survey No.34/1 admeasuring 23 guntas. The document denotes that an order bearing No. ALN Phodi 341/99-2000 was passed ordering measurement of the Survey No.34/1 admeasuring 23 guntas. Pursuant to such measurement an order bearing No. ADLR/BN/ALN 282/2000-01 was passed declaring the entire Survey No.34/1 admeasuring 23 guntasas NAK. The document also states that there is no kharab land in Survey No. 34/1.

61. We have perused the Hissa Tippani extract dated 30/09/1944 in respect of the property bearing Survey No.34/1. The document denotes the name of Narayanappa, the son of Hanumantharayappa as the owner of Survey No. 34/1.

62. We have perused the copy of the Atlas in respect of the Survey No.34/1 admeasuring 23 guntasissued by the Tahsildar, Bangalore North Taluk on 18/09/2000. The Atlas denotes

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the total extent of the Survey No.34/1 admeasuring 23 guntasas 23 guntas and further denotes that there is no kharab land in Survey No.34/1.

63. We have perused the RR Balabagada Nakalu issued by the Tahsildar, Bangalore North Taluk in respect of the Survey No.34/1 admeasuring 23 guntas. Munishamappa, the son of Nanjappa is denoted as the owner. The document denotes that there is no kharab land.

64. We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Survey No.34/1 admeasuring 23 guntas. The document depicts the total extent as 23 guntas and does not denote any kharab land.

65. We have perused the Village Map of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the property bearing Survey No.34 as forming part of the said Village.

Encumbrances

We have perused photocopies of the following encumbrance certificates:

1. Encumbrance Certificate dated 17/07/2009 issued for the period 01/04/1957 to 31/03/1969 by the office of the Sub Registrar, Devanahalli, depicts the Sale Deed dated 28/09/1961, executed by Narayanappa in favour of Munishamappa in respect of the Survey No.34/1 admeasuring 23 guntas.

2. Encumbrance Certificate dated 27/03/2007 issued for the period 01/04/1969 to 31/03/1989 by the office of the Sub Registrar, Devanahalli depicts 'Nil' encumbrances in respect of the Survey No.34/1 admeasuring 23 guntas.

3. Encumbrance Certificate dated 19/04/2007 issued for the period 01/08/1986 to 31/05/1989 by the office of the Sub Registrar, Bangalore North Taluk depicts 'Nil' encumbrances in respect of the Survey No.34/1 admeasuring 23 guntas.

4. Encumbrance Certificate dated 05/04/2007 issued for the period 01/06/1989 to 31/03/2004 by the office of the Sub Registrar, Yelahanka depicts the following transactions in respect of the Survey No.34/1 admeasuring 23 guntas:

    a. Sale Deed dated 03/02/1998, executed by Munishamappa represented by his GPA Holder B.G. Uday in favour of Sanka Enterprises (P) Ltd. represented by its authorised signatory Rakesh Bathra in respect of an extent of 6 guntas, registered as Document No.7079/1997-98.
    b. Sale Deed dated 03/02/1998, executed by Munishamappa represented by his GPA Holder B.G. Uday in favour of Sanka Enterprises (P) Ltd. represented by its authorised

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signatory Rakesh Bathra in respect of an extent of 6 guntas, registered as Document No.7080/1997-98.

c. Sale Deed dated 03/02/1998, executed by Munishamappa represented by his GPA Holder B.G. Uday in favour of Sanka Enterprises (P) Ltd. represented by its authorised signatory Rakesh Bathra in respect of an extent of 6 guntas, registered as Document No.7081/1997-98.
d. Sale Deed dated 03/02/1998, executed by Munishamappa represented by his GPA Holder B.G. Uday in favour of Sanka Enterprises (P) Ltd. represented by its authorised signatory Rakesh Bathra in respect of an extent of 5 guntas, registered as Document No.7096/1997-98.
e. Sale Deed dated 09/12/2003, executed by Sanka Enterprises (P) Ltd. Munishamappa represented by its Directors S.N. Ladhani and Babulal Nichani in favour of Sahara India Commercial Corporation Ltd. represented by its authorised signatory A.V Muralidharan in respect of the Survey No.34/1 admeasuring 23 guntas, registered as Document No.12618/2003-04.

5. Encumbrance Certificate dated 20/03/2007 issued for the period 01/04/2004 to 15/03/2007 by the office of the Sub Registrar, Yelahanka, depicts the Sale Deed executed by Sahara India Commercial Corporation Limited represented by Diwakar Asthana in favour of Manipal Academy of Higher Education represented by its GPA Holder B. Manamohan in respect of the Survey No.34/1 admeasuring 23 guntasregistered as Document No.YAN-1-22127-2004-05.

6. Encumbrance Certificate dated 13/10/2008 issued for the period 15/03/2007 to 09/10/2008 by the office of the Sub Registrar, Jala, Bangalore Urban District, depicts the Sale Deed dated 11/04/2008, executed by Manipal Academy of Higher Education represented by its Special Officer B. Manamohan in favour of Sankhya Realtors Private Limited represented by its Director Bijay Kumar Agarwal represented by his SPA Holder Ashwin Sancheti in respect of the Survey No.34/1 admeasuring 23 guntasregistered as Document No.JAL-1-00143-2008-09.

7. Encumbrance Certificate dated 02/07/2009 issued for the period 01/04/2008 to 19/06/2009 by the office of the Sub Registrar, Jala, depicts the Sale Deed dated 11/04/2008, executed by Manipal Academy of Higher Education represented by its Special Officer B. Manamohan in favour of Sankhya Realtors Private Limited represented by its Director Bijay Kumar Agarwal represented by his SPA Holder Ashwin Sancheti in respect of the Survey No.34/1 admeasuring 23 guntasregistered as Document No.JAL-1-00143-2008-09.

8. Encumbrance Certificate dated 04/07/2011 issued for the period 19/06/2009 to 31/03/2011 by the office of the Sub Registrar, Jala, Gandhinagar Registration District, depicts the Confirmation Deed dated 13/10/2009, executed by Ramanna, the son of Munishamappa and others in favour of Sankhya Realtors Private Limited represented by its authorised signatory

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M. Ashok Kumar in respect of the Survey No.34/1 admeasuring 23 guntas, registered as Document No.JAL-1-01905-2009-10.

9. Encumbrance Certificate dated 13/04/2012 issued for the period 01/04/2011 to 10/04/2012 depicts 'Nil' encumbrances in respect of the Survey No.34/1 admeasuring 23 guntas.

10. Encumbrance Certificate dated 15/11/2014 issued for the period 01/04/2011 to 13/11/2014 by the office of the Senior Sub Registrar, Byatarayanapura depicts 'Nil' encumbrances in respect of the Survey No.34/1 admeasuring 23 guntas.

    Note: *it is noted that the encumbrance certificate for the period 01/04/2011 to 13/11/2014 does not reflect the Relinquishment Deed dated 23/05/2013, registered as Document No. 384/2013-14. Therefore, it is advised to obtain a rectified encumbrance certificate reflecting the said transaction.*

11. Encumbrance Certificate dated 02/01/2016 issued for the period 01/11/2014 to 01/01/2016 by the office of the Senior Sub Registrar, Ganganagar depicts 'Nil' encumbrances in respect of the Survey No.34/1 admeasuring 23 guntas.

12. Encumbrance Certificate dated 02/05/2017 issued for the period 01/04/2015 to 27/04/2017 by the office of the Senior Sub Registrar, Yelahanka depicts 'Nil' encumbrances in respect of the Survey No.34/1 admeasuring 23 guntas.

13. The Encumbrance Certificate for the period 01/04/2017 to 18/06/2024 with respect to the property bearing Survey No.34/1 admeasuring 23 guntas denotes the Sale Deed dated 20/03/2024 executed by the Sankhya Realtors Private Limited and others in favour of Century Dwellings Private Limited, registered as Document No.BYP-1-18572-2003-04.

Litigation: We are given to understand from the representatives of M/s. Century Dwellings Private Limited, that there are no pending litigations in relation to the land in Survey No.34/1 admeasuring 23 guntas.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the land in Survey No.34/1 admeasuring 23 guntas along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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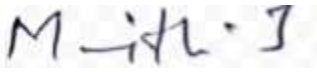
CONCLUSION

Based on the documents furnished to us for scrutiny and subject to the observations made herein above, we are of the opinion that Century Dwellings Private Limited is the sole and absolute owner of the Survey No.34/1 admeasuring 23 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk, subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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SCHEDULE PROPERTY

All that piece and parcel of the residentially converted land bearing Survey No. 34/1 admeasuring 23 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk (earlier Yelahanka Taluk much earlier Devanahalli Taluk), and bounded on:

East by	:	Property bearing Survey Nos.34/2 and 34/4;
West by	:	Property bearing Survey Nos.35/4, 35/2 and 35/3;
North by	:	Property bearing Survey Nos.35/1; and
South by	:	Property bearing Survey Nos.33/3, 33/4, 33/8 and 33/2.

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LIST OF DOCUMENTS REVIEWED

Sl. No.	Date	Description of Documents
1.	Date not clear	Record of Rights register extract bearing RR No.106 issued in respect of the Survey No.34/1 admeasuring 23 guntas.
2.	27/09/1961	Sale Deed executed by Narayanappa, the son of Hanumantarayappa, in favour of Munishamappa, the son of Oni Muninanjappa, in respect of the Survey No.34/1 admeasuring 23 guntas. The Sale Deed was registered on 28/09/1961 as Document No.1745/1961-62, Book 2, Vol.829 at the office of the Sub-Registrar, Devanahalli.
3.	19/04/1996	General Power of Attorney executed by Munishamappa in favour of B.G. Uday the son of B.N Garudachar constituting B.G. Uday as his attorney, in respect of the Survey No.34/1 admeasuring 23 guntas. The General Power of Attorney is registered as Document No.72/96-97, in Volume No.SF58 of Book IV, pages 108-114 in the office of the Sub-Registrar, Yelahanka.
4.	06/01/1998	Official Memorandum bearing No.BDS/ALN/SR(NA)265/1997-98 issued by the Special Deputy Commissioner, in respect of the Survey No.34/1 admeasuring 23 guntas.
5.	22/01/1998	Sale Deed executed by Munishamappa represented by his constituted attorney B.G. Uday in favour of Sanka Enterprises (P) Ltd., ("**Sanka**") a company incorporated under the Companies Act, 1956, represented by its authorized signatory Rakesh Bathra in respect of a portion of the Survey No.34/1 admeasuring 23 guntasmeasuring 06 guntas. The Sale Deed is registered as Document No.BNG(U)YLNK/7079/1997-98, in the office of the Sub Registrar, Yelahanka, Bangalore.
6.	22/01/1998	Sale Deed executed by Munishamappa represented by his constituted attorney B.G. Uday in favour of Sanka, represented by its authorized signatory Rakesh Bathra in respect of a portion of the Survey No.34/1 admeasuring 23 guntasmeasuring 06 guntas. The Sale Deed is registered as Document No.BNG(U)YLNK/7080/1997-98, the office of the Sub Registrar, Yelahanka, Bangalore.
7.	22/01/1998	Sale Deed executed by Munishamappa, the son of Nanjappa, represented by his constituted attorney B.G. Uday in favour of Sanka represented by its authorized signatory Rakesh Bathra in respect of a portion of the property (converted land) bearing Survey No.34/1

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		admeasuring 06 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.BNG(U)YLNK/7081/97-98, in the office of the Sub Registrar, Yelahanka, Bangalore.
8.	22/01/1998	Sale Deed executed by Munishamappa represented by his constituted attorney B.G. Uday in favour of Sanka represented by its authorized signatory Rakesh Bathra in respect of a portion of the Survey No.34/1 admeasuring 23 guntasmeasuring 05 guntas. The Sale Deed is registered as Document No.BNG(U)YLNK/7096/1997-98, in the office of the Sub Registrar, Yelahanka, Bangalore.
9.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses, namely (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity in respect of the Survey No.34/1 admeasuring 23 guntas. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
10.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.
11.	03/12/1991	Memorandum of Association and the Articles of Association of Sahara India.
12.	06/07/1998	Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies under Section 21 of the Companies Act, 1956.
13.	15/04/2004	Partnership Deed executed between N. Devarajaiah the son of Late Narasimaiah and A. Ramakrishna the son of Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
14.	10/11/2004	Authorization Letter denoting that A. Ramakrishna has been authorized

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		to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Channahalli Villages on behalf of Annapurneshwari.
15.	05/10/2004	Agreement of Sale executed between Annapurneshwari represented by its Authorized Representative Dayanand Pai, Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju in respect of the Survey No.34/1 admeasuring 23 guntasalong with other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres.
16.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
17.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust in respect of the Survey No.34/1 admeasuring 23 guntasand certain other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk.
18.	24/09/2004	Deed of Amendment of Trust Deed pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV.
19.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Diwakar Asthana, Gowri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan in respect of the Survey No.34/1 admeasuring 23 guntasand certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.

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20.	Date not clear	Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Survey No.34/1 admeasuring 23 guntas.
21.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
22.	08/09/2006	Memorandum of Association and the Articles of Association of Sankhya.
23.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust in respect of the Survey No.34/1 admeasuring 23 guntasand certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk.
24.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal in respect of the Survey No.34/1 admeasuring 23 guntasand certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore.
25.	13/10/2009	Deed of Confirmation executed by Ramanna the son of Munishamappa and others in favour of Sankhya, represented by its authorized signatory Ashok Kumar M., in respect of certain properties including the Survey No.34/1 admeasuring 23 guntas. The Deed of Confirmation is registered as Document No.JAL-1-01905/2009-10, CD No.JALD50 on 13/10/2009 in the Office of Sub-Registrar, Jala, Bangalore.
26.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company
27.	07/09/2016	General Power of Attorney executed by Dr. P. Dayananda Pai, son of Narasimha Pai in favour of his son P. Ravindra Pai, registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore
28.	05/06/2007	Partnership Deed in relation to M/s. Canara Housing Development Company
29.	27/03/2024,	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings

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		Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, in favour of M/s. Century Dwellings Private Limited, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore
30.	--	Certificate of Incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
31.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Bijay Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Survey No.34/1 admeasuring 23 guntasand certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
32.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
33.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Survey No.34/1 admeasuring 23 guntasand certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
34.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Survey No.34/1 admeasuring 23 guntasand certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
35.	24/05/2013	Residential Sanctioned Layout Plan bearing No.BIAAPA/TP3/LAO/19/2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)].
36.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country

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		Planning, BIAAPA, Devanahalli in respect of the Survey No.34/1 admeasuring 23 guntasand certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk.
37.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA).
38.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA).
39.	Date not clear	Record of Rights, Tenancy and Crops Certificate ("**RTC**") extracts for the periods 1968-1969 to 1973-1974 and 1975-1976 to 1983-1984 issued in respect of the Survey No.34/1 admeasuring 23 guntas.
40.	Date not clear	RTC Extract for the period 1985-1986 to 2007-2008 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Survey No.34/1 admeasuring 23 guntas.
41.	05/01/2009	Order bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Survey No.34/1 admeasuring 23 guntas.
42.	24/01/2009	Mutation Register extract bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Survey No.34/1 admeasuring 23 guntas.
43.	Date not clear	RTC Extract for the period 2008-2009 to 2014-2015 issued in respect of the Survey No.34/1 admeasuring 23 guntas.
44.	Date not clear	RTC Extract for the period 2016-17 issued in respect of the Survey No.34/1 admeasuring 23 guntas.
45.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
46.	Date not clear	Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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47.	Date not clear	Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
48.	05/11/2007	Endorsement bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Survey No.34/1 admeasuring 23 guntas.
49.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
50.	01/12/2007	Endorsement bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Survey No.34/1 admeasuring 23 guntas.
51.	01/01/2008	Endorsement issued by Tahsildar, Bangalore North Taluk in respect of the Survey No.34/1 admeasuring 23 guntassituated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
52.	12/05/2017	Endorsement bearing No. PTCL(BNA)CR/83/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Survey No.34/1 admeasuring 23 guntas.
53.	11/04/2011	Endorsement bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
54.	25/11/2014	Endorsement issued by Tahsildar, Bangalore North Taluk in respect of certain properties including the Survey No.34/1 admeasuring 23 guntassituated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
55.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
56.	18/08/2015	Endorsement bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in

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		respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
57.	01/09/2015	Endorsement bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board Bangalore in respect of the certain properties including the Survey No.34/1 admeasuring 23 guntassituated at Tarabanahalli, Jala Hobli, Bangalore North Taluk.
58.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
59.	Date not clear	Survey Sketch in respect of the property bearing Survey No.34/1 issued by the Tahsildar, Bangalore North Taluk, Bangalore.
60.	30/09/1944	Hissa Tippani extract in respect of the Survey No.34/1 admeasuring 23 guntas.
61.	Date not clear	Atlas issued by the Tahsildar, Bangalore North Taluk in respect of the Survey No.34/1 admeasuring 23 guntas.
62.	Date not clear	RR Balabagada Nakalu issued by the Tahsildar, Bangalore North Taluk in respect of the Survey No.34/1 admeasuring 23 guntas.
63.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Survey No.34/1 admeasuring 23 guntas.
64.	Date not clear	Village Map of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
65.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
66.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited.

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DUE DILIGENCE REPORT

We have in this due diligence report dealt with the land bearing Survey No.35/1 admeasuring 1 acre and 19 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk ("Schedule Property").

Flow of Title

1. We have perused the Hissa Survey Tippani dated 30/09/1944 issued by the Tahsildar, Bangalore North Taluk in respect of the property bearing Survey No.35 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the bifurcation of Survey No.35 into four (4) hissas and the names of the respective Hissadars. The said document further denotes following:

   (a) Survey No.35/1 owned by Appanna the son of Hanumanna.
   (b) Survey No.35/2 owned by Munishami the son of ChikkaKempanna.
   (c) Survey No.35/3 owned by Akkayamma.
   (d) Survey No.35/4 owned by Kappanna the son of Munishyamappa.

2. We have perused the Sale Deed dated 20/01/1949 executed by Basappa the son of Chikkalingappa in favour of Appanna *alias* Muniyappa, Doddapillanjinappa and Chikkapillanjinappa, all being the sons of Hanumanna in respect of the property bearing Survey No.35 admeasuring 1 acre and 21 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.1408/1948-49, Book-I, Volume 558, pages 158 to 159, in the office of the Sub-Registrar, Devanahalli. The Sale Deed states that the said Basappa had purchased 3/4th portion of the property bearing Survey No.35 measuring 1 acre and 21 guntas from the said Appanna alias Muniyappa, Doddapillanjinappa and Chikkapillanjinappa in terms of the Sale Deed dated 25/05/1948 and further denotes that the remaining 1/4th portion was held by Nanjundappa the son of Hanumanna. *It is pertinent to note that in terms of the said Sale Deed, a portion of the property bearing Survey No.35 measuring 1 acre and 21 guntas has been conveyed in favour of Appanna alias Muniyappa, Doddapillanjinappa and Chikkapillanjinappa, all being the sons of Hanumanna and the remaining extent is held by Nanjundappa who is also son of Hanumanna.*

3. We have perused the Index of Land extract issued in respect of certain properties including the Schedule Property (Survey No.35/1 measuring 1 acre and 19 guntas). The document depicts the name of Appanna the son of Hanumanna as the erstwhile owner in terms of the Record of Rights register extract bearing RR No.110 and Sugandharaju the son of Appanna as the subsequent owner in terms of the Record of Rights register extract bearing RR No.811.

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4. We have perused the Record of Rights register extract bearing No.110 depicting the name of Appanna the son of Hanumanna as the owner of the Schedule Property having inherited the said same along with other properties and being in possession of the same.

5. We have perused the Record of Rights register extract bearing No.811 depicting the Partition Deed dated 22/09/1971, registered as Document No.1874 executed between Sugandharaju the son Late Appanna, Nanjundappa, Doddapillanjinappa and Chikkapillanjinappa, the sons of Hanumanna in respect of certain properties including the Schedule Property and the same being recorded in the Mutation Register extract bearing MR No.15/1982-83.

6. We have perused the Partition Deed dated 22/09/1971 executed between Appanna (since deceased represented by his son Sugandharaju), Nanjundappa Doddapillanjinappa and Chikkapillanjinappa, all being the sons of Hanumanna in respect of certain properties including the Schedule Property. The Partition Deed is registered as Document No.1874/1971-72, Book-I, Volume 1084, pages 156 to 162, in the office of the Sub-Registrar, Devanahalli. In terms of the said Partition Deed, all the joint family properties including the Schedule Property were partitioned as under:

   (a) A portion of the Schedule Property measuring 17 guntas was allotted to the share of Sugandharaju;
   (b) A portion of the Schedule Property measuring 14 guntas was allotted to the share of Nanjundappa ;
   (c) A portion of the Schedule Property measuring 14 guntas was allotted to the share of Doddapillanjinappa; and
   (d) Remaining portion of the Schedule Property measuring 14 guntas was allotted to the share of Chikkapillanjinappa.

7. We have perused the Mutation Register extract bearing MR No.15/1982-83 depicting the mutation of the revenue records in respect of the Schedule Property in the names of Sugandharaju the son of Late Appanna, Nanjundappa, Doddapillanjinappa and Chikkapillanjinappa, the sons of Hanumanna pursuant to the Partition Deed dated 22/09/1971 (registered as Document No.1874/1971-72).

8. We have perused the Sale Deed dated 22/09/1971 executed by Chikkapillanjinappa the son of Hanumanna in favour of Nanjundappa the son of Hanumanna in respect of certain properties including a portion of the Schedule Property measuring 7 guntas. The Sale Deed is registered as Document No.1875/1971-72, Book-I, Volume 1086, pages 130 to 132, in the office of the Sub-Registrar, Devanahalli. The Sale Deed states that the said Chikkapillanjinappa has conveyed in favour of his brother Nanjudappa a portion of his share in the Schedule Property measuring 7 guntas allotted to him in terms of the Partition Deed dated 22/09/1971.

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Note: *We have not bene furnished with a clear and legible copy of the Sale Deed dated 22/09/1971 registered as Document No.1875/1971-72 and are given to understand that the same is not available. We have therefore relied on the legible contents of the copy of the Sale Deed dated 22/09/1971 provided to us for scrutiny.*

9. We have perused the Mutation Register extract bearing MR No.16/1982-83 depicting the mutation of the revenue records in respect of a portion of the in favour of his brother Nanjudappa measuring 7 guntas in the name of Nanjundappa the son of Hanumappa pursuant to the Sale Deed dated 22/09/1971 registered as Document No.1875/1971-72 executed in his favour by Chikkapillanjinappa the son of Hanumanna.

   Thus, by virtue of the Partition Deed and the above mentioned sale deed, Nanjundappa acquired right, title and interest over a portion of the Schedule Property measuring 21 guntas.

10. We have perused the Sale Deed dated 22/09/1971 executed by Chikkapillanjinappa the son of Hanumanna, Anjinamma the daughter of Chikkapillanjinappa, Lalithamma and Meenakshamma, both being minors represented by their father and natural guardian Chikkapillanjinappa in favour of Nanjamma the daughter of Appanna in respect of certain properties including a portion of the Schedule Property measuring 7 guntas. The Sale Deed is registered as Document No.1877/1971-72, Book-I, Volume 1084, pages 162 to 164, in the office of the Sub-Registrar, Devanahalli. The Sale Deed states that the said Chikkapillanjinappa along with his daughters have conveyed in favour of Nanjamma the remaining portion of Chikkapillanjinappa's share in the Schedule Property measuring 7 guntas, which was allotted to his share in terms of the Partition Deed dated 22/09/1971.

11. We have perused the Sale Deed dated 25/03/1983 executed by Muniyamma the wife of Late Nanjundappa and Jagannath the son of Late Nanjundappa in favour of B.N. Muniraju the son of Narayanappa in respect of a portion of the Schedule Property measuring 21 guntas. The Sale Deed is registered as Document No.1772/1982-83, Book-I, Volume 1283, pages 67 to 69, in the office of the Sub-Registrar, Devanahalli The Sale Deed states that the aforementioned property was originally owned by Nanjundappa and pursuant to his death was inherited by his wife and son.

    Note: *it is pertinent to note that, we have not been provided with the mutation register extract denoting the transfer of khata in the name of Muniyamma and Jagannath pursuant to the death of Nanjundappa. Also, we have not been provided with the genealogical tree of Nanjundappa denoting the details of his family members to verify if all the legal heirs of Late Nanjundappa have been made parties to the aforementioned sale deed. Any claims from the legal heirs of Late Nanjundappa will be barred by limitation.*

12. We have perused the Mutation Register extract bearing MR No.17/1982-83 depicting the mutation of the revenue records in respect of a portion of the Schedule property measuring 21 guntas in the name of B.N. Muniraju the son of Narayanappa pursuant to the Sale Deed

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dated 25/03/1983 (registered as Document No.1772/1982-83) executed in his favour by Muniyamma and Jagannath.

13. We have perused the Record of Rights register extract bearing No.838 depicting the Sale Deed dated 25/03/1983, registered as Document No.1772/1982-83 executed by Muniyamma and Jagannath in favour of B.N. Muniraju in respect of a portion of the Schedule Property measuring 21 guntas and the same being recorded in the Mutation Register extract bearing MR No.1/1983-84. *It is pertinent to note that Mutation Register extract bearing MR No.17/1982-83 is wrongly denoted at MR No.1/1983-84 in the said document.*

14. We have perused the Sale Deed dated 10/12/1986 executed by Doddapillanjinappa the son of Late Hanumappa in favour of Channappa the son of Late Madappa in respect of a portion of the Schedule Property measuring 14 guntas. The Sale Deed is registered as Document No.1494/1986-87, Book-I, Volume 1337, pages 27 to 29, in the office of the Sub-Registrar, Devanahalli. The Sale Deed states that the said Doddapillanjinappa has conveyed in favour of Channappa a portion of the Schedule Property measuring 14 guntas allotted to his share in terms of the aforesaid Partition Deed dated 22/09/1971.

15. We have perused the Mutation Register extract bearing MR No.5/1986-87 depicting the mutation of the revenue records in respect of the Schedule Property measuring 14 guntas in the name of Channappa the son of Late Madappa pursuant to the aforesaid Sale Deed dated 10/12/1986 (registered as Document No.1494/1986-87).

16. We have perused the Sale Deed dated 18/08/1988 executed by B.N. Muniraju the son of Narayanappa in favour of Makkarappa the son of Late Doddamuniyappa in respect of the Schedule Property measuring 21 guntas. The Sale Deed is registered as Document No.3122/1988-89, Book-I, Volume 4120, pages 129 to 131, in the office of the Sub-Registrar, Bangalore North Taluk.

17. We have perused the Mutation Register extract bearing MR No.8/1988-89 depicting the mutation of the revenue records in respect of the Schedule Property measuring 21 guntas in the name of Makkarappa the son of Late Doddamuniyappa pursuant to the aforesaid Sale Deed dated 18/08/1988 (registered as Document No.3122/1988-89).

18. We have perused the Sale Deed dated 30/03/1992 executed by Nanjundappa the son of Muniyappa, Muniyappa, Rajanna and Manjunath, the sons of Nanjundappa in favour of Channappa the son of Late Madappa in respect of the Schedule Property measuring 7 guntas The Sale Deed is registered as Document No.27/1992-93, Book-I, Volume 239, pages 177 to 179, in the office of the Sub-Registrar, Yelahanka. The Sale Deed depicts that the aforesaid property originally belonged to Nanjamma and pursuant to her death the same was inherited by her husband Nanjundappa and aforesaid children.

Note: *it is noted that, we have not been provided with the mutation register extract denoting the transfer of khata in the names of Nanjundappa, Muniyappa, Rajanna and Manjunath*

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pursuant to the death of Nanjamma. Also, we have not been provided with the genealogical tree of Nanjamma denoting the details of her family members to verify if all the legal heirs of Nanjamma have been made parties to the aforementioned sale deed and have therefore relied on the contents of the above-mentioned sale deed.

19. We have perused the Mutation Register extract bearing MR No.4/1992-93 depicting the mutation of the revenue records in respect of the Schedule Property measuring 7 guntas in the name of Channappa the son of Late Madappa pursuant to the aforesaid Sale Deed dated 30/03/1992 (registered as Document No.27/1992-93).

20. We have perused the Mortgage Deed dated 14/11/1985 executed by Sugandharaju the son of Late Appanna in favour of SFSC Bank, Chikkajala in respect of certain properties including the Schedule Property measuring 17 guntas. The Mortgage Deed is registered as Document No.951/1985-86, Book-I, Volume SF 82, pages 40, in the office of the Sub-Registrar, Devanahalli.

21. We have perused the Discharge Letter dated 04/12/2008 bearing No.14/2008-09 issued by the SFSC Bank, Chikkajala in favour of Sugandharaju the son of Appanna in respect of the discharge of charge over the Schedule Property measuring 19 guntas. *It is pertinent to note that the said letter denotes the extent of a portion of the Schedule Property released from charge is 19 guntas, however the Mortgage Deed dated 14/11/1985 denotes the extent of the portion of the Schedule Property as 17 guntas.*

22. We have perused the General Power of Attorney dated 09/02/1996 executed by Channappa the son of Madappa in favour of B.G. Uday son of B.N. Garudachar appointing him as his constituted attorney in respect of a portion of the Schedule Property measuring 21 guntas. The General Power of Attorney is registered as Document No.1163/1995-96, Book-IV, Volume SF 52, pages 195 to 198, in the office of the Sub-Registrar, Yelahanka. The said B.G. Uday has been authorized, *inter-alia*, to convey the said property in favour of the third parties and receive sale consideration.

23. We have perused the General Power of Attorney dated 05/12/1995 executed by Sugandharaju the son Late Appanna and Veeranna Gowda the son of Sugandharaju in favour of B.G. Uday appointing him as their constituted attorney in respect of a portion of the Schedule Property measuring 17 guntas. The General Power of Attorney is registered as Document No.773/1995-96, Book-IV, Volume SF 46, pages 56 to 59, in the office of the Sub-Registrar, Yelahanka. The said B.G. Uday has been authorized, *inter-alia*, to convey the said property in favour of the third parties and receive sale consideration.

24. We have perused the Official Memorandum bearing No. ALN:SR(NA)573:95-96 dated 01/03/1996 in respect of a portion of the Schedule Property measuring **17 guntas**. The document denotes the conversion of the said land owned by Sugandharaju the son of Late Appanna from agricultural use to non-agricultural residential purposes subject to certain terms and conditions stated therein. Further, we have perused the Mutation Register extract bearing MR No.129/2006-07 issued by the office of the Tahsildar, Yelahanka, Bangalore

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North (Addl.) Taluk, in the name of Sugandharaju the son of Late Appanna, depicting the conversion of agricultural land to non-agricultural residential purposes in respect of the aforesaid property vide aforesaid Official Memorandum dated 01/03/1996.

25. We have perused the Official Memorandum bearing No. ALN:SR(NA)11:96-97 dated 24/06/1997 in respect of a portion of the Schedule Property measuring **21 guntas**. The document denotes the conversion of the said land owned by Channappa the son of Madappa from agricultural use to non-agricultural residential purposes subject to certain terms and conditions stated therein. Further, we have perused the Mutation Register extract bearing MR No.130/2006-07 issued by the office of the Tahsildar, Yelahanka, Bangalore North (Addl.) Taluk, in the name of Channappa the son of Madappa, depicting the conversion of agricultural land to non-agricultural residential purposes in respect of the said property vide Official Memorandum dated 24/06/1997.

26. We have perused the Official Memorandum bearing No. ALN:SR(NA)234:97-98 dated 05/11/1997 in respect of the remaining portion of the Schedule Property measuring **21 guntas**. The document denotes the conversion of the said land owned by Makkarappa the son of Doddamuniyappa from agricultural use to non-agricultural residential purposes subject to certain terms and conditions stated therein.

27. We have perused the Sale Deed dated 21/03/1997 executed by Channappa represented by his constituted attorney B.G. Uday in favour of M/s. Sanka Enterprises Pvt. Ltd. ("**Sanka**") represented by its authorised signatory Rakesh Bathra in respect of the Schedule Property measuring 10 guntas. The Sale Deed is registered as Document No.6288/1996-97, Book-I, Volume 1012, pages 90 to 95, in the office of the Sub-Registrar, Yelahanka.

28. We have perused the Sale Deed dated 21/03/1997 executed by Channappa represented by his constituted attorney B.G. Uday in favour of Sanka represented by its authorised signatory Rakesh Bathra in respect of the Schedule Property measuring 11 guntas. The Sale Deed is registered as Document No.6290/1996-97, Book-I, Volume 1012, pages 95 to 100, in the office of the Sub-Registrar, Yelahanka.

29. We have perused the Sale Deed dated 21/03/1997 executed by Sugandharaju the son of Appanna and Veeranna Gowda the son of Sugandharaju represented by their constituted attorney B.G. Uday in favour of Sanka represented by its authorised signatory Rakesh Bathra in respect of the Schedule Property measuring 7 guntas. The Sale Deed is registered as Document No.140/1997-98, Book-I, Volume 1010, pages 148 to 153, in the office of the Sub-Registrar, Yelahanka.

30. We have perused the Sale Deed dated 21/03/1997 executed by Sugandharaju and his son Veeranna Gowda, both represented by their constituted attorney B.G. Uday, in favour of Sanka represented by its authorised signatory Rakesh Bathra in respect of the Schedule Property measuring 10 guntas. The Sale Deed is registered as Document No.6284/1996-97, Book-I, Volume 1015, pages 31 to 37, in the office of the Sub-Registrar, Yelahanka.

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31. We have perused the Sale Deed dated 12/11/1997 executed by Makkarappa the son of Doddamuniyappa represented by his constituted attorney B.G. Uday in favour of Sanka represented by its authorised signatory Rakesh Bathra in respect of the Schedule Property measuring 5 guntas. The Sale Deed is registered as Document No.BNG(U)-YLNK/5670/1997-98, Book-I, stored in CD No.7, in the office of the Sub-Registrar, Yelahanka.

32. We have perused the Sale Deed dated 12/11/1997 executed by Makkarappa represented by his constituted attorney B.G. Uday in favour of Sanka represented by its authorised signatory Rakesh Bathra in respect of the Schedule Property measuring 8 guntas. The Sale Deed is registered as Document No.BNG(U)-YLNK/5657/1997-98, Book-I, stored in CD No.7, in the office of the Sub-Registrar, Yelahanka.

33. We have perused the Sale Deed dated 12/11/1997 executed by Makkarappa represented by his constituted attorney B.G. Uday in favour of Sanka represented by its authorised signatory Rakesh Bathra in respect of the Schedule Property measuring 8 guntas. The Sale Deed is registered as Document No.BNG(U)-YLNK/5668/1997-98, Book-I, stored in CD No.7, in the office of the Sub-Registrar, Yelahanka.

    Note: *We have not been provided with the General Power of Attorney executed by Makkarappa in favour of B.G. Uday in respect of the portion of the Schedule Property admeasuring 21 guntas. However the sub-registrar would have reviewed the same and subsequently registered the above-mentioned sale deed.*

34. We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses, namely (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. It further denotes that the khata bearing No.409/383 has been issued in favour of Sanka in respect of the Schedule Property and other properties situated at Tarabanahalli Village. The document denotes that Mahesh Deshpande has joined this Sale Deed as Consenting Witness as a registered Agreement to Sell had been executed in respect of Survey No.12 and Survey No.35/1 (prior to their acquisition by Sanka) by the predecessors in title of Sanka in favour of Mahesh Deshpande. The document further denotes that Mahesh Deshpande is also issuing a separate declaration disclosing his knowledge of this Sale Deed and an unequivocal and unconditional consent for this Sale Deed waiving all or any of his rights which might have accrued in his favour through the registered Agreements to Sell in his favour dated 15/12/1995, 09/01/1996 and 05/12/1995. The document further denotes that "*the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney B.G.Uday in favour of Sanka. B.G.Uday is fully aware of all the facts of the*

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properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, B.G.Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to the Sale Deed".

35. We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.

36. We have perused the Memorandum of Association and the Articles of Association of Sahara India dated 03/12/1991.

37. We have perused the Certificate of Incorporation Consequent on Change of Name dated 06/07/1998 issued by the Registrar of Companies under Section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

38. We have perused the Partnership Deed dated 15/04/2004 executed between N. Devarajaiah the son of Late Narasimaiah and A. Ramakrishna the son of Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, development and sale of immovable properties in and around Bangalore.

39. We have perused an Authorization Letter dated 10/11/2004 denoting that A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Channahalli Villages on behalf of Annapurneshwari.

40. We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative Dayanand Pai, Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres.

41. We have perused the Deed of Trust dated 19/05/1993 executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and

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it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

42. We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

43. We have perused the Deed of Amendment of Trust Deed dated 24/09/2004 pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19 has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

44. We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gowri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell was entered into between Annapurneshwari and the Trust wherein substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for the Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University.

45. We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property. The document denotes the transfer of khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06. It further appears that Khata No.421/383/209 has been issued in the name of Sahara in respect of the properties situated at Tarabanahalli Village.

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46. We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

47. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

48. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 in respect of the Schedule Property and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute requisite documents in respect of the sale of 72 acres and 1.20 guntas of land situated at Channahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Schedule Property is also denoted in this resolution.

    Note: *We have not seen documents to confirm that the resolution is in compliance with the Trust documents. We have therefore assumed that the resolution/extract is in compliance with the Trust Deed.*

49. We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust authorized the alienation of the aforementioned properties and authorized B. Manamohan to execute requisite sale deeds in terms of the resolution dated 02/02/2008.

50. We have perused the Genealogical Tree dated 28/11/2006 issued by the Village Accountant Huttanahalli denoting the details the family members of Sugandharaju the son of Late Appanna. The said document denotes that the said Sugandharaju has a wife named Patalamma and two (2) children namely Anusuyamma and Veeranna Gowda. The said Veeranna Gowda is married to Rathnamma and has three (3) children namely Vinutha, Ranjitha and Manoj.

51. We have perused the Genealogical Tree dated 05/10/2007 issued by the Village Accountant, Tarabanahalli Village denoting the details the family members of Channappa. The said document denotes that the said Channappa had a wife named Sharadamma (deceased) and four (4) children namely Suresh, Munigowda, Mamatha and Suguna.

52. We have perused the Genealogical Tree dated 21/03/2008 issued by the Village Accountant, Tarabanahalli Village denoting the details the family members of Makkarappa. The said document denotes that the said Makkarappa (deceased) has a wife named

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Muniyamma and four (4) children namely Puttappa, Chikkaputtappa, Ramakrishnappa and Shivanna. The said Ramakrishnappa is married to Rajamma and has four (4) children namely Prabhavathi, Hemavathi, Nalina and Nagendra. The said Shivanna is married to Lakshmamma.

53. We have perused the Deed of Confirmation dated 09/01/2008 executed by Channappa the son of Madappa, Suresh and Munegowda the sons of Channappa in favour of Trust, represented by its Authorised Signatory, Lakshminarayana Kamath in respect of the property bearing Survey No.35/1 admeasuring 21 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Deed of Confirmation is registered as Document No.JAL-1-02577-2007-08, Book I, stored in CD No.JALD16 in the Office of the Sub-Registrar, Jala, Bangalore. The said document denotes that Channappa along with his sons have confirmed the Sale Deeds dated 21/03/1997, executed in favour of Sanka (registered as Document Nos.6288/1996-97 and 6290/1996-97). The document also denotes that the aforementioned parties also confirm the Sale Deed dated 09/12/2003, registered as Document No.BNG(U)-YLNK/12618/2003-04 in favour of Sahara and the Sale Deed dated 24/01/2005, registered as Document No.YAN-1-22127-2004-05 in favour of the Trust. *We observe that the daughters of Channappa as denoted in the genealogical tree discussed above, have not been party to the said Deed of Confirmation.*

54. We have perused the Deed of Confirmation dated 25/08/2009 executed by Sugandharaju the son of Appanna, Patalamma the wife of Sugandharaju, Anusuyamma and Veeranna Gowda the children of Sugandharaju in favour of Sankhya, represented by its Authorised Signatory, Srikanth Bhat in respect of the property bearing Survey No.35/1 admeasuring 17 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Deed of Confirmation is registered as Document No.JAL-1-00974-2009-10, Book I, stored in CD No.JALD47 in the Office of the Sub-Registrar, Jala, Bangalore. The said document denotes that Sugandharaju along with his family members have confirmed the Sale Deeds dated 21/03/1997 executed in favour of Sanka (registered as Document Nos.6284/1996-97 and 140/1997-98). Further, the document denotes that the aforementioned parties have also confirmed the Sale Deed dated 09/12/2003, registered as Document No.BNG(U)-YLNK/12618/2003-04 in favour of Sahara, the Sale Deed dated 24/01/2005, registered as Document No.YAN-1-22127-2004-05 in favour of the Trust and Sale Deed dated 26/03/2008 registered as Document No.JAL-1-00143-2008-09 in favour of Sankhya.

55. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including the Schedule Property in favour of M/s. Canara Housing Development Company.

56. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-

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00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

57. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

58. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including the Schedule Property, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Sankhya conveyed the Schedule Property in favour of M/s. Century Dwellings Private Limited.

59. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

60. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

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The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 sq. meters (918.43 guntas).

61. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

62. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The BIAAPA has sanctioned the formation of a residential layout in respect of these properties. The Order states that the Government had issued a Notification dated 27/01/2009 bearing No.UDD/157/BMR/2005 and the Revised Order dated 29/01/2009 stating that the conversion of any property which was converted before 17/09/2004 will have to be protected. The lands forming the subject matter of this Order are located partly in the "residential" zone and partly in the "parks" zone as per the Master Plan – 2021 prepared by the BIAAPA. However given that these lands were converted for residential purposes before 17/09/2004, the BIAAPA has treated these lands as "residential". The Order further denotes that the applicants have paid the requisite taxes and have submitted the No-Objection Certificate issued by the Karnataka State Pollution Control Board ("**KSPCB**"). The Order denotes that from out of the approved residential sites totaling to 577 sites, 40% of the sites (totaling to 230 sites) have been released as per the list annexed to the Order. The Order denotes that the applicant is permitted to collect consideration respect of the released sites for development of the layout and only the sites that have been released may be registered. The following conditions have been prescribed by the BIAAPA:

a) The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
b) Upon the development of roads, drainage system, drinking water connection, electricity connection etc. the Authorities will inspect the layout and accord their final approval.

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c) Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.

d) If within the prescribed time limit, the basic amenities are not developed, then the government shall have the right to take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.

e) The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.

f) No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.

g) Compulsory provision must be made in the buildings forming part of the layout plan for rain water harvesting and conservation of ground water.

h) In accordance with the application of the developer 40% of the sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.

i) Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.

j) Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% of the sites that have been released in the sanctioned plan.

63. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 while considering additional Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

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64. We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No.BIA7APA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)]. The document denotes that the Layout Plan has been approved for duration of two years from 24/05/2013 to 23/05/2015.

65. We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

    1. The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
    2. The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

66. We observe that the said Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totalling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

    It is pertinent to note that the validity of the aforesaid Sanction Renewal Letter dated 27/04/2015 issued in respect of the Schedule Property had lapsed on 23/05/2016. We are given to understand that the renewed Sanction Letter issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli has not been obtained as the development of the said property has already commenced. However, we

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observe from the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13/637 issued by the Joint Directorate, BIAAPA that, if after obtaining a renewal of the approval for the aforesaid layout, the development is still not completed as required under the said Order, the approval shall be cancelled without any reference to the developer. Therefore, it is advisable to obtain a renewed sanction letter in respect of the said property.

67. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

68. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

69. We have perused the Record of Tenancy and Crops ("**RTC and Pahani**") Extract for the periods 1968-69 to 1973-74 and 1975-76 to 1979-80 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas, denoting the name of Appanna as the owner of the property. The document denotes that the Schedule Property is his self acquired property.

70. We have perused the RTC and Pahani Extract for the periods 1980-81, 1981-82, 1982-83 and 1983-84 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, denoting the names of Appanna the son of Hanumanna as the erstwhile owner of the property in terms of the Index of Lands and the Record of Rights extract bearing number RR 110 and Sugandharaju and others as the erstwhile owners in terms of partition. Further the document denotes the names of B.N. Muniraju as the subsequent owner of an extent measuring 21 guntas, Doddapillanjinappa as the owner of an extent measuring 14 guntas and Chikkapillanjinappa as the owner of an extent measuring 7 guntas.

71. We have perused the RTC and Pahani Extract for the periods 1985-86, 1986-87 and 1987-88 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas, situated at Tarabanahalli Village. The name of the Hobli and the Taluk are not clearly denoted. The document denotes the name of Appanna the son of Hanumanna as the erstwhile owner of the property in terms of the Index of Lands and the Record of Rights extract bearing number RR 110, B.N. Muniraju as the subsequent owner of an extent measuring 21 guntas in terms of the Record of Rights register extract bearing RR No.838, Hanumanna as the owner of an extent measuring 7 guntas, Doddapillanjinappa and Chikkapillanjinappa as the owners of extent measuring 14 guntas each and Sugandharaju as the owner of an extent measuring 17 guntas in terms of the Mutation Register extract bearing MR No.15/1982-83.

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72. We have perused the RTC and Pahani Extract for the periods 1988-89, 1989-90, 1990-91, 1991-92 and 1992-93 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the names of B.N. Muniraju as the erstwhile owner for an extent measuring 21 guntas in terms if the Record of Rights register extract bearing RR No.838, Sugandharaju as the owner of an extent measuring 17 guntas in terms of the Mutation Register extract bearing MR No.15/1982-83, Doddapillanjinappa and Chikkapillanjinappa as the erstwhile owners, Makkarappa as the owner of an extent measuring 21 guntas in terms of the Mutation register extract bearing MR No.8/1988-89, Nanjamma as the erstwhile owner of n extent measuring 7 guntas, Nanjundappa as the erstwhile owner of an extent measuring 7 guntas and Channappa as the owner of extent measuring 14 guntas in terms of the Mutation Register extract bearing MR No.5/1986-87 and an extent measuring 7 guntas in terms of the Mutation Register extract bearing MR No.4/1992-93.

73. We have perused the RTC and Pahani Extract for the periods 1993-94, 1994-95, 1995-96, 1996-97 and 1997-98 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the names of B.N. Muniraju as the erstwhile owner for an extent measuring 21 guntas in terms if the Record of Rights register extract bearing RR No.838, Sugandharaju as the owner of an extent measuring 17 guntas in terms of the Mutation Register extract bearing MR No.15/1982-83, Doddapillanjinappa and Chikkapillanjinappa as the erstwhile owners, Makkarappa as the owner of an extent measuring 21 guntas in terms of the Mutation register extract bearing MR No.8/1988-89, Nanjamma as the erstwhile owner of n extent measuring 7 guntas, Nanjundappa as the erstwhile owner of an extent measuring 7 guntas and Channappa as the owner of extent measuring 14 guntas in terms of the Mutation Register extract bearing MR No.5/1986-87 and an extent measuring 7 guntas in terms of the Mutation Register extract bearing MR No.4/1992-93.

74. We have perused the RTC and Pahani Extract for the periods 1997-98, 1998-99, 1999-2000, 2000-01 and 2001-02 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas situated at Tarabanahalli Village. The document denotes the names of Sugandharaju as the owner of an extent measuring 17 guntas in terms of the Mutation Register extract bearing MR No.15/1982-83, Makkarappa as the owner of an extent measuring 21 guntas in terms of the Mutation Register extract bearing MR No.8/1988-89 and Channappa as the owner of an extent measuring 26 guntas in terms of the Mutation Register extract bearing MR Nos.5/1986-87 and 4/1992-93. The document also denotes an extent measuring 21 guntas belonging to Makkarappa has been converted for residential purposes in terms of Order dated 15/11/1997 bearing No.BDS.ALN.SR.NA.234/97-98 and an extent measuring 21 guntas belonging to Channappa has been converted for residential purposes in terms of the Order dated 24/06/1997 bearing No. ALN:SR(NA)11:96-97 passed by the Special Deputy Commissioner, Bangalore.

75. We have perused the RTC and Pahani Extract for the periods 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005 and 2005-2006 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas situated at Tarabanahalli Village. The document denotes the names of Sugandharaju as the owner of an extent measuring 17 guntas in terms

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of the Mutation Register extract bearing MR No.15/1982-83, Makkarappa as the owner of an extent measuring 21 guntas in terms of the Mutation Register extract bearing MR No.8/1988-89 and Channappa as the owner of an extent measuring 26 guntas in terms of the Mutation Register extract bearing MR Nos.5/1986-87 and 4/1992-93.

76. We have perused the RTC and Pahani Extracts for the period 2006-07 and 2007-08 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas situated at Tarabanahalli Village, Jala Hobli, Yalahanka Taluk. The documents denote the names of Makkarappa as the owner of an extent measuring 21 guntas in terms of the Mutation Register extract MR No.8/1988-89, Channappa as the owner of an extent measuring 5 guntas in terms of the Mutation Register extract bearing MR Nos.5/1986-87 and 4/1992-93, Sugandharaju as the owner of an extent measuring 17 guntas and the same being converted for residential purposes in terms of the Mutation Register extract bearing MR No.129/2006-07 and Channappa as the owner of an extent measuring 21 guntas and the same being converted for residential purposes in terms of the Mutation Register extract bearing MR No.130/2006-07.

77. We have perused the Order dated 05/01/2009 bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of a portion of the Schedule Property measuring 17 guntas. The document denotes that the aforementioned property has been converted for non-agricultural purposes under Section 95(2) of the Karnataka Land Revenue Act, 1964 ("**KLR Act**"). It further appears that under Section 95(7) of the KLR Act, the court is of the opinion that the aforementioned properties do not require payment of property taxes and thereby the names of the khatedars have been removed from Column 9 of the RTC extract and it will be denoted as *Non-Agricultural Kharab* ("**NAK**").

78. We have perused the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 issued by the Village Accountant in respect of a portion of the Schedule Property measuring 17 guntas. The document denotes NAK for a portion of the Schedule Property measuring 17 guntas in terms of an order bearing No.RRT(J)CR739/2008-09. The document denotes conversion *vide* order bearing No. BDS.ALN.SR.NA.573/95-96 and also denotes Mutation Register extract bearing MR No.129/2006-07.

Note: *It is pertinent to note that in terms of the aforementioned Order dated 05/01/2009 bearing No.R.R.T(J)C.R/739/2008-09 and the Mutation Register extract bearing MR No.31/2008-09 only for a portion of the Schedule Property measuring 17 guntas, the names of the khatedars have been removed from Column 9 of the RTC extract and NAK has been denoted. As regards the remaining extents, the names of the respective khatedars have been denoted, though the entire extent in Survey No.35/1 has been converted for non agricultural purposes.*

79. We have perused the RTC and Pahani Extract for the period 2008-09 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas situated at Tarabanahalli Village, Jala Hobli, Yalahanka Taluk. The document denotes the names of Makkarappa as the owner of an extent measuring 21 guntas in terms of the Mutation

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Register extract MR No.8/1988-89, Channappa as the owner of an extent measuring 5 guntas in terms of the Mutation Register extract bearing MR Nos.5/1986-87 and 4/1992-93, Channappa as the owner of an extent measuring 21 guntas and the same being converted for residential purposes in terms of the Mutation Register extract bearing MR No.130/2006-07 and further denotes Non-Agricultural Kharab ("**NAK**") for an extent measuring 17 guntas in terms of the Mutation Register extract bearing MR No.31/2008-09 dated 24/01/2009. The document also denotes the Order dated 01/03/1996 bearing No.B.dis.ALN.SR.(NA)573/95-96.

80. We have perused the RTC and Pahani Extracts for the period 2009-10 to 2014-15 and 2016-17 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas situated at Tarabanahalli Village, Jala Hobli, Yalahanka Taluk. The documents denote the names of Makkarappa as the owner of an extent measuring 21 guntas in terms of the Mutation Register extract MR No.8/1988-89, Channappa as the owner of an extent measuring 5 guntas in terms of the Mutation Register extract bearing MR Nos.5/1986-87 and 4/1992-93, Channappa as the owner of an extent measuring 21 guntas and the same being converted for residential purposes in terms of the Mutation Register extract bearing MR No.130/2006-07 and further denotes Sugandharaju as the owner of an extent measuring 17 guntas and the same being converted for residential purposes in terms of the Mutation Register extract bearing MR No.129/2006-07.

Note: *It is pertinent to note that the RTC and Pahani Extract issued for the periods from 1997-98 to 2014-15 and 2016-17 denotes Channappa as the owner of two extents measuring 5 guntas in terms of MR Nos.5/1986-87 and 4/1992-93 and another extent measuring 21 guntas in terms of MR No.130/2006-07. The total extent of land available in Survey No.35/1 is 1 acre and 19 guntas of which Makkarappa owns 21 guntas and Sugandharaju owns 17 guntas. The remaining 21 guntas in Survey No.35/1 is owned by Channappa. Hence, the total extent owned by said Channappa as denoted in the aforementioned RTC extracts appears to be wrongly denoted as 26 guntas instead of 21 guntas.*

81. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

82. We have perused the Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property.

83. We have perused the Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in

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respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property. The document denotes that Sankhya is required to pay a sum of Rs.1,62,102/- (Rupees One Lakh Sixty Two Thousand One Hundred Two only) towards taxes in respect of the aforementioned property.

Note: *We have not been provided with the latest tax paid receipt in relation to the property. We have not been provided with the special notice assigning khata number and the khata certificate and extract in relation to the said property.*

84. We have perused the Endorsement dated 05/11/2007 bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that there are tenancy applications/proceedings initiated under Sections 48A and 77A and no applications are pending under Section 80 (Form 11) of the Karnataka Land Reforms Act, 1961.

85. We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

86. We have perused the Endorsement dated 01/12/2007 bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property. The document denotes that there are no proceedings initiated or pending under Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 in respect of the aforementioned properties.

87. We have perused the Endorsement dated 12/05/2017 bearing No. PTCL(BNA)CR/83/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property wherein it is denoted that there are no proceedings initiated under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

88. We have perused the Endorsement dated 11/04/2011 bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that that the Index of Lands Register extract cannot be issued as the same is not available.

89. We have perused the Endorsement dated 01/01/2008 issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the RTC extracts for the period 1974-75 and 1984-85 are not available.

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90. We have perused the Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India ("**NHAI**") in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Tarabanahalli Village does not fall under the jurisdiction of NHAI under Section 3(a) of the National Highway Act, 1956.

91. We have perused the Endorsement dated 18/08/2015 bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisitions initiated or pending in respect of the aforementioned properties.

92. We have perused the Endorsement dated 01/09/2015 bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board ("**KIADB**"), Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk. In terms of the said Endorsement and the final notification dated 09/04/2008 annexed to the Endorsement, we observe that certain lands situated at Bagalur Village and Hoovinayakanahalli Village have been acquired. However, the lands situated at Tarabanahalli Village including the Schedule Property have not been notified for acquisition.

93. We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

94. We have perused the Moola Tippani extract dated 29/01/2006 in respect of the property bearing Survey No.35 situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Addl.) Taluk.

95. We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the property bearing Survey No.35/1 situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Addl.) Taluk. The document depicts the total extent as 1 acre and 19 guntas and does not denote any kharab land.

96. We have perused the Village Map of Tarabanahalli Village, ChikkaJala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.35 as forming part of the said Village.

Encumbrances

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We have perused photocopies of the following encumbrance certificates:

1. Encumbrance Certificate dated 09/09/2009 issued for the period 01/04/1958 to 31/03/1969 by the office of the Sub Registrar, Devanahalli depicting the following transactions in respect of the Schedule Property:

    a. Sale Deed dated 02/07/1958 executed by Chikkapillanjinappa in favour of Jadigappa in respect of a portion of the property bearing Survey No.35/1 admeasuring 15 guntas, registered as Document No.997.
    b. Sale Deed dated 26/02/1962 executed by Jadigappa in favour of Anjinamma, Lalithamma and other in respect of a portion of the property bearing Survey No.35/1 admeasuring 4 guntas, registered as Document No.2755.

    In the absence of the aforesaid Sale Deeds, we are unable to ascertain the manner in which Chikkapillanjinappa or Jadigappa acquired ownership rights in respect of the aforesaid property. The revenue documents in respect of the property bearing Survey No. 35/1 do not refer to the names of Chikkapillanjinappa prior to the year 1971 or the names of Jadigappa, Anjinamma, Lalithamma or others as the owners of the property. Further, we observe that no transactions have been reflected in furtherance to the said Sale Deeds. We have been informed that Chikkapillanjinappa, Jadigappa, Anjinamma, Lalithamma or any other persons claiming through or under them have not challenged or threatened to initiate legal proceedings challenging the subsequent sale transactions/conversion orders in respect of the property, including the sale of the Schedule Property in favour of Sankhya. We have also been informed that the aforesaid persons have not asserted their rights over the said property till date. Therefore, it appears that Chikkapillanjinappa, Jadigappa, Anjinamma, Lalithamma or any other persons party to the aforesaid Sale Deeds have no title to the said property. As a consequence of the same, the aforesaid persons have not derived any title to the said property.

2. Encumbrance Certificate dated 16/02/2009 issued for the period 01/04/1986 to 31/07/1986 by the office of the Sub Registrar, Devanahalli depicting 'Nil' encumbrances in respect of the Schedule Property.

3. Encumbrance Certificate dated 10/04/2007 issued for the period 01/08/1986 to 31/05/1989 by the office of the Sub Registrar, Bangalore North Taluk, depicting 'Nil' encumbrances in respect of the Schedule Property. *We observe that the said Encumbrance Certificate does not reflect the Sale Deed dated 10/12/1986 executed by Doddapillanjinappa in favour of Channappa (registered as Document No.1494/1986-87) and the Sale Deed dated 18/08/1988 executed by B.N. Muniraju in favour of*

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Makkarappa (registered as Document No.3122/1988-89). It is advisable to obtain a fresh Encumbrance Certificate for the period 01/08/1986 to 31/05/1989 reflecting all the transactions in respect of the property during the said period.

4. Encumbrance Certificate dated 30/03/2007 issued for the period 01/06/1989 to 31/03/2004 by the office of the Sub Registrar, Yelahanka depicting the following transactions in respect of the Schedule Property:

    a. Sale Deed dated 30/03/1992 executed by Nanjundappa, Muniyappa, Rajanna and Manjunath in favour of Channappa in respect of the property bearing Survey No.35/1 admeasuring 7 guntas, registered as Document No.27/1992-93.
    b. Sale Deed dated 21/03/1997 executed by Sugandharaju and Veeranna Gowda represented by their constituted attorney B.G. Uday in favour of Sanka represented by its authorised signatory Rakesh Bathra in respect of the property bearing Survey No.35/1 admeasuring 10 guntas, registered as Document No.6284/1996-97.
    c. Sale Deed dated 21/03/1997 executed by Channappa represented by his constituted attorney B.G. Uday in favour of Sanka represented by its authorised signatory Rakesh Bathra in respect of the property bearing Survey No.35/1 admeasuring 10 guntas, registered as Document No.6288/1996-97.
    d. Sale Deed dated 21/03/1997 executed by Channappa represented by his constituted attorney B.G. Uday in favour of Sanka represented by its authorised signatory Rakesh Bathra in respect of the property bearing Survey No.35/1 admeasuring 11 guntas, registered as Document No.6290/1996-97.
    e. Sale Deed dated 21/03/1997 executed by Sugandharaju and Veeranna Gowda represented by their constituted attorney B.G. Uday in favour of Sanka represented by its authorised signatory Rakesh Bathra in respect of the property bearing Survey No.35/1 admeasuring 7 guntas, registered as Document No.140/1997-98.
    f. Sale Deed dated 12/11/1997 executed by Makkarappa represented by his constituted attorney B.G. Uday in favour of Sanka represented by its authorised signatory Rakesh Bathra in respect of the property bearing Survey No.35/1 admeasuring 8 guntas, registered as Document No.BNG(U)-YLNK/5657/1997-98.
    g. Sale Deed dated 12/11/1997 executed by Makkarappa represented by his constituted attorney B.G. Uday in favour of Sanka represented by its authorised signatory Rakesh Bathra in respect of the property bearing Survey No.35/1 admeasuring 8 guntas, registered as Document No.BNG(U)-YLNK/5668/1997-98.

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h. Sale Deed dated 12/11/1997 executed by Makkarappa represented by his constituted attorney B.G. Uday in favour of Sanka represented by its authorised signatory Rakesh Bathra in respect of the property bearing Survey No.35/1 admeasuring 5 guntas, registered as Document No.BNG(U)-YLNK/5670/1997-98.
i. Sale Deed dated 09/12/2003, executed by Sanka Enterprises represented by its Directors, S.N. Ladhani and Babulal Nichani, Consenting Witnesses G. Dasharatha Rami Reddy, Mahesh Deshpande and Garuda Builders Pvt. Ltd., represented by its Managing Director B.G. Uday in favour of Sahara India Commercial Corporation Ltd. represented by its authorised signatory A.V. Muralidharan, registered as Document No.12618/2003-04.

5. Encumbrance Certificate dated 20/03/2007 issued for the period 01/04/2004 to 15/03/2007 by the office of the Senior Sub Registrar, Yelahanka in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas, situated at Tarabanahalli Village, Jala Hobli depicting the Sale Deed executed by Sahara represented by its authorised signatory Diwakar Asthana in favour of Manipal Academy of Higher Education (MAHE) represented by its authorised signatory B. Manmohan, GPA holder, registered as Document No. YAN-1-22127-2004-05.

6. Encumbrance Certificate dated 13/10/2008 issued for the period 15/03/2007 to 09/10/2008 by the office of the Sub Registrar, Jala, in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk depicts the following transactions:

    a. Deed of Confirmation dated 09/01/2008 executed by Channappa, Suresh and Munegowda in favour of Trust, represented by its Authorised Signatory, Lakshminarayana Kamath in respect of the property bearing Survey No.35/1 admeasuring 21 guntas, registered as Document No.JAL-1-02577-2007-08.
    b. Sale Deed dated 11/04/2008, executed by M/s Manipal Academy of Higher Education (MAHE) represented by its Special officer B. Manmohan in favour of Sankhya represented by its director, Bijay Kumar Agarwal represented by his SPA holder Ashwin Sancheti, registered as Document No.JAL-1-00143-2008-09.

7. Encumbrance Certificate dated 24/10/2011 issued for the period 01/04/2008 to 31/03/2009 by the office of the Sub Registrar, Jala, Bangalore depicts the Sale Deed dated 11/04/2008, executed by Trust represented by its Special Officer B. Manamohan in favour of Sankhya represented by its Director Bijay Kumar Agarwal represented by

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his SPA Holder Ashwin Sancheti in respect of the Schedule Property registered as Document No.JAL-1-00143-2008-09.

8. Encumbrance Certificate dated 16/09/2009 issued for the period 01/04/2009 to 09/02/2015 by the office of the Sub Registrar, Jala, in respect of the Schedule Property depicts Deed of Confirmation dated 25/08/2009 executed by Sugandharaju, Patalamma, Anusuyamma and Veeranna Gowda in favour of Sankhya, represented by its Authorised Signatory, Srikanth Bhat in respect of the property bearing Survey No.35/1 admeasuring 17 guntas, registered as Document No.JAL-1-00974-2009-10. *We observe that the said Encumbrance Certificate does not reflect the Relinquishment Deed dated 23/05/2013, registered as Document No. 384/2013-14. It is advisable to obtain a fresh Encumbrance Certificate for the period 01/04/2009 to 09/02/2015 reflecting all the transactions in respect of the property during the said period.*

9. Encumbrance Certificate dated 02/01/2016 issued for the period 01/11/2014 to 01/01/2016 by the office of the Sub Registrar, Ganganagar depicting 'Nil' encumbrances in respect of the Schedule Property.

10. Encumbrance Certificate dated 02/05/2017 issued for the period 01/04/2015 to 27/04/2017 by the office of the Sub Registrar, Yelahanka depicting 'Nil' encumbrances in respect of the Schedule Property.

11. The Encumbrance Certificate for the period 01/04/2017 to 18/06/2024 with respect to the Schedule Property denotes the Sale Deed dated 20/03/2024 executed by the Sankhya Realtors Private Limited and others in favour of Century Dwellings Private Limited, registered as Document No.BYP-1-18572-2003-04.

Litigation: We are given to understand from the representatives of M/s. Century Dwellings Private Limited, that there are no pending litigations in relation to the Schedule Property.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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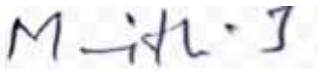
CONCLUSION

Based on the documents furnished to us and subject to the observations made herein above, we are of the opinion that Century Dwellings Private Limited is the owner of the land bearing Survey No.35/1 admeasuring 1 acre and 19 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk (earlier Yelahanka Taluk and much earlier Devanahalli Taluk), subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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Schedule Property

All that piece and parcel of the residentially converted land bearing Survey No.35/1 admeasuring 1 acre and 19 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk and bounded on the:

East by : Property bearing Survey No.28/1;
West by : Property bearing Survey No.58/3;
North by : Properties bearing Survey Nos.36/5 and 36/6 and portion of the property bearing Survey No.37; and
South by : Properties bearing Survey Nos.35/3, 34/1, 34/2 and 34/3.

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List of Documents

Sl. No.	Date	Description of Documents
1.	30/09/1944	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk in respect of the property bearing Survey No.35 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
2.	--	Index of Land extract issued in respect of certain properties including the Schedule Property (Survey No.35/1 measuring 1 acre and 19 guntas).
3.	--	Record of Rights register extract bearing No.110 in respect of the Schedule Property.
4.	--	Record of Rights register extract bearing No.811 in respect of the Schedule Property.
5.	20/01/1949	Sale Deed executed by Basappa the son of Chikkalingappa in favour of Appanna *alias* Muniyappa, Doddapillanjinappa and Chikkapillanjinappa, all being the sons of Hanumanna in respect of the property bearing Survey No.35 admeasuring 1 acre and 21 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.1408/1948-49, Book-I, Volume 558, pages 158 to 159, in the office of the Sub-Registrar, Devanahalli.
6.	22/09/1971	Partition Deed executed between Appanna (since deceased represented by his son Sugandharaju), Nanjundappa Doddapillanjinappa and Chikkapillanjinappa, all being the sons of Hanumanna in respect of certain properties including the Schedule Property. The Partition Deed is registered as Document No.1874/1971-72, Book-I, Volume 1084, pages 156 to 162, in the office of the Sub-Registrar, Devanahalli.
7.	--	Mutation Register extract bearing MR No.15/1982-83 in respect of the Schedule Property.
8.	22/09/1971	Sale Deed executed by Chikkapillanjinappa the son of Hanumanna in favour of Nanjundappa the son of Hanumanna in respect of certain properties including a portion of the Schedule Property measuring 7 guntas. The Sale Deed is registered as Document No.1875/1971-72,

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		Book-I, Volume 1086, pages 130 to 132, in the office of the Sub-Registrar, Devanahalli.
9.	--	Mutation Register extract bearing MR No.16/1982-83 in respect of a portion of the Schedule Property measuring 7 guntas.
10.	22/09/1971	Sale Deed executed by Chikkapillanjinappa the son of Hanumanna, Anjinamma the daughter of Chikkapillanjinappa, Lalithamma and Meenakshamma, both being minors represented by their father and natural guardian Chikkapillanjinappa in favour of Nanjamma the daughter of Appanna in respect of certain properties including a portion of the Schedule Property measuring 7 guntas. The Sale Deed is registered as Document No.1877/1971-72, Book-I, Volume 1084, pages 162 to 164, in the office of the Sub-Registrar, Devanahalli.
11.	25/03/1983	Sale Deed executed by Muniyamma the wife of Late Nanjundappa and Jagannath the son of Late Nanjundappa in favour of B.N. Muniraju the son of Narayanappa in respect of a portion of the Schedule Property measuring 21 guntas. The Sale Deed is registered as Document No.1772/1982-83, Book-I, Volume 1283, pages 67 to 69, in the office of the Sub-Registrar, Devanahalli.
12.	--	Mutation Register extract bearing MR No.17/1982-83 in respect a portion of the Schedule property measuring 21 guntas.
13.	--	Record of Rights register extract bearing No.838 in respect of a portion of the Schedule Property measuring 21 guntas.
14.	10/12/1986	Sale Deed executed by Doddapillanjinappa the son of Late Hanumappa in favour of Channappa the son of Late Madappa in respect of a portion of the Schedule Property measuring 14 guntas. The Sale Deed is registered as Document No.1494/1986-87, Book-I, Volume 1337, pages 27 to 29, in the office of the Sub-Registrar, Devanahalli.
15.	--	Mutation Register extract bearing MR No.5/1986-87 in respect of a portion of the Schedule Property measuring 14 guntas.
16.	18/08/1988	Sale Deed executed by B.N. Muniraju the son of Narayanappa in favour of Makkarappa the son of Late Doddamuniyappa in respect of the Schedule Property measuring 21 guntas. The Sale Deed is registered as

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		Document No.3122/1988-89, Book-I, Volume 4120, pages 129 to 131, in the office of the Sub-Registrar, Bangalore North Taluk.
17.	--	Mutation Register extract bearing MR No.8/1988-89 in respect of a portion of the Schedule Property measuring 21 guntas.
18.	30/03/1992	Sale Deed executed by Nanjundappa the son of Muniyappa, Muniyappa, Rajanna and Manjunath, the sons of Nanjundappa in favour of Channappa the son of Late Madappa in respect of the Schedule Property measuring 7 guntas The Sale Deed is registered as Document No.27/1992-93, Book-I, Volume 239, pages 177 to 179, in the office of the Sub-Registrar, Yelahanka.
19.	--	Mutation Register extract bearing MR No.4/1992-93 in respect of a portion of the Schedule Property measuring 7 guntas.
20.	14/11/1985	Mortgage Deed executed by Sugandharaju the son of Late Appanna in favour of SFSC Bank, Chikkajala in respect of certain properties including the Schedule Property measuring 17 guntas. The Mortgage Deed is registered as Document No.951/1985-86, Book-I, Volume SF 82, pages 40, in the office of the Sub-Registrar, Devanahalli.
21.	04/12/2008	Discharge Letter bearing No.14/2008-09 issued by the SFSC Bank, Chikkajala.
22.	09/02/1996	General Power of Attorney executed by Channappa the son of Madappa in favour of B.G. Uday son of B.N. Garudachar appointing him as his constituted attorney in respect of a portion of the Schedule Property measuring 21 guntas. The General Power of Attorney is registered as Document No.1163/1995-96, Book-IV, Volume SF 52, pages 195 to 198, in the office of the Sub-Registrar, Yelahanka.
23.	05/12/1995	General Power of Attorney executed by Sugandharaju the son Late Appanna and Veeranna Gowda the son of Sugandharaju in favour of B.G. Uday appointing him as their constituted attorney in respect of a portion of the Schedule Property measuring 17 guntas. The General Power of Attorney is registered as Document No.773/1995-96, Book-IV, Volume SF 46, pages 56 to 59, in the office of the Sub-Registrar, Yelahanka.

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24.	01/03/1996	Official Memorandum bearing No. ALN:SR(NA)573:95-96 in respect of a portion of the Schedule Property measuring **17 guntas**.
25.	24/06/1997	Official Memorandum bearing No. ALN:SR(NA)11:96-97 in respect of a portion of the Schedule Property measuring **21 guntas**.
26.	05/11/1997	Official Memorandum bearing No. ALN:SR(NA)234:97-98 in respect of the remaining portion of the Schedule Property measuring **21 guntas**.
27.	21/03/1997	Sale Deed executed by Channappa represented by his constituted attorney B.G. Uday in favour of M/s. Sanka Enterprises Pvt. Ltd. ("**Sanka**") represented by its authorised signatory Rakesh Bathra in respect of the Schedule Property measuring 10 guntas. The Sale Deed is registered as Document No.6288/1996-97, Book-I, Volume 1012, pages 90 to 95, in the office of the Sub-Registrar, Yelahanka.
28.	21/03/1997	Sale Deed executed by Channappa represented by his constituted attorney B.G. Uday in favour of Sanka represented by its authorised signatory Rakesh Bathra in respect of the Schedule Property measuring 11 guntas. The Sale Deed is registered as Document No.6290/1996-97, Book-I, Volume 1012, pages 95 to 100, in the office of the Sub-Registrar, Yelahanka.
29.	21/03/1997	Sale Deed executed by Sugandharaju the son of Appanna and Veeranna Gowda the son of Sugandharaju represented by their constituted attorney B.G. Uday in favour of Sanka represented by its authorised signatory Rakesh Bathra in respect of the Schedule Property measuring 7 guntas. The Sale Deed is registered as Document No.140/1997-98, Book-I, Volume 1010, pages 148 to 153, in the office of the Sub-Registrar, Yelahanka.
30.	21/03/1997	Sale Deed executed by Sugandharaju and his son Veeranna Gowda, both represented by their constituted attorney B.G. Uday, in favour of Sanka represented by its authorised signatory Rakesh Bathra in respect of the Schedule Property measuring 10 guntas. The Sale Deed is registered as Document No.6284/1996-97, Book-I, Volume 1015, pages 31 to 37, in the office of the Sub-Registrar, Yelahanka.
31.	12/11/1997	Sale Deed executed by Makkarappa the son of Doddamuniyappa represented by his constituted attorney B.G. Uday in favour of Sanka

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		represented by its authorised signatory Rakesh Bathra in respect of the Schedule Property measuring 5 guntas. The Sale Deed is registered as Document No.BNG(U)-YLNK/5670/1997-98, Book-I, stored in CD No.7, in the office of the Sub-Registrar, Yelahanka.
32.	12/11/1997	Sale Deed executed by Makkarappa represented by his constituted attorney B.G. Uday in favour of Sanka represented by its authorised signatory Rakesh Bathra in respect of the Schedule Property measuring 8 guntas. The Sale Deed is registered as Document No.BNG(U)-YLNK/5657/1997-98, Book-I, stored in CD No.7, in the office of the Sub-Registrar, Yelahanka.
33.	12/11/1997	Sale Deed executed by Makkarappa represented by his constituted attorney B.G. Uday in favour of Sanka represented by its authorised signatory Rakesh Bathra in respect of the Schedule Property measuring 8 guntas. The Sale Deed is registered as Document No.BNG(U)-YLNK/5668/1997-98, Book-I, stored in CD No.7, in the office of the Sub-Registrar, Yelahanka.
34.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses, namely (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
35.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.
36.	03/12/1991	Memorandum of Association and the Articles of Association of Sahara India.
37.	06/07/1998	Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies under Section 21 of the Companies Act, 1956.

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38.	15/04/2004	Partnership Deed executed between N. Devarajaiah the son of Late Narasimaiah and A. Ramakrishna the son of Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
39.	10/11/2004	Authorization Letter denoting that A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Channahalli Villages on behalf of Annapurneshwari.
40.	05/10/2004	Agreement of Sale executed between Annapurneshwari represented by its Authorized Representative Dayanand Pai, Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres.
41.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
42.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk.
43.	24/09/2004	Deed of Amendment of Trust Deed pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV.
44.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Diwakar Asthana, Gowri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its

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		Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
45.	--	Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property.
46.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
47.	08/09/2006	Memorandum of Association and the Articles of Association of Sankhya.
48.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust in respect of the Schedule Property and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk.
49.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore.
50.	28/11/2006	Genealogical Tree issued by the Village Accountant Huttanahalli.
51.	05/10/2007	Genealogical Tree issued by the Village Accountant, Tarabanahalli Village.
52.	21/03/2008	Genealogical Tree issued by the Village Accountant, Tarabanahalli Village.
53.	09/01/2008	Deed of Confirmation executed by Channappa the son of Madappa, Suresh and Munegowda the sons of Channappa in favour of Trust, represented by its Authorised Signatory, Lakshminarayana Kamath in

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		respect of the property bearing Survey No.35/1 admeasuring 21 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Deed of Confirmation is registered as Document No.JAL-1-02577-2007-08, Book I, stored in CD No.JALD16 in the Office of the Sub-Registrar, Jala, Bangalore.
54.	25/08/2009	Deed of Confirmation executed by Sugandharaju the son of Appanna, Patalamma the wife of Sugandharaju, Anusuyamma and Veeranna Gowda the children of Sugandharaju in favour of Sankhya, represented by its Authorised Signatory, Srikanth Bhat in respect of the property bearing Survey No.35/1 admeasuring 17 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Deed of Confirmation is registered as Document No.JAL-1-00974-2009-10, Book I, stored in CD No.JALD47 in the Office of the Sub-Registrar, Jala, Bangalore.
55.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company
56.	07/09/2016	General Power of Attorney executed by Dr. P. Dayananda Pai, son of Narasimha Pai in favour of his son P. Ravindra Pai, registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore
57.	05/06/2007	Partnership Deed in relation to M/s. Canara Housing Development Company
58.	27/03/2024,	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, in favour of M/s. Century Dwellings Private Limited, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore
59.	--	Certificate of Incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
60.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Bijay Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf

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		of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
61.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
62.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
63.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
64.	24/05/2013	Residential Sanctioned Layout Plan bearing No.BIA7APA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)].
65.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk.
66.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA).
67.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA).
68.	--	Record of Tenancy and Crops ("**RTC and Pahani**") Extract for the periods 1968-69 to 1973-74 and 1975-76 to 1979-80 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

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69.	--	RTC and Pahani Extract for the periods 1980-81, 1981-82, 1982-83 and 1983-84 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
70.	--	RTC and Pahani Extract for the periods 1985-86, 1986-87 and 1987-88 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
71.	--	RTC and Pahani Extract for the periods 1988-89, 1989-90, 1990-91, 1991-92 and 1992-93 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
72.	--	RTC and Pahani Extract for the periods 1993-94, 1994-95, 1995-96, 1996-97 and 1997-98 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
73.	--	RTC and Pahani Extract for the periods 1997-98, 1998-99, 1999-2000, 2000-01 and 2001-02 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
74.	--	RTC and Pahani Extract for the periods 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005 and 2005-2006 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
75.	--	RTC and Pahani Extracts for the period 2006-07 and 2007-08 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas situated at Tarabanahalli Village, Jala Hobli, Yalahanka Taluk.
76.	05/01/2009	Order bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of a portion of the Schedule Property measuring 17 guntas.

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77.	24/01/2009	Mutation Register extract bearing MR No.31/2008-09 issued by the Village Accountant in respect of a portion of the Schedule Property measuring 17 guntas.
78.	--	RTC and Pahani Extract for the period 2008-09 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas situated at Tarabanahalli Village, Jala Hobli, Yalahanka Taluk.
79.	--	RTC and Pahani Extract for the period 2009-10 to 2014-15 and 2016-17 in respect of the property bearing Survey No.35/1 admeasuring 1 acre and 19 guntas situated at Tarabanahalli Village, Jala Hobli, Yalahanka Taluk.
80.	--	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
81.	--	Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
82.	--	Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
83.	05/11/2007	Endorsement bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
84.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
85.	01/12/2007	Endorsement bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property.

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86.	12/05/2017	Endorsement bearing No. PTCL(BNA)CR/83/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property.
87.	11/04/2011	Endorsement bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
88.	01/01/2008	Endorsement issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
89.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
90.	18/08/2015	Endorsement bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
91.	01/09/2015	Endorsement bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk.
92.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
93.	29/01/2006	Moola Tippani extract in respect of the property bearing Survey No.35 situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Addl.) Taluk.
94.	--	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the property bearing Survey No.35/1

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		situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Addl.) Taluk.
95.	--	Village Map of Tarabanahalli Village, ChikkaJala Hobli, Bangalore North Taluk.
96.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
97.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited.

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DUE DILIGENCE REPORT

We have in this report dealt with the lands in Survey No. 35/2 measuring 7 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk.

Flow of Title

1. We have perused the Hissa Survey Tippani dated 30/09/1944 issued in respect of the property bearing Survey No.35 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the bifurcation of Survey No.35 into four (4) hissas and the names of the respective Hissadars. The said document further denotes following:
   (a) Survey No.35/1 owned by Appanna the son of Hanumanna.
   (b) Survey No.35/2 owned by Munishami the son of Chikka Kempanna.
   (c) Survey No.35/3 owned by Akkayamma.
   (d) Survey No.35/4 owned by Kappanna the son of Munishyamappa.

2. We have perused the Record of Rights Register extract bearing RR No.111 depicting the name of Munishami, the son of Chikka Kempanna as the owner and further depicting that he acquired the Schedule Property in terms of a family partition.

3. We have perused the Mutation Register extract dated 07/09/1994 bearing MR No.16/1994-95, wherein the khata of the Schedule Property has been mutated in the name of C.M. Kempanna. The document depicts that the said mutation has been effected pursuant to the Panchayat Parikath dated 20/07/1988 between C.M. Kempanna, C.M. Ramanjaneya and their mother Hanumakka, wife of Munishamappa and pursuant to an Order dated 25/01/1993 passed by the Court of the Munsiff and JMFC, Devanahalli in O.S. No.284/1992. *We observe that the Schedule Property is not the subject matter of the aforesaid O.S. No.284/1992 and same pertains to Survey No.35/3 and Survey No.26/4. The aforesaid O.S. No.284/1992 was filed by Hanumakka, the wife of Late C.K. Munishamappa and her sons C.M. Kempanna and C.M. Ramanjanappa ("**Plaintiffs**") against Nanjamma, the wife of Late Channakrishnappa and the same has been decreed in favour of the Plaintiffs pursuant to the 'No Objection' for decreeing the said suit in favour of the Plaintiffs given by Nanjamma vide written Memo. Further, it appears that C.M. Kempanna was allotted with the Schedule Property in terms of the partition recorded under Panchayat Parikath dated 20/07/1988. However, we have not been provided with the Panchayat Parikath dated 20/07/1988 and have therefore relied on the Mutation Register Extract.*

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4. We have perused the Sale Deed dated 15/09/1994 executed by C.M. Kempanna the son of Munishamappa in favour of Ramakka the wife of Sonnappa in respect of the Schedule Property and Survey No.35/3. The Sale Deed is registered as Document No.3032/1994-95, Book I, Volume 535, pages217 to 220, in the office of the Sub-Registrar, Yelahanka, Bangalore. The said Kempanna has stated that he is conveying this property on account of family necessity and the education of the minor family members. The sale deed denotes that this is the ancestral property of Kempanna.

5. We have perused the Mutation Register extract dated 06/05/1995 bearing MR No.67/1994-95, wherein the khata of the Schedule Property has been mutated in the name of Ramakka pursuant to a conveyance executed in her favour by Kempanna.

6. We have perused the General Power of Attorney dated 27/05/1996 executed by Ramakka the wife of Sonnappa in favour of B.G. Uday the son of B.N.Garudachar, constituting him as her attorney, in respect of the Schedule Property, totally admeasuring 14 guntas. The General Power of Attorney is registered as Document No.176/1996-97, Book IV, Volume SF-60, Pages 136 to 140, in the office of the Sub-Registrar, Yelahanka, Bangalore. The document denotes that Ramakka has authorized and empowered B.G. Uday *inter alia* to convey the aforesaid properties on her behalf in favour of third parties. The said B.G. Uday has also been authorized to receive sale consideration and issue receipts. The Power of Attorney denotes that Ramakka has sought to sell the property for the purpose of meeting legal necessities.

7. We have perused the Official Memorandum dated 24/07/1997 bearing No.ALN/SR(NA)669/1996-97 issued by the Special Deputy Commissioner, Bangalore District to Ramakka the wife of Sonnappa, denoting the conversion of the Schedule Property from agricultural purpose to non-agricultural residential purpose subject to certain terms and conditions stated therein.

8. We have perused a Mutation Register extract dated 24/07/1997 bearing MR No.123/2006-07 denoting the conversion of the Schedule Property, in the name of Ramakka the wife of Sonnappa, in terms of a conversion order dated 24/07/1997 bearing No.ALNSR(NA)669/96-97.

9. We have perused the Sale Deed dated 28/07/1997 executed by Ramakka the wife of Sonnappa, represented by her General Power of Attorney B.G. Uday the son of B.N. Garudachar, in favour of M/s. Sanka Enterprises (P) Ltd, ("**Sanka**") represented by its

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authorized signatory, Rakesh Bathra, in respect of the Schedule Property. The Sale Deed is registered as Document No.3449/1997-98, Book I, stored in CD No.4, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.

10. We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses, namely (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. It further denotes that the khata bearing No.409/383 has been issued in favour of Sanka in respect of the Schedule Property and other properties situated at Tarabanahalli Village. The document denotes that Mahesh Deshpande has joined this Sale Deed as Consenting Witness as a registered Agreement to Sell had been executed in respect of Survey No.12 and Survey No.35/1 (prior to their acquisition by Sanka) by the predecessors in title of Sanka in favour of Mahesh Deshpande. The document further denotes that Mahesh Deshpande is also issuing a separate declaration disclosing his knowledge of this Sale Deed and an unequivocal and unconditional consent for this Sale Deed waiving all or any of his rights which might have accrued in his favour through the registered Agreements to Sell in his favour dated 15/12/1995, 09/01/1996 and 05/12/1995. The document further denotes that "*the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney B.G.Uday in favour of Sanka. B.G.Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, B.G.Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to the Sale Deed*".

11. We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.

12. We have perused the Memorandum of Association and the Articles of Association of Sahara India dated 03/12/1991.
13. We have perused the Certificate of Incorporation Consequent on Change of Name dated 06/07/1998 issued by the Registrar of Companies under Section 21 of the Companies Act,

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1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

14. We have perused the Partnership Deed dated 15/04/2004 executed between N. Devarajaiah the son of Late Narasimaiah and A. Ramakrishna the son of Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, development and sale of immovable properties in and around Bangalore.

15. We have perused an Authorization Letter dated 10/11/2004 denoting that A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Chennahalli Villages on behalf of Annapurneshwari.

16. We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative Dayanand Pai, Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres.

17. We have perused the Deed of Trust dated 19/05/1993 executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise

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this power sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

18. We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

19. We have perused the Deed of Amendment of Trust Deed dated 24/09/2004 pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19 has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

20. We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gowri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell was entered into between Annapurneshwari and the Trust wherein substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for the Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University.

21. We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property. The document denotes the transfer of khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document

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No.22127/2005-06. It further appears that Khata No.421/383/209 has been issued in the name of Sahara in respect of the properties situated at Tarabanahalli Village.

22. We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

23. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

24. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 in respect of the Schedule Property and certain other properties situated at Chennahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute requisite documents in respect of the sale of 72 acres and 1.20 guntas of land situated at Chennahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Schedule Property is also denoted in this resolution.

Note: *We have not seen documents to confirm that the resolution is in compliance with the Trust documents. We have therefore assumed that the resolution/extract is in compliance with the Trust Deed.*

25. We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust authorized the alienation of the aforementioned properties and authorized B. Manamohan to execute requisite sale deeds in terms of the resolution dated 02/02/2008.

26. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels

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located in Channahalli, Tarabanahalli and Meenukunte villages including the Schedule Property in favour of M/s. Canara Housing Development Company.

27. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

28. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

29. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including the Schedule Property, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Sankhya conveyed the Schedule Property in favour of M/s. Century Dwellings Private Limited.

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30. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

31. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 sq. meters (918.43 guntas).

32. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

33. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain

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other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The BIAAPA has sanctioned the formation of a residential layout in respect of these properties. The Order states that the Government had issued a Notification dated 27/01/2009 bearing No.UDD/157/BMR/2005 and the Revised Order dated 29/01/2009 stating that the conversion of any property which was converted before 17/09/2004 will have to be protected. The lands forming the subject matter of this Order are located partly in the "residential" zone and partly in the "parks" zone as per the Master Plan – 2021 prepared by the BIAAPA. However given that these lands were converted for residential purposes before 17/09/2004, the BIAAPA has treated these lands as "residential". The Order further denotes that the applicants have paid the requisite taxes and have submitted the No-Objection Certificate issued by the Karnataka State Pollution Control Board ("**KSPCB**"). The Order denotes that from out of the approved residential sites totaling to 577 sites, 40% of the sites (totaling to 230 sites) have been released as per the list annexed to the Order. The Order denotes that the applicant is permitted to collect consideration respect of the released sites for development of the layout and only the sites that have been released may be registered. The following conditions have been prescribed by the BIAAPA:

1. The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
2. Upon the development of roads, drainage system, drinking water connection, electricity connection etc. the Authorities will inspect the layout and accord their final approval.
3. Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.
4. If within the prescribed time limit, the basic amenities are not developed, then the government shall have the right to take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
5. The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.
6. No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.

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7. Compulsory provision must be made in the buildings forming part of the layout plan for rain water harvesting and conservation of ground water.
8. In accordance with the application of the developer 40% of the sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.
9. Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.
10. Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% of the sites that have been released in the sanctioned plan.

34. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 while considering additional Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

35. We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)]. The document denotes that the Layout Plan has been approved for duration of two years from 24/05/2013 to 23/05/2015.

36. We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Chennahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal

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of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

1. The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
2. The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

37. We observe that the said Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

38. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

39. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

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40. We have perused the Record of Rights, Tenancy and Crops Certificate ("**RTC**") Extracts for the period 1968-1969 to 1973-1974 issued in respect of the Schedule Property. The said document denotes the name of the owner as C.K. Munishamappa.

41. We have perused the RTC Extracts for the period 1975-1976 to 1979-1980 issued in respect of the Schedule Property. The said document denotes the name of the owner as C.K. Munishamappa.

42. We have perused the RTC Extract for the period 1980-1981 to 1983-1984 issued in respect of the Schedule Property denoting the name of C.K. Munishamappa the son of Chikka Kempanna as the owner during this period in terms of Index of Lands and the Record of Rights bearing RR No.111. The property is denoted as ancestral property. The name of Kempanna is denoted as the cultivator.

43. We have perused the RTC Extract for the period 1985-1986 to 1987-1988 issued in respect of the Schedule Property denoting the name of C.K. Munishamappa the son of Chikka Kempanna as the owner during this period in terms of Index of Lands and the Record of Rights bearing RR No.111. The Schedule Property is denoted as an ancestral property. The name of Kempanna is denoted as the cultivator.

44. We have perused the RTC Extract for the period 1988-89 to 1992-93 issued in respect of the Schedule Property denoting the name of C.K. Munishamappa the son of Chikka Kempanna as the erstwhile owner during this period in terms of Index of Lands and the Record of Rights bearing RR No.111 and the name of C.M. Kempanna son of C.K. Munishamappa as the subsequent owner in terms of the Mutation Register extract bearing M.R. No.16/1994-95. The name of Kempanna is denoted as the cultivator.

45. We have perused the RTC Extract for the period 1993-94 to 1996-97 issued in respect of the Schedule Property denoting the names of C.K. Munishamappa the son of Chikka Kempanna in terms of Index of Lands and the Record of Rights bearing RR No.111 and C.M. Kempanna son of C.K. Munishamappa in terms of the Mutation Register extract bearing M.R. No.16/1994-95 as the erstwhile owners and Ramakka the wife of Sonnappa in terms of the Mutation Register extract bearing MR No.67/1994-95 as the subsequent owner.

46. We have perused the RTC Extract issued for the period 1997-1998 to 2001-2002 issued in respect of the Schedule Property, denoting the name of Ramakka the wife of Sonnappa as the owner in terms of the Mutation Register extract bearing MR No.67/1994-95. The RTC

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Extract denotes that this property has been converted for residential purposes vide Order dated 24/07/1997 bearing No.BDS/ALNSR/NA/669/1996-97 passed by the Special Deputy Commissioner.

47. We have perused the RTC Extracts issued for the periods 2000-2001 to 2005-2006 issued in respect of the Schedule Property denoting the name of Ramakka, the wife of Sonnappa, as the owner in terms of the Mutation Register extract bearing MR No. 67/1994-95.

48. We have perused the RTC Extracts issued for the period 2006-2007 and 2007-08 issued in respect of the Schedule Property denoting the name of Ramakka, the wife of Sonnappa, as the owner in terms of the Mutation Register extract dated 18/12/2006 bearing MR No.123/2006-07.

49. We have perused the Order dated 05/01/2009 bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that the aforementioned property has been converted for non-agricultural purposes under Section 95(2) of the Karnataka Land Revenue Act, 1964 ("**KLR Act**"). It further appears that under Section 95(7) of the KLR Act, the court is of the opinion that the aforementioned properties do not require payment of property taxes and thereby the names of the khatedars have been removed from Column 9 of the RTC extract and it will be denoted as *Non-Agricultural Kharab* ("**NAK**").

50. We have perused the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Schedule Property. The document denotes NAK in terms of an order bearing No.RRT(J)CR739/2008-09. The document denotes conversion *vide* order bearing No. BDS.ALN.SR.NA.669/96-97 and also denotes Mutation Register extract bearing MR No.31/2008-09.

51. We have perused the RTC Extracts issued for the periods 2008-2009 to 2016-17 issued in respect of the Schedule Property denoting the property as NAK in terms of the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 as per Order dated 24/07/1997 bearing No.B.dis.ALN.SR.(NA)669/1996-97and the name of Ramakka as the cultivator.

52. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli,

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Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

53. We have perused the Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property.

54. We have perused the Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property. The document denotes that Sankhya is required to pay a sum of Rs.1,62,102/- (Rupees One Lakh Sixty Two Thousand One Hundred Two only) towards taxes in respect of the aforementioned property.

Note: *We have not been provided with the latest tax paid receipt in relation to the property. We have not been provided with the special notice assigning khata number and the khata certificate and extract in relation to the said property.*

55. We have perused the Endorsement dated 05/11/2007 bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that there are tenancy applications/proceedings initiated under Sections 48A and 77A and no applications are pending under Section 80 (Form 11) of the Karnataka Land Reforms Act, 1961.

56. We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

57. We have perused the Endorsement dated 01/12/2007 bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property. The document denotes that there are no

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proceedings initiated or pending under Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 in respect of the aforementioned properties.

58. We have perused the Endorsement dated 12/05/2017 bearing No. PTCL(BNA)CR/83/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property wherein it is denoted that there are no proceedings initiated under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

59. We have perused the Endorsement dated 11/04/2011 bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that that the Index of Lands Register extract cannot be issued as the same is not available.

60. We have perused the Endorsement dated 01/01/2008 issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the RTC extracts for the period 1974-75 and 1984-85 are not available.

61. We have perused the Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India ("**NHAI**") in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Tarabanahalli Village does not fall under the jurisdiction of NHAI under Section 3(a) of the National Highway Act, 1956.

62. We have perused the Endorsement dated 18/08/2015 bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisitions initiated or pending in respect of the aforementioned properties.

63. We have perused the Endorsement dated 01/09/2015 bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board ("**KIADB**"), Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk. In terms of the said Endorsement and the

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final notification dated 09/04/2008 annexed to the Endorsement, we observe that certain lands situated at Bagalur Village and Hoovinayakanahalli Village have been acquired. However, the lands situated at Tarabanahalli Village including the Schedule Property have not been notified for acquisition.

64. We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

65. We have perused the Moola Tippani extract dated 29/01/2006 in respect of the property bearing Survey No.35.

66. We have perused the Tippani extract in respect of the Schedule Property. The name of Ramakka, the wife of Sonnappa is denoted as the owner of the property bearing Survey No.35/2. The extent of the Schedule Property is denoted as 7 guntas.

67. We have perused the Field sketch in respect of the Schedule Property, depicting the location and the extent of the Schedule Property. The extent of the Schedule Property is denoted as 7 guntas.

68. We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document depicts the total extent of the Schedule Property as 7 guntas and does not denote any kharab land.
69. We have perused the RR Balabagada Nakalu issued by the Tahsildar, Bangalore North Taluk, Bangalore in respect of the Schedule Property, depicting the name of Ramakka, the wife of Sonnappa as the owner thereof. The property is denoted as "PK NAK" and as "alienated land".

70. We have perused the Village Map of Tarabanahalli Village, ChikkaJalaHobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.35 as forming part of the said Village.

Encumbrances

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We have perused photocopies of the following encumbrance certificates issued in respect of the Schedule Property:

1. Encumbrance Certificate dated 27/03/2007 issued for the period 01/04/1969 to 31/03/1986 by the office of the Sub Registrar, Devanahalli, depicts 'Nil' encumbrances in respect of the Schedule Property.

2. Encumbrance Certificate dated 19/04/2007 issued for the period 01/08/1986 to 31/05/1989 by the office of the Sub Registrar, Bangalore North Taluk, depicts 'Nil' encumbrances in respect of the Schedule Property.

3. Encumbrance Certificate dated 07/04/2007 issued for the period 01/06/1989 to 31/03/2004 by the office of the Sub Registrar, Yelahankadepicts the following transactions:

    a. Sale Deed dated 15/09/1994, executed by C.M. Kempanna in favour of Ramakka registered as Document No.3032/1994-95.
    b. Sale Deed dated 31/07/1997, executed by Ramakka represented by her Power of Attorneyholder B.G. Uday in favour of Sankarepresented by its authorised signatory RakeshBathra, registered as Document No.3449/1997-98.
    c. Sale Deed dated 09/12/2003, executed by Sanka Enterprises (P) Ltd. represented by its Directors, S.N. Ladhani and BabulalNichani in favour of Sahararepresented by its authorised signatory A.V. Muralidharan, registered as Document No.12618/2003-04.

4. Encumbrance Certificate dated 20/03/2007 issued for the period 01/04/2004 to 15/03/2007 by the office of the Sub Registrar, Yelahanka, depicts the Sale Deed executed by Sahara represented by DiwakarAsthana in favour of Trust represented by its GPA Holder B. Manamohan in respect of the Schedule Property, situated at Tarabanahalli Village, JalaHobli, Bangalore North Taluk, registered as Document No.YAN-1-22127-2004-05.

5. Encumbrance Certificate dated 13/10/2008 issued for the period 15/03/2007 to 09/10/2008 by the office of the Sub Registrar, Jala, Bangalore Urban District, depicts the Sale Deed dated 11/04/2008, executed by Trust represented by its Special Officer B. Manamohan in favour of Sankhyarepresented by its Director Bijay Kumar Agarwal represented by his SPA Holder AshwinSancheti in respect of the Schedule Property registered as Document No.JAL-1-00143-2008-09.

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6. Encumbrance Certificate dated 16/09/2009 issued for the period 01/04/2008 to 15/09/2009 by the office of the Sub Registrar, Jala, Bangalore depicts the Sale Deed dated 11/04/2008, executed by Trust represented by its Special Officer B. Manamohan in favour of Sankhyarepresented by its Director Bijay Kumar Agarwal represented by his SPA Holder AshwinSancheti in respect of the Schedule Property registered as Document No.JAL-1-00143-2008-09.

7. Encumbrance Certificate dated 13/04/2012 issued for the period 16/09/2009 to 10/04/2012 by the office of the Senior Sub Registrar, Gandhinagar (Jala), depicts 'Nil' encumbrances in respect of the Schedule Property.

8. Encumbrance Certificate dated 05/11/2014 issued for the period 01/04/2012 to 04/11/2014 by the office of the Senior Sub Registrar, Gandhinagar (Jala), depicts 'Nil' encumbrances in respect of the Schedule Property. *We observe that the said encumbrance certificate does not reflect the Relinquishment Deed dated 23/05/2013. Therefore, it is advisable to obtain a rectified encumbrance certificate to reflect the said transaction.*

9. Encumbrance Certificate dated 02/01/2016 issued for the period 01/11/2014 to 01/01/2016 by the office of the Senior Sub Registrar, Ganganagar depicts 'Nil' encumbrances in respect of the Schedule Property.

10. Encumbrance Certificate dated 03/05/2017 issued for the period 01/04/2015 to 27/04/2017 by the office of the Senior Sub Registrar, Yelahanka depicts 'Nil' encumbrances in respect of the Schedule Property.

11. The Encumbrance Certificate for the period 01/04/2017 to 18/06/2024 with respect to the Schedule Property denotes the Sale Deed dated 20/03/2024 executed by the Sankhya Realtors Private Limited and others in favour of Century Dwellings Private Limited, registered as Document No.BYP-1-18572-2003-04.

Litigation: We are given to understand from the representatives of M/s. Century Dwellings Private Limited, that there are no pending litigations in relation to the Schedule Property.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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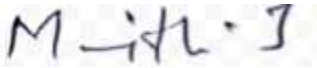
CONCLUSION

Based on an the documents and subject to the observations made herein above, we are of the opinion that Century Dwellings Private Limited is the owner of the land bearing Survey No.35/2 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk, subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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SCHEDULE PROPERTY

All that piece and parcel of the residentially converted land bearing Survey No.35/2 measuring 7 guntas situated at Tarabanahalli Village, Jala Hobli, Yelahanka Taluk and bounded on the:

East by : Land bearing Survey Nos.35/1 and 34/1;
West by : Land bearing Survey Nos.58/3 and 58/4;
North by : Land bearing Survey No.35/1; and
South by : Land bearing Survey No.35/4.

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LIST OF DOCUMENTS

Sl. No.	Date	Description of Documents
1.	30/09/1944	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk pertaining to the property bearing Survey No.35 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
2.	Date not clear	Record of Rights Register extract bearing RR No.111 in respect of the Schedule Property.
3.	07/09/1994	Mutation Register extract bearing MR No.16/1994-95 in respect of the Schedule Property Schedule Property and Survey No.35/3.
4.	15/09/1994	Sale Deed executed by C.M. Kempanna the son of Munishamappa in favour of Ramakka the wife of Sonnappain respect of the Schedule Property and Survey No.35/3. The Sale Deed is registered as Document No.3032/1994-95, Book I, Volume 535, pages217 to 220, in the office of the Sub-Registrar, Yelahanka, Bangalore.
5.	06/05/1995	Mutation Register extract bearing MR No.67/1994-95 in respect of the Schedule Property.
6.	27/05/1996	General Power of Attorney executed by Ramakka the wife of Sonnappa in favour of B.G. Uday the son of B.N.Garudachar, constituting him as her attorney, in respect of the Schedule Property and Survey No. 35/3, totally admeasuring 14 guntas. The General Power of Attorney is registered as Document No.176/1996-97, Book IV, Volume SF-60, Pages 136 to 140, in the office of the Sub-Registrar, Yelahanka, Bangalore.
7.	24/07/1997	Official Memorandum bearing No.ALN/SR(NA)669/1996-97 issued by the Special Deputy Commissioner, Bangalore District in respect of the Schedule Property and Survey No.35/3.
8.	24/07/1997	Mutation Register extract bearing MR No.123/2006-07 in respect of the Schedule Property and Survey No.35/3.

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9.	28/07/1997	Sale Deed executed by Ramakka the wife of Sonnappa, represented by her General Power of Attorney B.G. Uday the son of B.N. Garudachar, in favour of M/s. Sanka Enterprises (P) Ltd, ("**Sanka**") represented by its authorized signatory, Rakesh Bathra, in respect of the Schedule Property. The Sale Deed is registered as Document No.3449/1997-98, Book I, stored in CD No.4, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
10.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses, namely (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
11.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.
12.	03/12/1991	Memorandum of Association and the Articles of Association of Sahara India.
13.	06/07/1998	Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies under Section 21 of the Companies Act, 1956.
14.	15/04/2004	Partnership Deed executed between N. Devarajaiah the son of Late Narasimaiah and A. Ramakrishna the son of Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.

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15.	10/11/2004	Authorization Letter denoting that A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Chennahalli Villages on behalf of Annapurneshwari.
16.	05/10/2004	Agreement of Sale executed between Annapurneshwari represented by its Authorized Representative Dayanand Pai, Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres.
17.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
18.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk.
19.	24/09/2004	Deed of Amendment of Trust Deed pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV.
20.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Diwakar Asthana, Gowri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of

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		the Trust represented by its constituted attorney B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
21.	Date not clear	Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property.
22.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
23.	08/09/2006	Memorandum of Association and the Articles of Association of Sankhya.
24.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust in respect of the Schedule Property and certain other properties situated at Chennahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk.
25.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore.
26.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company
27.	07/09/2016	General Power of Attorney executed by Dr. P. Dayananda Pai, son of Narasimha Pai in favour of his son P. Ravindra Pai, registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore

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28.	05/06/2007	Partnership Deed in relation to M/s. Canara Housing Development Company
29.	27/03/2024	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, in favour of M/s. Century Dwellings Private Limited, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore
30.	--	Certificate of Incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
31.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Bijay Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
32.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
33.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
34.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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35.	24/05/2013	Residential Sanctioned Layout Plan bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)].
36.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk.
37.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
38.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
39.	Date not clear	Record of Rights, Tenancy and Crops Certificate ("**RTC**") Extracts for the period 1968-1969 to 1973-1974 issued in respect of the Schedule Property.
40.	Date not clear	RTC Extracts for the period 1975-1976 to 1979-1980 issued in respect of the Schedule Property.
41.	Date not clear	RTC Extract for the period 1980-1981 to 1983-1984 issued in respect of the Schedule Property.
42.	Date not clear	RTC Extract for the period 1985-1986 to 1987-1988 issued in respect of the Schedule Property.
43.	Date not clear	RTC Extract for the period 1988-89 to 1992-93 issued in respect of the Schedule Property.
44.	Date not clear	RTC Extract for the period 1993-94 to 1996-97 issued in respect of the Schedule Property.
45.	Date not clear	RTC Extract issued for the period 1997-1998 to 2001-2002 issued in respect of the Schedule Property.

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46.	Date not clear	RTC Extracts issued for the periods 2000-2001 to 2005-2006 issued in respect of the Schedule Property.
47.	Date not clear	RTC Extracts issued for the period 2006-2007 and 2007-08 issued in respect of the Schedule Property.
48.	05/01/2009	Order bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
49.	24/01/2009	Mutation Register extract bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Schedule Property.
50.	Date not clear	RTC Extracts issued for the periods 2008-2009 to 2016-17 issued in respect of the Schedule Property.
51.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
52.	Date not clear	Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
53.	Date not clear	Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
54.	05/11/2007	Endorsement bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
55.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the

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		properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
56.	01/12/2007	Endorsement bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property.
57.	12/05/2017	Endorsement bearing No. PTCL(BNA)CR/83/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property.
58.	11/04/2011	Endorsement bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
59.	01/01/2008	Endorsement issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
60.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
61.	18/08/2015	Endorsement bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
62.	01/09/2015	Endorsement bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk.

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63.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
64.	29/01/2006	Moola Tippani extract in respect of the property bearing Survey No.35.
65.	Date not clear	Tippani extract in respect of the Schedule Property.
66.	Date not clear	Field sketch in respect of the Schedule Property.
67.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
68.	Date not clear	RR Balabagada Nakalu issued by the Tahsildar, Bangalore North Taluk, Bangalore in respect of the Schedule Property.
69.	Date not clear	Village Map of Tarabanahalli Village, ChikkaJalaHobli, Bangalore North Taluk.
70.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
71.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited

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DUE DILIGENCE REPORT

We have in this due diligence report dealt with the land in Survey No.35/3 measuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk.

Flow of Title

1. We have perused the Hissa Survey Tippani dated 30/09/1944 issued by the Tahsildar, Bangalore North Taluk in respect of the property bearing Survey No.35 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the bifurcation of Survey No.35 into four (4) hissas and the names of the respective Hissadars. The said document further denotes following:

   (a) Survey No.35/1 owned by Appanna the son of Hanumanna.
   (b) Survey No.35/2 owned by Munishami the son of ChikkaKempanna.
   (c) Survey No.35/3 owned by Akkayamma.
   (d) Survey No.35/4 owned by Kappanna the son of Munishyamappa.

2. We have perused the Gift Deed dated 13/11/1933 executed in favour of Akkayyamma the wife of Channarayappa, by her brother Kempanna the son of Kappanna in respect of 1/12th portion of the property bearing Survey No.35 situated at Jala Hobli, Tarabanahalli Village, Devanahalli Taluk, totally measuring 2 acres and 1 gunta. This document is registered as Document No.511/1933-34, Book-I, Volume No.348 Pages 416-421. It appears that Kappanna acquired this property in terms of a partition executed amongst himself and his children. The extent of 1/12th portion of 2 acres and 1 gunta works out to about 6.75 guntas.

3. We have perused the Record of Rights Register extract bearing RR No.112 depicting the name of Akkayyamma as the owner of the Schedule Property, having acquired the same in terms of a partition. The document denotes that this is her ancestral property. The document further denotes that the said Akkayyamma acquired title in terms of the Record of Rights extract bearing RR No.436 and IHR No.11/1947-48 dated 19/11/1947.

4. We have perused the Record of Rights Register extract bearing RR No.436 depicting the name of Channakrishnappa, the son of Channarayappa as the owner of the Schedule Property in terms of IHR No.11/1947-48 dated 19/11/1947. *We had sought for the Inheritance Certificate bearing IHR No.11/1947-48 dated 19/11/1947 depicting the manner in which Akkayyamma and/or Channakrishnappa, the son of Channarayappa acquired the property bearing Survey No.35/3; however, we have been informed that the same is not available and have relied on the other available documents.*

5. We have perused the Plaint in O.S. No.284/1992 filed before the Court of Munsiff at Devanahalli by Hanumakka, the wife of Late C.K. Munishamappa and her sons C.M.

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Kempanna and C.M. Ramanjanappa ("**Plaintiffs**") against Nanjamma, the wife of Late Channakrishnappa ("**Defendant**"). The Plaintiffs have prayed for a declaration that they are the owners of the Schedule Property and to restrain the Defendant from interfering with the Plaintiffs' peaceful possession of the Schedule Property.

6. We have perused the Order Sheet pertaining to O.S. No.284/1992, depicting that the suit has been decreed in favour of the Plaintiffs. Therefore, Hanumakka, the daughter of Akkayyamma and her sons, C.M. Kempanna and C.M. Ramanjanappa have been declared to be the owners of the Schedule Property pursuant to the 'No Objection' filed by Nanjamma vide a written Memo.

7. We have perused the Mutation Register extract bearing MR No.16/1994-95 issued by the Tahsildar, Bangalore North (Addl.) Taluk. The document denotes C.M. Kempanna as the owner of certain properties including the Schedule Property, in terms of the Panchayat Parikath dated 20/07/1988 executed amongst C.M. Kempanna, C.M. Ramanjanappa and their mother Hanumakka and in terms of the Order dated 25/01/1993 passed by the Court of the Munsiff and Judicial Magistrate, Devanahalli in O.S. No.284/1992. *It appears that C.M. Kempanna was allotted with the Schedule Property in terms of the partition recorded under Panchayat Parikath dated 20/07/1988. We had sought for the Panchayat Parikath dated 20/07/1988 executed amongst C.M. Kempanna, C.M. Ramanjanappa and their mother Hanumakka; however we have been informed that the same is not available.*

8. We have perused the Sale Deed dated 15/09/1994 executed by C M Kempanna, the son of Late C.K. Munishamappa in favour of Ramakka, the wife of Sonnappa in respect of the Schedule Property and Survey No.35/2. The Sale Deed is registered as Document No.3032/1994-95 stored in Book 1, Volume 535, pages 217-220, in the office of the Sub-Registrar, Yelahanka. The Sale Deed states that C.M. Kempanna conveyed the aforesaid properties on account of family necessity and welfare of the minor members of the family. Kempanna has stated that this is his ancestral property.

9. We have perused the Mutation Register extract dated 06/05/1995 bearing MR No.67/1994-95 depicting the mutation of the revenue records in respect of the Schedule Property and Survey No.35/2 in the name of Ramakka, the wife of Sonnappa pursuant to a Sale Deed dated 05/12/1994 registered as Document No.3032/94-95 executed in her favour by C.M. Kempanna, the son of C.K. Munishamappa.

10. We have perused the General Power of Attorney dated 27/05/1996 executed by Ramakka the wife of Sonnappa in favour of B.G. Uday son of B.N. Garudachar appointing him as her constituted attorney in respect of the Schedule Property and Survey No.35/2. The General Power of Attorney is registered as Document No.176/1996-97 stored at Book IV, Volume SF 60, pages 136-140 in the office of the Sub-Registrar, Yelahanka. The said B.G. Uday

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has been authorized, inter alia, to convey the property in favour of third parties and receive sale consideration.

11. We have perused the Official Memorandum bearing No.ALN:SR(NA)669:96-97 dated 24/07/1997 in respect of the Schedule Property and Survey No.35/2. The document denotes the conversion of the said lands owned by Mrs. Ramakka wife of Sonnappa from agricultural to non-agricultural, residential purposes subject to certain terms and conditions stated therein.

12. We have perused the Sale Deed dated 28/07/1997 executed by Ramakka the wife of Sonnappa represented by her constituted attorney B.G. Uday in favour of M/s. Sanka Enterprises Pvt. Ltd. ("**Sanka**") in respect of the Schedule Property. The Sale Deed is registered as Document No.3450/1997-98, stored in CD No.4, in the office of the Sub-Registrar, Yelahanka.

13. We have perused the Mutation Register extract dated 24/07/2007 bearing MR No.123/2006-07 issued by the office of the Tahsildar, Yelahanka, Bangalore North (Addl.) Taluk, in the name of Ramakka the wife of Sonnappa, depicting the conversion of agricultural land to non-agricultural, residential purposes in respect of the Schedule Property and Survey No.35/2 in terms of the Order bearing No.ALN.SR(NA)679/96-97 dated 24/07/1997 passed by the Deputy Commissioner, Bangalore District.

14. We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses, namely (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. It further denotes that the khata bearing No.409/383 has been issued in favour of Sanka in respect of the Schedule Property and other properties situated at Tarabanahalli Village. The document denotes that Mahesh Deshpande has joined this Sale Deed as Consenting Witness as a registered Agreement to Sell had been executed in respect of Survey No.12 and Survey No.35/1 (prior to their acquisition by Sanka) by the predecessors in title of Sanka in favour of Mahesh Deshpande. The document further denotes that Mahesh Deshpande is also issuing a separate declaration disclosing his knowledge of this Sale Deed and an unequivocal and unconditional consent for this Sale Deed waiving all or any of his rights which might have accrued in his favour through the registered Agreements to Sell in his favour dated 15/12/1995, 09/01/1996 and 05/12/1995. The document further denotes that "*the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney B.G.Uday in favour*

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of Sanka. B.G.Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, B.G.Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to the Sale Deed".

15. We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.

16. We have perused the Memorandum of Association and the Articles of Association of Sahara India dated 03/12/1991.

17. We have perused the Certificate of Incorporation Consequent on Change of Name dated 06/07/1998 issued by the Registrar of Companies under Section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

18. We have perused the Partnership Deed dated 15/04/2004 executed between N. Devarajaiah the son of Late Narasimaiah and A. Ramakrishna the son of Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, development and sale of immovable properties in and around Bangalore.

19. We have perused an Authorization Letter dated 10/11/2004 denoting that A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Channahalli Villages on behalf of Annapurneshwari.

20. We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative Dayanand Pai, Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres.

21. We have perused the Deed of Trust dated 19/05/1993 executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the

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"**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

22. We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

23. We have perused the Deed of Amendment of Trust Deed dated 24/09/2004 pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19 has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

24. We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gowri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell was entered into between Annapurneshwari and the Trust wherein substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for the Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University. We had sought for the board resolution passed by the board of directors of Sahara, authorizing the sale of the property. However we have been informed that the same is not available.

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25. We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property. The document denotes the transfer of khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06. It further appears that Khata No.421/383/209 has been issued in the name of Sahara in respect of the properties situated at Tarabanahalli Village.

26. We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

27. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

28. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 in respect of the Schedule Property and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute requisite documents in respect of the sale of 72 acres and 1.20 guntas of land situated at Channahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Schedule Property is also denoted in this resolution.

    Note: *We have not seen documents to confirm that the resolution is in compliance with the Trust documents. We have therefore assumed that the resolution/extract is in compliance with the Trust Deed.*

29. We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust authorized the alienation of the aforementioned properties and authorized B. Manamohan to execute requisite sale deeds in terms of the resolution dated 02/02/2008.

30. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels

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located in Channahalli, Tarabanahalli and Meenukunte villages including the Schedule Property in favour of M/s. Canara Housing Development Company.

31. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

32. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

33. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including the Schedule Property, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Sankhya conveyed the Schedule Property in favour of M/s. Century Dwellings Private Limited.

34. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

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35. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

    The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

    It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 sq. meters (918.43 guntas).

36. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

37. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The BIAAPA has sanctioned the formation of a residential layout in respect of these properties. The Order states that the Government had issued a Notification dated 27/01/2009 bearing No.UDD/157/BMR/2005 and the Revised Order dated 29/01/2009 stating that the conversion of any property which was converted before 17/09/2004 will have to be protected. The lands forming the subject matter of this Order are located partly in the "residential" zone and partly in the "parks" zone as per the Master Plan – 2021 prepared by the BIAAPA. However given that these lands were converted for residential purposes before 17/09/2004, the BIAAPA has treated these lands as "residential". The Order further denotes that the

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applicants have paid the requisite taxes and have submitted the No-Objection Certificate issued by the Karnataka State Pollution Control Board ("**KSPCB**"). The Order denotes that from out of the approved residential sites totaling to 577 sites, 40% of the sites (totaling to 230 sites) have been released as per the list annexed to the Order. The Order denotes that the applicant is permitted to collect consideration respect of the released sites for development of the layout and only the sites that have been released may be registered. The following conditions have been prescribed by the BIAAPA:

1. The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
2. Upon the development of roads, drainage system, drinking water connection, electricity connection etc. the Authorities will inspect the layout and accord their final approval.
3. Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.
4. If within the prescribed time limit, the basic amenities are not developed, then the government shall have the right to take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
5. The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.
6. No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.
7. Compulsory provision must be made in the buildings forming part of the layout plan for rain water harvesting and conservation of ground water.
8. In accordance with the application of the developer 40% of the sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.
9. Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.
10. Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% of the sites that have been released in the sanctioned plan.

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38. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 while considering additional Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

39. We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No.BIA7APA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)]. The document denotes that the Layout Plan has been approved for duration of two years from 24/05/2013 to 23/05/2015.

40. We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

    1. The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
    2. The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

41. We observe that the said Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the

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Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

42. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

43. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

44. We have perused the Record of Tenancy and Crops ("**RTC and Pahani**") Extract for the periods 1968-69, 1969-70, 1970-71, 1971-72, 1972-73 and 1973-74 in respect of the Schedule Property, denoting the name of Channakrishnappa as the owner of the said property. The document denotes that this is his self acquired property. The details of the Village, Taluk and Hobli in which this property is situated are not clearly legible.

45. We have perused the RTC and Pahani Extract for the periods 1975-76, 1976-77, 1977-78, 1978-79 and 1979-80 in respect of the Schedule Property, denoting the name of Channakrishnappa as the owner of the said property. The document denotes that this is his self acquired property. The name of Kempanna is denoted as the cultivator.

46. We have perused the RTC and Pahani Extract for the periods 1980-81, 1981-82, 1982-83 and 1983-84 in respect of the Schedule Property, denoting the name of Channakrishnappa as the owner of the said property in terms of the Index of Lands and the Record of Rights extract bearing number RR 436. The document denotes that this is his ancestral property. The name of C.K. Kempanna is denoted as the cultivator.

47. We have perused the RTC and Pahani Extract for the periods 1985-86, 1986-87 and 1987-88 in respect of the Schedule Property. The name of the Hobli and the Taluk are not clearly denoted. The document denotes the name of Channakrishnappa as the owner of the said property in terms of the Index of Lands and the Record of Rights extract bearing number RR 436. The document denotes that this is his ancestral property. The name of C.K. Kempanna is denoted as the cultivator.

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48. We have perused the RTC and Pahani Extract for the periods 1988-89, 1989-90, 1990-91, 1991-92 and 1992-93 in respect of the Schedule Property. The document denotes the name of Channakrishnappa as the owner of the said property in terms of the Record of Rights extract bearing number RR 436. The document denotes that this is his ancestral property. The name of C.M. Kempanna is denoted as the cultivator.

49. We have perused the RTC and Pahani Extract for the periods 1993-94, 1994-95, 1995-96 and 1996-97 in respect of the Schedule Property. The document denotes the name of Channakrishnappa as the erstwhile owner of the said property in terms of the Record of Rights extract bearing number RR 436 and the name of C.M. Kempanna as the erstwhile owner in terms of the Mutation Register extract bearing MR No.16/1994-95 and the name of Ramakka, the wife of Sonnappa as the subsequent owner in terms of the Mutation Register extract bearing MR No.67/1994-95.

50. We have perused the RTC and Pahani Extract for the periods 1997-98, 1998-99 and 1999-2000 in respect of the Schedule Property. The document denotes the name of Ramakka, the wife of Sonnappa as the owner of the said property in terms of the Mutation Register extract bearing MR No.67/1994-95. The document also denotes that the Schedule Property has been converted for residential purposes in terms of an Order dated 24/07/1997 bearing No.BDS.ALN.SR.NA.669/96-97 passed by the Special Deputy Commissioner, Bangalore.

51. We have perused the RTC and Pahani Extract for the period 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005 and 2005-2006 in respect of the Schedule Property. The document denotes the name of Ramakka, the wife of Sonnappa as the owner of the said property in terms of the mutation register extract bearing MR No.67/1994-95.

52. We have perused the RTC and Pahani Extracts for the period 2006-07 and 2007-08 in respect of the Schedule Property. The documents denote the name of Ramakka, the wife of Sonnappa as the owner of the said property and the said extent being converted for non residential purposes in terms of the Mutation Register extract bearing MR No.123/2006-07.

53. We have perused the Order dated 05/01/2009 bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that the aforementioned property has been converted for non-agricultural purposes under Section 95(2) of the Karnataka Land Revenue Act, 1964 ("**KLR Act**"). It further appears that under Section 95(7) of the KLR Act, the court is of the opinion that the aforementioned properties do not require payment of property taxes and thereby the names of the khatedars have been removed from Column 9 of the RTC extract and it will be denoted as *Non-Agricultural Kharab* ("**NAK**").

54. We have perused the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Schedule Property. The document

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denotes NAK in terms of an order bearing No.RRT(J)CR739/2008-09. The document denotes conversion *vide* order bearing No. BDS.ALN.SR.NA.669/96-97 and also denotes Mutation Register extract bearing MR No.31/2008-09.

55. We have perused the RTC and Pahani Extracts for the periods 2008-09 to 2016-17 in respect of the Schedule Property. The documents denote NAK in the owner's column in terms of the Mutation Register extract bearing MR No.31/2008-09 dated 24/01/2009. The document also denotes the Order dated 24/07/1997 bearing No.B.dis.ALN.SR.(NA)669/96-97 and denotes the name of Ramakka as the cultivator of the said property.

56. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

57. We have perused the Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property.

58. We have perused the Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property. The document denotes that Sankhya is required to pay a sum of Rs.1,62,102/- (Rupees One Lakh Sixty Two Thousand One Hundred Two only) towards taxes in respect of the aforementioned property.

59. We have perused the Endorsement dated 05/11/2007 bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that there are tenancy applications/proceedings initiated under Sections 48A and 77A and no applications are pending under Section 80 (Form 11) of the Karnataka Land Reforms Act, 1961.

60. We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

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61. We have perused the Endorsement dated 01/12/2007 bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property. The document denotes that there are no proceedings initiated or pending under Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 in respect of the aforementioned properties.

62. We have perused the Endorsement dated 12/05/2017 bearing No. PTCL(BNA)CR/83/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property wherein it is denoted that there are no proceedings initiated under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

63. We have perused the Endorsement dated 11/04/2011 bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that that the Index of Lands Register extract cannot be issued as the same is not available.

64. We have perused the Endorsement dated 01/01/2008 issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the RTC extracts for the period 1974-75 and 1984-85 are not available.

65. We have perused the Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India ("**NHAI**") in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Tarabanahalli Village does not fall under the jurisdiction of NHAI under Section 3(a) of the National Highway Act, 1956.

66. We have perused the Endorsement dated 18/08/2015 bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisitions initiated or pending in respect of the aforementioned properties.

67. We have perused the Endorsement dated 01/09/2015 bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board ("**KIADB**"), Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk. In terms of the said Endorsement and the final notification dated 09/04/2008 annexed to the Endorsement, we observe that certain lands situated at Bagalur Village and Hoovinayakanahalli Village have been acquired.

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However, the lands situated at Tarabanahalli Village including the Schedule Property have not been notified for acquisition.

68. We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

69. We have perused the Moola Tippani extract dated 29/01/2006 in respect of the property bearing Survey No.35 situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Addl.) Taluk.

70. We have perused the Tippani extract in respect of the Schedule Property and Survey No.35/2. The name of Ramakka, the wife of Sonnappa is denoted as the owner of the Schedule Property. The extent of Survey No.35/3 is denoted as 7 guntas.

71. We have perused the Field sketch in respect of the Schedule Property, depicting the location and the extent of the property bearing Survey No.35/3. The extent of Survey No.35/3 is denoted as 7 guntas.

72. We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document depicts the total extent as 7 guntas and does not denote any kharab land.

73. We have perused the RR Balabagada Nakalu issued by the Tahsildar, Bangalore North Taluk, Bangalore in respect of the Schedule Property, depicting the name of Ramakka, the wife of Sonnappa as the owner thereof. The property is denoted as "PK NAK" and as "alienated land". *We had sought for the copies of the Orders bearing No.ADLR.BN.ALN.265/2000-01 and No.TQ.ALN.Phodi.28/99-2000 as referred to in the aforementioned RR Balabagada Nakalu; however we have been informed that the same is not available.*

74. We have perused the Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.35 as forming part of the said Village.

Encumbrances

We have perused photocopies of the following encumbrance certificates:

1. Encumbrance Certificate dated 09/09/2009 issued for the period 01/04/1933 to 31/03/1969 by the office of the Senior Sub Registrar, Devanahalli, depicting 'Nil' encumbrances in

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respect of the property bearing Survey No.35/3 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
It is pertinent to note that the said Encumbrance Certificate does not depict the Gift Deed dated 13/11/1933, registered as Document No.511/1933-34, Book-I, Volume No.348 Pages 416-421; we had sought for the encumbrance certificate denoting the aforementioned gift deed; however we have been informed that the same is not available.

2. Encumbrance Certificate dated 27/03/2007 issued for the period 01/04/1969 to 31/03/1986 by the office of the Sub Registrar, Devanahalli depicting 'Nil' encumbrances in respect of the property bearing Survey No.35/3 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore, North Taluk.

3. Encumbrance Certificate dated 24/09/2009 issued for the period 01/04/1986 to 31/07/1986 by the office of the Sub Registrar, Devanahalli depicting 'Nil' encumbrances in respect of the property bearing Survey No.35/3 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

4. Encumbrance Certificate dated 19/04/2007 issued for the period 01/08/1986 to 31/05/1989 by the office of the Sub Registrar, Bangalore North Taluk, depicting 'Nil' encumbrances in respect of the property bearing Survey No.35/3 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

5. Encumbrance Certificate dated 07/04/2007 issued for the period 01/06/1989 to 31/03/2004 by the office of the Sub Registrar, Yelahanka depicting the following transactions in respect of the property bearing Survey No.35/3 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli:

    a. Sale Deed dated 15/09/1994, executed by C.M Kempanna in favour of Ramakka, registered as Document No.3032/1994-95.
    b. Sale Deed dated 31/07/1997, executed by Ramakka represented by GPA holder, B.G. Uday in favour of Sanka Enterprises Pvt. Ltd. represented by its authorised signatory Rakesh Bathra, registered as Document No.3450/1997-98, stored in CD No.4.
    c. Sale Deed dated 09/12/2003, executed by Sanka Enterprises represented by its Directors, S.N. Ladhani and Babulal Nichani, Consenting Witnesses G. Dasharatha Rami Reddy, Mahesh Deshpande and Garuda Builders Pvt. Ltd., represented by its Managing Director B.G. Uday in favour of Sahara India Commercial Corporation Ltd. represented by its authorised signatory A.V. Muralidharan, registered as Document No.12618/2003-04.

6. Encumbrance Certificate dated 20/03/2007 issued for the period 01/04/2004 to 15/03/2007 by the office of the Senior Sub Registrar, Yelahanka in respect of the property bearing

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Survey No.35/3 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli depicting the Sale Deed executed by Sahara represented by its authorised signatory Diwakar Asthana, Gauri Ganesha Real Estate represented by its authorised signatory G.D.R. Reddy as the Consenting Witness, M/s Annapurneshwari Investments represented by its authorised signatory A. Ramakrishna as the Confirming Party in favour of Manipal Academy of Higher Education (MAHE) represented by its authorised signatory B. Manmohan, GPA holder in respect of an extent of 7 guntas, registered as Document No. YAN-1-22127-2004-05, stored in CD No.YAND109.

7. Encumbrance Certificate dated 16/09/2009 issued for the period 01/04/2006 to 15/09/2009 by the office of the Sub Registrar, Jala, in respect of the property bearing Survey No.35/3 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk depicting the Sale Deed dated 11/04/2008, executed by M/s Manipal Academy of Higher Education (MAHE) represented by its Special officer B. Manmohan in favour of Sankhya. represented by its director, Bijay Kumar Agarwal represented by his SPA holder Ashwin Sancheti, registered as Document No.JAL-1-00143-2008-09, stored in CD No.JALD21.

8. Encumbrance Certificate dated 13/04/2012 issued for the period 16/09/2009 to 10/04/2012 by the office of the Sub Registrar, Bangalore North Taluk, depicting 'Nil' encumbrances in respect of the property bearing Survey No.35/3 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

9. Encumbrance Certificate dated 05/11/2014 issued for the period 01/04/2012 to 04/11/2014 by the office of the Sub Registrar, Bangalore North Taluk, depicting 'Nil' encumbrances in respect of the property bearing Survey No.35/3 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. *We observe that the said encumbrance certificate does not reflect the Relinquishment Deed dated 23/05/2013. Therefore, it is advisable to obtain a rectified encumbrance certificate to reflect the said transaction.*

10. Encumbrance Certificate dated 02/01/2016 issued for the period 01/11/2014 to 01/01/2016 by the office of the Senior Sub Registrar, Ganganagar depicts 'Nil' encumbrances in respect of the Schedule Property.

11. Encumbrance Certificate dated 03/05/2017 issued for the period 01/04/2015 to 27/04/2017 by the office of the Senior Sub Registrar, Yelahanka depicts 'Nil' encumbrances in respect of the property bearing Survey No. 35/3 admeasuring 7 ½ guntas, situated at Tarabanahalli Village.

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12. The Encumbrance Certificate for the period 01/04/2017 to 18/06/2024 with respect to the property bearing Survey No. 35/3 admeasuring 7 ½ guntas denotes the Sale Deed dated 20/03/2024 executed by the Sankhya Realtors Private Limited and others in favour of Century Dwellings Private Limited, registered as Document No.BYP-1-18572-2003-04.

Litigation: We are given to understand from the representatives of M/s. Century Dwellings Private Limited, that there are no pending litigations in relation to the land in Survey No. 35/3 admeasuring 7 ½ guntas.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the land in Survey No. 35/3 admeasuring 7 ½ guntas along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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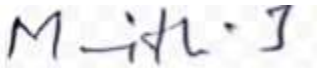
CONCLUSION

Based on the documents furnished to us and subject to the observations made herein above, we are of the opinion that M/s. Century Dwellings Private Limited is the owner of land bearing Survey No.35/3 admeasuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk (earlier Yelahanka Taluk and much earlier Devanahalli Taluk), subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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Schedule Property

All that piece and parcel of the residentially converted land bearing Survey No.35/3 measuring 7 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk and bounded on the:

East by : Properties bearing Survey Nos.35/1 and 34/1;
West by : Properties bearing Survey Nos.58/3 and 58/4;
North by : Property bearing Survey No.35/1; and
South by : Property bearing Survey No.35/4.

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Documents Examined

We have been provided with photocopies of the following documents:

Sl. No.	Date	Description of Documents
1.	30/09/1944	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk in respect of the property bearing Survey No.35 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
2.	13/11/1933	Gift Deed executed in favour of Akkayyamma the wife of Channarayappa, by her brother Kempanna the son of Kappanna in respect of 1/12th portion of the property bearing Survey No.35 situated at Jala Hobli, Tarabanahalli Village, Devanahalli Taluk, totally measuring 2 acres and 1 gunta. This document is registered as Document No.511/1933-34, Book-I, Volume No.348 Pages 416-421.
3.	Date not clear	Record of Rights Register extract bearing RR No.112 issued in respect of the Schedule Property.
4.	Date not clear	Record of Rights Register extract bearing RR No.436 issued in respect of the Schedule Property.
5.	Date not clear	Plaint in O.S. No.284/1992 filed before the Court of Munsiff at Devanahalli by Hanumakka, the wife of Late C.K. Munishamappa and her sons C.M. Kempanna and C.M. Ramanjanappa ("**Plaintiffs**") against Nanjamma, the wife of Late Channakrishnappa ("**Defendant**").
6.	Date not clear	Order Sheet pertaining to O.S. No.284/1992.
7.	Date not clear	Mutation Register extract bearing MR No.16/1994-95 issued by the Tahsildar, Bangalore North (Addl.) Taluk.
8.	15/09/1994	Sale Deed executed by C M Kempanna, the son of Late C.K. Munishamappa in favour of Ramakka, the wife of Sonnappa in respect of the Schedule Property and Survey No.35/2 measuring 7 guntas

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		situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk ("**Survey No.35/2**"). The Sale Deed is registered as Document No.3032/1994-95 stored in Book 1, Volume 535, pages 217-220, in the office of the Sub-Registrar, Yelahanka.
9.	06/05/1995	Mutation Register extract bearing MR No.67/1994-95 issued in respect of the Schedule Property and Survey No.35/2.
10.	27/05/1996	General Power of Attorney executed by Ramakka the wife of Sonnappa in favour of B.G. Uday son of B.N. Garudachar appointing him as her constituted attorney in respect of the Schedule Property and Survey No.35/2. The General Power of Attorney is registered as Document No.176/1996-97 stored at Book IV, Volume SF 60, pages 136-140 in the office of the Sub-Registrar, Yelahanka.
11.	24/07/1997	Official Memorandum bearing No. ALN:SR(NA)669:96-97 in respect of the Schedule Property and Survey No.35/2.
12.	28/07/1997	Sale Deed executed by Ramakka the wife of Sonnappa represented by her constituted attorney B.G. Uday in favour of M/s. Sanka Enterprises Pvt. Ltd. ("**Sanka**") in respect of the Schedule Property. The Sale Deed is registered as Document No.3450/1997-98, stored in CD No.4, in the office of the Sub-Registrar, Yelahanka.
13.	24/07/2007	Mutation Register extract bearing MR No.123/2006-07 issued by the office of the Tahsildar, Yelahanka, Bangalore North (Addl.) Taluk in respect of the Schedule Property and Survey No.35/2.
14.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses, namely (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, B.G.

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		Uday and B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
15.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.
16.	03/12/1991	Memorandum of Association and the Articles of Association of Sahara India.
17.	06/07/1998	Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies under Section 21 of the Companies Act, 1956.
18.	15/04/2004	Partnership Deed executed between N. Devarajaiah the son of Late Narasimaiah and A. Ramakrishna the son of Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
19.	10/11/2004	Authorization Letter denoting that A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Channahalli Villages on behalf of Annapurneshwari.
20.	05/10/2004	Agreement of Sale executed between Annapurneshwari represented by its Authorized Representative Dayanand Pai, Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte,

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		Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres.
21.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "Trust") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
22.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk.
23.	24/09/2004	Deed of Amendment of Trust Deed pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV in the office of the Sub-Registrar, Udupi.
24.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Diwakar Asthana, Gowri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
25.	Date not clear	Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property.

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26.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("Sankhya") under the Companies Act, 1956.
27.	08/09/2006	Memorandum of Association and the Articles of Association of Sankhya.
28.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust in respect of the Schedule Property and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk.
29.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore.
30.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Bijay Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
31.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
32.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain

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		other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
33.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
34.	24/05/2013	Residential Sanctioned Layout Plan bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)].
35.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk.
36.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
37.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
38.	Date not clear	Record of Tenancy and Crops ("**RTC and Pahani**") Extract for the periods 1968-69, 1969-70, 1970-71, 1971-72, 1972-73 and 1973-74 in respect of the Schedule Property.
39.	Date not clear	RTC and Pahani Extract for the periods 1975-76, 1976-77, 1977-78, 1978-79 and 1979-80 in respect of the Schedule Property.
40.	Date not clear	RTC and Pahani Extract for the periods 1980-81, 1981-82, 1982-83 and 1983-84 in respect of the Schedule Property.
41.	Date not clear	RTC and Pahani Extract for the periods 1985-86, 1986-87 and 1987-88 in respect of the Schedule Property.

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42.	Date not clear	RTC and Pahani Extract for the periods 1988-89, 1989-90, 1990-91, 1991-92 and 1992-93 in respect of the Schedule Property.
43.	Date not clear	RTC and Pahani Extract for the periods 1993-94, 1994-95, 1995-96 and 1996-97 in respect of the Schedule Property.
44.	Date not clear	RTC and Pahani Extract for the periods 1997-98, 1998-99 and 1999-2000 in respect of the Schedule Property.
45.	Date not clear	RTC and Pahani Extract for the period 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005 and 2005-2006 in respect of the Schedule Property.
46.	Date not clear	RTC and Pahani Extracts for the periods 2006-07 and 2007-08 in respect of the Schedule Property.
47.	05/01/2009	Order bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
48.	24/01/2009	Mutation Register extract bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Schedule Property.
49.	Date not clear	RTC and Pahani Extracts for the periods 2008-09 to 2016-17 in respect of the Schedule Property.
50.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk.
51.	Date not clear	Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk
52.	Date not clear	Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk.

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53.	05/11/2007	Endorsement bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
54.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
55.	01/12/2007	Endorsement bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property.
56.	12/05/2017	Endorsement bearing No. PTCL(BNA)CR/83/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property.
57.	11/04/2011	Endorsement bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
58.	01/01/2008	Endorsement issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
59.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
60.	18/08/2015	Endorsement bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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61.	01/09/2015	Endorsement bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board, Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk.
62.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
63.	29/01/2006	Moola Tippani extract in respect of the property bearing Survey No.35 situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Addl.) Taluk.
64.	Date not clear	Tippani extract in respect of the Schedule Property and Survey No.35/2.
65.	Date not clear	Field sketch in respect of the Schedule Property, depicting the location and the extent of the property bearing Survey No.35/3.
66.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
67.	Date not clear	RR Balabagada Nakalu issued by the Tahsildar, Bangalore North Taluk, Bangalore in respect of the Schedule Property.
68.	Date not clear	Village Map of Tarabanahalli Village, ChikkaJala Hobli, Bangalore North Taluk.
69.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
70.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited

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DUE DILIGENCE REPORT

We have in this report dealt with the land in Survey No.35/4 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk ("Schedule Property").

Flow of title

1. We have perused the Hissa Survey Tippani dated 30/09/1944 issued by the Tahsildar, Bangalore North Taluk in respect of the property bearing Survey No.35 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the bifurcation of Survey No.35 into four (4) hissas and the names of the respective Hissadars. The said document further denotes following:

   (a) Survey No.35/1 owned by Appanna the son of Hanumanna.
   (b) Survey No.35/2 owned by Munishami the son of ChikkaKempanna.
   (c) Survey No.35/3 owned by Akkayamma.
   (d) Survey No.35/4 owned by Kappanna the son of Munishyamappa.

2. We have perused the Record of Rights register extract bearing No.113 depicting the name of Kappanna as the owner of the Schedule Property, having acquired the same in terms of a Will dated 13/06/1927, registered as Document No.4129/1937. On a perusal of the Record of Rights register extract bearing RR No.113, it appears that the Schedule Property was bequeathed in favour of Kappanna in terms of a Will dated 13/06/1927 (registered as Document No.4129/1937) executed by his father. *We had sought for a copy of Will dated 13/06/1927, registered as Document No.4129/1937. However, we have been informed that the same is not available and have therefore relied on the Record of Rights.*

3. We have perused the Sale Deed dated 21/03/1975 executed by Kappanna the son of Munishamappa in favour of Nanjappa the son of Soluru Dyavappa in respect of the Schedule Property. The Sale Deed is registered as Document No.114/1975-76, Book-I, Volume 1175, pages 18 to 20, in the office of the Sub-Registrar, Yelahanka. The Sale Deed states that Kappanna conveyed the Schedule Property on account of family necessity and welfare of the minor members of the family and stated that the said property is the ancestral property of Kappanna.

4. We have perused the Mutation Register extract bearing MR No.3/1989-90 depicting the mutation of the revenue records in respect of the Schedule Property in the name of Nanjappa the son of Dyavappa pursuant to aforesaid Sale Deed.

5. We have perused the General Power of Attorney dated 06/03/1996 executed by Nanjappa the son of Dyavappa in favour of B.G. Uday son of B.N. Garudachar appointing him as

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his constituted attorney in respect of the Schedule Property. The General Power of Attorney is registered as Document No.1238/1995-96, Book-IV, Volume SF 54, pages 35 to 38, in the office of the Sub-Registrar, Yelahanka. The said B.G. Uday has been authorized, *inter alia*, to convey the Schedule Property in favour of third parties and receive sale consideration.

6. We have perused the Official Memorandum bearing No. ALN:SR(NA)553:95-96 dated 16/02/1996 in respect of the Schedule Property. The document denotes the conversion of the Schedule Property from agricultural use to non-agricultural residential purposes subject to certain terms and conditions stated therein.

7. We have perused the Sale Deed dated 26/03/1997 executed by Nanjappa the son of Dyavappa represented by his constituted attorney B.G. Uday in favour of M/s. Sanka Enterprises Pvt. Ltd. ("**Sanka**") in respect of the Schedule Property. The Sale Deed is registered as Document No.6233/1996-97, Book-I, Volume 1009, pages 173-179, in the office of the Sub-Registrar, Yelahanka.

8. We have perused the Mutation Register extract dated 25/07/2007 bearing MR No.128/2006-07 issued by the office of the Tahsildar, Yelahanka, Bangalore North (Addl.) Taluk, in the name of Nanjappa the son of Dyavappa, depicting the conversion of agricultural land to non-agricultural residential purposes in respect of the Schedule Property in terms of the Order bearing No. ALN:SR(NA)553:95-96 dated 16/02/1996 passed by the Deputy Commissioner, Bangalore District.

9. We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses, namely (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. It further denotes that the khata bearing No.409/383 has been issued in favour of Sanka in respect of the Schedule Property and other properties situated at Tarabanahalli Village. The document denotes that Mahesh Deshpande has joined this Sale Deed as Consenting Witness as a registered Agreement to Sell had been executed in respect of Survey No.12 and Survey No.35/1 (prior to their acquisition by Sanka) by the predecessors in title of Sanka in favour of Mahesh Deshpande. The document further denotes that Mahesh Deshpande is also issuing a separate declaration disclosing his knowledge of this Sale Deed and an unequivocal and unconditional consent for this Sale

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Deed waiving all or any of his rights which might have accrued in his favour through the registered Agreements to Sell in his favour dated 15/12/1995, 09/01/1996 and 05/12/1995. The document further denotes that "*the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney B.G. Uday in favour of Sanka. B.G. Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, B.G. Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to the Sale Deed*".

10. We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.

11. We have perused the Memorandum of Association and the Articles of Association of Sahara India dated 03/12/1991.

12. We have perused the Certificate of Incorporation Consequent on Change of Name dated 06/07/1998 issued by the Registrar of Companies under Section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

13. We have perused the Partnership Deed dated 15/04/2004 executed between N. Devarajaiah the son of Late Narasimaiah and A. Ramakrishna the son of Anjaneyachar in respect of the formation of M/s. Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, development and sale of immovable properties in and around Bangalore.

14. We have perused an Authorization Letter dated 10/11/2004 denoting that A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Channahalli Villages on behalf of Annapurneshwari.

15. We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative Dayanand Pai, Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Channahalli and

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Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres.

16. We have perused the Deed of Trust dated 19/05/1993 executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulate s that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

17. We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

18. We have perused the Deed of Amendment of Trust Deed dated 24/09/2004 pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19 has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

19. We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gowri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan in respect of the Schedule Property and certain other

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properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell was entered into between Annapurneshwari and the Trust wherein substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for the Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University. We had sought for the board resolution passed by the board of directors of Sahara, authorizing the sale of the property. However we have been informed that the same is not available.

20. We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property. The document denotes the transfer of khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06. It further appears that Khata No.421/383/209 has been issued in the name of Sahara in respect of the properties situated at Tarabanahalli Village.

21. We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

22. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

23. We have perused the Deed of Confirmation dated 18/01/2008 executed by D. Rajanna the son of Late Nanjappa, Rukminiyamma the wife of D. Rajanna, Roopa and Lokesh, the children of D. Rajanna in favour of Trust, represented by its Authorised Signatory, Lakshminarayana Kamath in respect of the Schedule Property. The Deed of Confirmation is registered as Document No.JAL-1-02578-2007-08, Book I, stored in CD No.JALD16 in the Office of the Sub-Registrar, Jala, Bangalore. The said document denotes that D. Rajanna along with his family members have confirmed the Sale Deed dated 26/03/1997, registered as Document No.6233/1996-97, executed by Nanjappa represented by his constituted attorney B.G. Uday in favour of Sanka. Further, the document denotes that the aforementioned parties have also confirmed the Sale Deed dated 09/12/2003, registered as Document No.BNG(U)-YLNK/12618/2003-04 in favour of Sahara and the Sale Deed dated 24/01/2005, registered as Document No.YAN-1-22127-2004-05 in favour of the Trust.

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24. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 in respect of the Schedule Property and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute requisite documents in respect of the sale of 72 acres and 1.20 guntas of land situated at Channahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Schedule Property is also denoted in this resolution.

25. We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust authorized the alienation of the aforementioned properties and authorized B. Manamohan to execute requisite sale deeds in terms of the resolution dated 02/02/2008.

Note: *We have not seen documents to confirm that the resolution is in compliance with the Trust documents. We have therefore assumed that the resolution/extract is in compliance with the Trust Deed.*

26. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Schedule Property in favour of M/s. Canara Housing Development Company.

27. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

28. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6)

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S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

29. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Schedule Property, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Sankhya conveyed the Schedule Property in favour of M/s. Century Dwellings Private Limited.

30. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited

31. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

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The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 sq. meters (918.43 guntas).

32. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

33. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The BIAAPA has sanctioned the formation of a residential layout in respect of these properties. The Order states that the Government had issued a Notification dated 27/01/2009 bearing No.UDD/157/BMR/2005 and the Revised Order dated 29/01/2009 stating that the conversion of any property which was converted before 17/09/2004 will have to be protected. The lands forming the subject matter of this Order are located partly in the "residential" zone and partly in the "parks" zone as per the Master Plan – 2021 prepared by the BIAAPA. However given that these lands were converted for residential purposes before 17/09/2004, the BIAAPA has treated these lands as "residential". The Order further denotes that the applicants have paid the requisite taxes and have submitted the No-Objection Certificate issued by the Karnataka State Pollution Control Board ("**KSPCB**"). The Order denotes that from out of the approved residential sites totaling to 577 sites, 40% of the sites (totaling to 230 sites) have been released as per the list annexed to the Order. The Order denotes that the applicant is permitted to collect consideration respect of the released sites for development of the layout and only the sites that have been released may be registered. The following conditions have been prescribed by the BIAAPA:

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1. The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
2. Upon the development of roads, drainage system, drinking water connection, electricity connection etc. the Authorities will inspect the layout and accord their final approval.
3. Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.
4. If within the prescribed time limit, the basic amenities are not developed, then the government shall have the right to take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
5. The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.
6. No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.
7. Compulsory provision must be made in the buildings forming part of the layout plan for rain water harvesting and conservation of ground water.
8. In accordance with the application of the developer 40% of the sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.
9. Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.
10. Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% of the sites that have been released in the sanctioned plan.

34. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed

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in the 94th Meeting of BIAAPA on 31/01/2013 while considering additional Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

35. We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)]. The document denotes that the Layout Plan has been approved for duration of two years from 24/05/2013 to 23/05/2015.

36. We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

    1. The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
    2. The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

37. We observe that the said Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated

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24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

It is pertinent to note that the validity of the aforesaid Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued in respect of the Schedule Property and certain other properties situated at Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk lapsed on 23/05/2016. We had sought for the renewed sanction letter issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli, and we have been informed that the same has not been obtained as the development of the said property has already commenced. However, we observe from the aforesaid Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13/637 issued by the Joint Directorate, BIAAPA that if after obtaining a renewal of the approval for the layout, the development is still not completed as required under the said Order, the approval shall be cancelled without any reference to the developer. In view of the same, it is advisable to obtain a renewed sanction letter in respect of the said property.

38. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) (“Project Land”).

39. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

40. We have perused the Record of Tenancy and Crops ("**RTC and Pahani**") Extract for the periods 1968-69, 1969-70, 1970-71, 1971-72, 1972-73 and 1973-74 in respect of the property bearing Survey No.35/4 admeasuring 8 guntas (Schedule Property), denoting the name of Kappanna as the owner of the Schedule Property.

41. We have perused the RTC and Pahani Extract for the periods 1975-76, 1976-77, 1977-78, 1978-79 and 1979-80 in respect of the Schedule Property, denoting the name of Kappanna as the owner of the said property and Nanjappa is denoted as the cultivator.

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42. We have perused the RTC and Pahani Extract for the periods 1980-81, 1981-82, 1982-83 and 1983-84 in respect of the Schedule Property, denoting the name of Kappanna as the owner of the Schedule Property in terms of the Index of Lands and the Record of Rights extract bearing number RR 113 and Nanjappa is denoted as the cultivator.

43. We have perused the RTC and Pahani Extract for the periods 1985-86, 1986-87 and 1987-88 in respect of the Schedule Property. The document denotes the name of Kappanna as the owner of the Schedule Property in terms of the Index of Lands and the Record of Rights extract bearing number RR 113 and Nanjappa is denoted as the cultivator.

44. We have perused the RTC and Pahani Extract for the periods 1988-89, 1989-90, 1990-91, 1991-92 and 1992-93 in respect of the Schedule Property. The document denotes the name of Kappanna as the erstwhile owner of the Schedule Property and the name of Nanjappa as the subsequent owner in terms of the Mutation Register extract bearing MR No.3/1989-90.

45. We have perused the RTC and Pahani Extract for the periods 1993-94, 1994-95, 1995-96, 1996-97 and 1997-98 in respect of the Schedule Property. The document denotes the name of Kappanna as the erstwhile owner of the Schedule Property and the name of Nanjappa as the subsequent owner in terms of the Mutation Register extract bearing MR No.3/1989-90.

46. We have perused the RTC and Pahani Extract for the periods 1997-98, 1998-99, 1999-2000, 2000-01 and 2001-02 in respect of the Schedule Property. The document denotes the name of Nanjappa, the son of Dyavappa as the owner of the Schedule Property in terms of the Mutation Register extract bearing MR No.3/1989-90. The document also denotes that the Schedule Property has been converted for residential purposes in terms of an Order dated 16/02/1996 bearing No.BDS.ALN.SR.NA.553/95-96 passed by the Special Deputy Commissioner, Bangalore.

47. We have perused the RTC and Pahani Extract for the period 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005 and 2005-2006 in respect of Schedule Property. The document denotes the name of Nanjappa, the son of Dyavappa as the owner of the Schedule Property in terms of the Mutation Register extract bearing MR No.3/1989-90.

48. We have perused the RTC and Pahani Extracts for the periods 2006-07 and 2007-08 in respect of the Schedule Property. The documents denote the name of Nanjappa, the son of Dyavappa as the owner of the said property and the said extent being converted for non residential purposes in terms of the Mutation Register extract bearing MR No.128/2006-07.

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49. We have perused the Order dated 05/01/2009 bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that the aforementioned property has been converted for non-agricultural purposes under Section 95(2) of the Karnataka Land Revenue Act, 1964 ("**KLR Act**"). It further appears that under Section 95(7) of the KLR Act, the court is of the opinion that the aforementioned properties do not require payment of property taxes and thereby the names of the khatedars have been removed from Column 9 of the RTC extract and it will be denoted as *Non-Agricultural Kharab* ("**NAK**").

50. We have perused the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Schedule Property. The document denotes NAK in terms of an order bearing No.RRT(J)CR739/2008-09. The document denotes conversion *vide* order bearing No. BDS.ALN.SR.NA.669/96-97 and also denotes Mutation Register extract bearing MR No.31/2008-09.

51. We have perused the RTC and Pahani Extracts for the period 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16 and 2016-17 in respect of the Schedule Property. The documents denote NAK in the owner's column in terms of the Mutation Register extract bearing MR No.31/2008-09 dated 24/01/2009. The document also denotes the Order dated 16/02/1996 bearing No.B.dis.ALN.SR.(NA)553/95-96 and denotes the name of Nanjappa as the cultivator of the property.

52. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

53. We have perused the Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property.

54. We have perused the Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property. The document denotes that Sankhya is required to pay a sum of

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Rs.1,62,102/- (Rupees One Lakh Sixty Two Thousand One Hundred Two only) towards taxes in respect of the aforementioned property.

Note: *We have not been provided with the latest tax paid receipt in relation to the property. We have not been provided with the special notice assigning khata number and the khata certificate and extract in relation to the said property.*

55. We have perused the Endorsement dated 05/11/2007 bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that there are tenancy applications/proceedings initiated under Sections 48A and 77A and no applications are pending under Section 80 (Form 11) of the Karnataka Land Reforms Act, 1961.

56. We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

57. We have perused the Endorsement dated 01/12/2007 bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property. The document denotes that there are no proceedings initiated or pending under Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 in respect of the aforementioned properties.

58. We have perused the Endorsement dated 12/05/2017 bearing No. PTCL(BNA)CR/83/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property wherein it is denoted that there are no proceedings initiated under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

59. We have perused the Endorsement dated 11/04/2011 bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that that the Index of Lands Register extract cannot be issued as the same is not available.

60. We have perused the Endorsement dated 01/01/2008 issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the RTC extracts for the period 1974-75 and 1984-85 are not available.

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61. We have perused the Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India ("**NHAI**") in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Tarabanahalli Village does not fall under the jurisdiction of NHAI under Section 3(a) of the National Highway Act, 1956.

62. We have perused the Endorsement dated 18/08/2015 bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisitions initiated or pending in respect of the aforementioned properties.

63. We have perused the Endorsement dated 01/09/2015 bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board ("**KIADB**"), Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk. In terms of the said Endorsement and the final notification dated 09/04/2008 annexed to the Endorsement, we observe that certain lands situated at Bagalur Village and Hoovinayakanahalli Village have been acquired. However, the lands situated at Tarabanahalli Village including the Schedule Property have not been notified for acquisition.

64. We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

65. We have perused the Moola Tippani extract dated 29/01/2006 in respect of the property bearing Survey No.35 situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Addl.) Taluk.

66. We have perused the *phodi* extract in respect of the property bearing Survey No.35/4 situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Addl.) Taluk. The name of Nanjappa the son of Dyavappa is denoted as the owner of the Schedule Property and the extent of land is denoted as 8 guntas.

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67. We have perused the Atlas and RR Balbadi in respect of the Schedule Property, depicting the name of Nanjappa as the owner of the same and the extent of the Schedule Property as 8 guntas.

68. We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document depicts the total extent as 8 guntas and does not denote any kharab land.

69. We have perused the Village Map of Tarabanahalli Village, ChikkaJala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.35 as forming part of the said Village.

Encumbrances

We have perused photocopies of the following encumbrance certificates:

1. Encumbrance Certificate dated 17/07/2009 issued for the period 01/04/1958 to 31/03/1969 by the office of the Sub Registrar, Bangalore North Taluk, depicting 'Nil' encumbrances in respect of the property bearing Survey No.35/4 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

2. Encumbrance Certificate dated 27/03/2007 issued for the period 01/04/1969 to 31/03/1986 by the office of the Sub Registrar, Devanahalli in respect of the property bearing Survey No.35/4 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, depicting the Sale Deed dated 21/03/1975 executed by Kappanna in favour of Nanjappa, registered as Document No.114/1975-76, Book-I, Volume 1175, pages 18 to 20.

3. Encumbrance Certificate dated 24/09/2009 issued for the period 01/04/1986 to 31/07/1986 by the office of the Sub Registrar, Bangalore North Taluk, depicting 'Nil' encumbrances in respect of the property bearing Survey No.35/4 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

4. Encumbrance Certificate dated 10/04/2007 issued for the period 01/08/1986 to 31/05/1989 by the office of the Sub Registrar, Bangalore North Taluk, depicting 'Nil' encumbrances in respect of the property bearing Survey No.35/4 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

5. Encumbrance Certificate dated 02/04/2007 issued for the period 01/06/1989 to 31/03/2004 by the office of the Sub Registrar, Yelahanka depicting the following

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transactions in respect of the property bearing Survey No.35/4 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli:

a. Sale Deed dated 27/03/1997 executed by Nanjappa represented by his constituted attorney B.G. Uday in favour of Sanka, registered as Document No.6233/1996-97.
b. Sale Deed dated 09/12/2003, executed by Sanka Enterprises represented by its Directors, S.N. Ladhani and Babulal Nichani, in favour of Sahara India Commercial Corporation Ltd. represented by its authorised signatory A.V. Muralidharan, registered as Document No.12618/2003-04.

6. Encumbrance Certificate dated 20/03/2007 issued for the period 01/04/2004 to 15/03/2007 by the office of the Senior Sub Registrar, Yelahanka in respect of the property bearing Survey No.35/4 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli depicting the Sale Deed executed by Sahara represented by its authorised signatory Diwakar Asthana, in favour of Manipal Academy of Higher Education (MAHE) represented by its authorised signatory B. Manmohan, GPA holder in respect of an extent of 8 guntas, registered as Document No. YAN-1-22127-2004-05.

7. Encumbrance Certificate dated 21/02/2008 issued for the period 16/03/2007 to 02/12/2008 by the office of the Sub Registrar, Jala, in respect of the property bearing Survey No.35/4 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk depicts the following transactions:

a. Deed of Confirmation dated 18/01/2008 executed by D. Rajanna the son of Late Nanjappa, Rukminiyamma the wife of D. Rajanna, Roopa and Lokesh, the children of D. Rajanna in favour of Trust, represented by its Authorised Signatory, Lakshminarayana Kamath, registered as Document No.JAL-1-02578-2007-08.
b. Sale Deed dated 11/04/2008, executed by M/s Manipal Academy of Higher Education (MAHE) represented by its Special officer B. Manmohan in favour of Sankhya, represented by its director, Bijay Kumar Agarwal represented by his SPA holder Ashwin Sancheti, registered as Document No.JAL-1-00143-2008-09.

8. Encumbrance Certificate dated 16/09/2009 issued for the period 01/04/2008 to 15/09/2009 by the office of the Sub Registrar, Jala, in respect of the property bearing Survey No.35/4 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk depicts the Sale Deed dated 11/04/2008, executed by M/s Manipal Academy of Higher Education (MAHE) represented by its Special officer B.

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Manmohan in favour of Sankhya represented by its director, Bijay Kumar Agarwal represented by his SPA holder Ashwin Sancheti, registered as Document No.JAL-1-00143-2008-09.

9. Encumbrance Certificate dated 04/07/2011 issued for the period 15/09/2009 to 31/03/2011 by the office of the Sub Registrar, Bangalore North Taluk, depicting 'Nil' encumbrances in respect of the property bearing Survey No.35/4 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

10. Encumbrance Certificate dated 05/11/2014 issued for the period 01/04/2011 to 04/11/2014 by the office of the Sub Registrar, Bangalore North Taluk, depicting 'Nil' encumbrances in respect of the property bearing Survey No.35/4 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. *We observe that the said encumbrance certificate does not reflect the Relinquishment Deed dated 23/05/2013, registered as Document No. 384/2013-14. Therefore, it is advisable to obtain a rectified encumbrance certificate to reflect the said transaction.*

11. Encumbrance Certificate dated 02/01/2016 issued for the period 01/11/2014 to 01/01/2016 by the office of the Senior Sub Registrar, Ganganagar depicts 'Nil' encumbrances in respect of the Schedule Property.

12. Encumbrance Certificate dated 02/05/2017 issued for the period 01/04/2015 to 27/04/2017 by the office of the Senior Sub Registrar, Yelahanka depicts 'Nil' encumbrances in respect of the Schedule Property.

13. The Encumbrance Certificate for the period 01/04/2017 to 18/06/2024 with respect to the Schedule Property denotes the Sale Deed dated 20/03/2024 executed by the Sankhya Realtors Private Limited and others in favour of Century Dwellings Private Limited, registered as Document No.BYP-1-18572-2003-04.

Litigation: We are given to understand from the representatives of M/s. Century Dwellings Private Limited, that there are no pending litigations in relation to the Schedule Property.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the land in Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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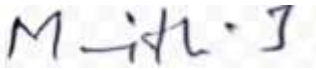
CONCLUSION

Based on the documents furnished for scrutiny, and subject to the observations made herein above, we are of the opinion that Century Dwellings Private Limited is the owner of all that piece and parcel of the residentially converted land bearing Survey No.35/4 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk (earlier Yelahanka Taluk and much earlier Devanahalli Taluk), subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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SCHEDULE PROPERTY

All that piece and parcel of the residentially converted land bearing Survey No.35/4 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk and bounded on the:

East by : Portion of the properties bearing Survey Nos.34/1 and 33/2;
West by : Portion of the property bearing Survey No.58/4;
North by : Portion of the property bearing Survey No.35/2; and
South by : Properties bearing Survey Nos.33/1 and 33/2.

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LIST OF DOCUMENTS

Sl. No.	Date	Description of Documents
1.	30/09/1944	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk in respect of the property bearing Survey No.35 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
2.	Date not clear	Record of Rights register extract bearing No.113 issued in respect of the Schedule Property.
3.	21/03/1975	Sale Deed executed by Kappanna the son of Munishamappa in favour of Nanjappa the son of Soluru Dyavappa in respect of the Schedule Property. The Sale Deed is registered as Document No.114/1975-76, Book-I, Volume 1175, pages 18 to 20, in the office of the Sub-Registrar, Yelahanka.
4.	Date not clear	Mutation Register extract bearing MR No.3/1989-90 issued in respect of the Schedule Property.
5.	06/03/1996	General Power of Attorney executed by Nanjappa the son of Dyavappa in favour of B.G. Uday son of B.N. Garudachar appointing him as her constituted attorney in respect of the Schedule Property. The General Power of Attorney is registered as Document No.1238/1995-96, Book-IV, Volume SF 54, pages 35 to 38, in the office of the Sub-Registrar, Yelahanka.
6.	16/02/1996	Official Memorandum bearing No. ALN:SR(NA)553:95-96 in respect of the Schedule Property.
7.	26/03/1997	Sale Deed executed by Nanjappa the son of Dyavappa represented by his constituted attorney B.G. Uday in favour of M/s. Sanka Enterprises Pvt. Ltd. ("**Sanka**") in respect of the Schedule Property. The Sale Deed is registered as Document No.6233/1996-97, Book-I, Volume 1009, pages 173-179, in the office of the Sub-Registrar, Yelahanka.

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8.	25/07/2007	Mutation Register extract bearing MR No.128/2006-07 issued by the office of the Tahsildar, Yelahanka, Bangalore North (Addl.) Taluk in respect of the Schedule Property.
9.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses, namely (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
10.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.
11.	03/12/1991	Memorandum of Association and the Articles of Association of Sahara India.
12.	06/07/1998	Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies under Section 21 of the Companies Act, 1956.
13.	15/04/2004	Partnership Deed executed between N. Devarajaiah the son of Late Narasimaiah and A. Ramakrishna the son of Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
14.	10/11/2004	Authorization Letter denoting that A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Channahalli Villages on behalf of Annapurneshwari.
15.	05/10/2004	Agreement of Sale executed between Annapurneshwari represented by its Authorized Representative Dayanand Pai, Sahara represented by its

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		authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres.
16.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
17.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk.
18.	24/09/2004	Deed of Amendment of Trust Deed pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV.
19.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Diwakar Asthana, Gowri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
20.	Date not clear	Mutation Register Extract bearing M.R. No.312/2006-07 issued in respect of the Schedule Property.

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21.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
22.	08/09/2006	Memorandum of Association and the Articles of Association of Sankhya.
23.	18/01/2008	Deed of Confirmation executed by D. Rajanna the son of Late Nanjappa, Rukminiyamma the wife of D. Rajanna, Roopa and Lokesh, the children of D. Rajanna in favour of Trust, represented by its Authorised Signatory, Lakshminarayana Kamath in respect of the Schedule Property. The Deed of Confirmation is registered as Document No.JAL-1-02578-2007-08, Book I, stored in CD No.JALD16 in the Office of the Sub-Registrar, Jala, Bangalore.
24.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust in respect of the Schedule Property and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk.
25.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore.
26.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Bijay Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

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27.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
28.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
29.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
30.	24/05/2013	Residential Sanctioned Layout Plan bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)].
31.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk.
32.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA).
33.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA).
34.	Date not clear	Record of Tenancy and Crops ("**RTC and Pahani**") Extract for the periods 1968-69, 1969-70, 1970-71, 1971-72, 1972-73 and 1973-74 in respect of the Schedule Property.
35.	Date not clear	RTC and Pahani Extract for the periods 1975-76, 1976-77, 1977-78, 1978-79 and 1979-80 in respect of the Schedule Property.
36.	Date not clear	RTC and Pahani Extract for the periods 1980-81, 1981-82, 1982-83 and 1983-84 in respect of the Schedule Property.

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37.	Date not clear	RTC and Pahani Extract for the periods 1985-86, 1986-87 and 1987-88 in respect of the Schedule Property.
38.	Date not clear	RTC and Pahani Extract for the periods 1988-89, 1989-90, 1990-91, 1991-92 and 1992-93 in respect of the Schedule Property.
39.	Date not clear	RTC and Pahani Extract for the periods 1993-94, 1994-95, 1995-96, 1996-97 and 1997-98 in respect of the Schedule Property.
40.	Date not clear	RTC and Pahani Extract for the periods 1997-98, 1998-99, 1999-2000, 2000-01 and 2001-02 in respect of the Schedule Property.
41.	Date not clear	RTC and Pahani Extract for the period 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005 and 2005-2006 in respect of Schedule Property.
42.	Date not clear	RTC and Pahani Extracts for the period 2006-07 and 2007-08 in respect of the Schedule Property.
43.	05/01/2009	Order bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that the aforementioned property has been converted for non-agricultural purposes under Section 95(2) of the Karnataka Land Revenue Act, 1964 ("**KLR Act**").
44.	24/01/2009	Mutation Register extract bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Schedule Property.
45.	Date not clear	RTC and Pahani Extracts for the periods 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16 and 2016-17 in respect of the Schedule Property.
46.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
47.	Date not clear	Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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48.	Date not clear	Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
49.	05/11/2007	Endorsement bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
50.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
51.	01/12/2007	Endorsement bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property.
52.	12/05/2017	Endorsement bearing No. PTCL(BNA)CR/83/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property.
53.	11/04/2011	Endorsement bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
54.	01/01/2008	Endorsement issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
55.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
56.	18/08/2015	Endorsement bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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57.	01/09/2015	Endorsement bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk.
58.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
59.	29/01/2006	Moola Tippani extract in respect of the property bearing Survey No.35 situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Addl.) Taluk.
60.	Date not clear	*Phodi* extract in respect of the property bearing Survey No.35/4 situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Addl.) Taluk.
61.	Date not clear	Atlas and RR Balbadi issued in respect of the Schedule Property.
62.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
63.	Date not clear	Village Map of Tarabanahalli Village, ChikkaJala Hobli, Bangalore North Taluk.
64.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
65.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited.

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DUE DILIGENE REPORT

Due Diligence Report in respect of the property being residentially converted land bearing Survey No.36/1 admeasuring 23 guntas, situated at Tarabanahalli Village, Jala Hobli, Yelahanka Taluk (the "Schedule Property").

We have perused the Record of Rights Register extract bearing RR No.114 issued in respect of the Schedule Property, depicting the name of Munihanumantharayappa the son of Annaiappa as the owner having inherited the aforesaid property and being in possession of the same pursuant to a family partition. The said document further depicts the Mutation Register extract bearing MR No.20/1951-52.

We have perused the Sale Deed dated 03/06/1952 executed by Munihanumantharayappa the son of Koti Annaiappa, for self and on behalf of his minor sons Muniyanna, Annaiappa and Nagaraj along with Munishamaiah the son of Kotihanumanthappa in favour of Narayana Rao *alias* Anjani Rao the son of Venkobaraya in respect of the Schedule Property. The Sale Deed is registered as Document No.687/1956-57, Book I, Volume 616, pages 150 to 152, in the office of the Sub-registrar, Devanahalli. On a perusal of the said document, it appears that the Schedule Property is an ancestral property and has fallen to the share of Munihanumantharayappa pursuant to a family partition. The document also denotes that the Schedule Property was mortgaged in favour of Munishamaiah by (late) Annaiappa the father of Munihanumantharayappa and when the said Munihanumantharayappa failed to repay the loan amount, Munishamaiah obtained a decree in his favour. Subsequently, the said Munihanumantharayappa along with his minor children and Munishamappa have jointly sold the Schedule Property to Narayana Rao *alias* Anjani Rao.

We have perused the Sale Deed dated 18/01/1968 executed by Anasuya Bayamma in favour of Doddaranoji Rao the son of Hanumantharayappa, wherein a portion of the Schedule Property measuring 13¼ guntas has been conveyed to Doddaranoji Rao. The Sale Deed is registered as Document No.3380/1967-68, Book I, Volume 998, pages 80 to 81, in the office of the Sub-registrar, Devanahalli.

We have perused the Mutation Register extract bearing MR No.81/1994-95 issued by the Revenue Inspector, Bangalore North Taluk, Bangalore, depicting the transfer of khata in the name of Anasuya Bayamma in respect of Schedule Property and certain other properties pursuant to the death of her husband Anjana Rao *alias* Narayana Rao.

Though Anasuya Bayamma had sold a portion of the Schedule Property measuring 13¼ guntas in favour of Doddaranoji Rao in terms of the aforesaid Sale Deed dated 18/01/1968, in terms of Mutation Register extract dated 18/07/1995 bearing MR No.81/1994-95, the khata of the Schedule Property (including 13¼ guntas of the Schedule Property conveyed in favour of Doddaranoji Rao) has been mutated in the name of Anasuya Bayamma. Subsequently, the said

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Anasuya Bai has executed the General Power of Attorney dated 06/09/1996 authorising and empowering B.G. Uday to convey the Schedule Property in favour of third parties on her behalf and the Anasuya Bai has through B.G. Uday has sold the entire extent of the Schedule Property to Sanka under the Sale Deeds dated 16/07/1997. The Schedule Property is currently owned by Sankhya. However, it is pertinent to note that the legal heirs of Doddaranoji Rao have executed the Deed of Confirmation dated 06/05/2009 (discussed below), wherein the said legal heirs have confirmed the sale of the Schedule Property in favour Sanka and the ownership of Sankhya to the Schedule Property. Accordingly, the legal heirs of Doddaranoji Rao have relinquished their right, title and interest over the Schedule Property.

We have perused the General Power of Attorney dated 06/09/1996 executed by Anasuya Bai (Anasuya Bayamma) the wife of Anjana Rao in favour of B.G. Uday the son of B.N. Garudachar, constituting him as her attorney, in respect of certain properties including the Schedule Property. The General Power of Attorney is registered as Document No.503/1996-97, Book IV, Volume SF-66, pages 167 to 169, in the office of the Sub-Registrar, Yelahanka, Bangalore. The document denotes that Anasuya Bai has authorized and empowered B.G. Uday *inter alia* to convey the aforesaid property on her behalf in favour of third parties and the said B.G. Uday has also been authorized to receive sale consideration and issue receipts. Further, the said document denotes that Anasuya Bai has sought to sell the Schedule Property for the purpose of meeting her legal necessities.

We have perused the Official Memorandum dated 28/06/1997 bearing No.BDS:ALN/SR(NA)663/1996-97 issued by the Special Deputy Commissioner, Bangalore District to Anasuya Bayamma, denoting the conversion of certain properties including the Schedule Property from agricultural purpose to non-agricultural residential purpose subject to certain terms and conditions stated therein.

We have perused a Mutation Register extract dated 18/12/2006 bearing MR No.131/2006-07 issued by the Office of the Tahsildar, Yelahanka, Bangalore North (Addl.) Taluk, denoting the conversion of Schedule Property and certain other properties, in the name of Anasuya Bayamma, pursuant to the aforesaid Official Memorandum.

We have perused the Sale Deed dated 16/07/1997 executed by Anasuya Bayamma, represented by her General Power of Attorney B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd, ("**Sanka**") in respect of a portion of the Schedule Property measuring 8 guntas. The Sale Deed is registered as Document No.BNG(U)-YLNK/3120/1997-98, stored in CD No.4, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.

We have perused the Sale Deed dated 16/07/1997 executed by Anasuya Bayamma, represented by her General Power of Attorney B.G. Uday, in favour of Sanka in respect of a portion of the Schedule Property measuring 8 guntas. The Sale Deed is registered as Document No.BNG(U)-YLNK/3125/1997-98, stored in CD No.4, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.

We have perused the Sale Deed dated 16/07/1997 executed by Anasuya Bayamma, represented by her General Power of Attorney B.G. Uday, in favour of Sanka in respect of a balance portion of the Schedule Property measuring 7 guntas. The Sale Deed is registered as Document

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No.BNG(U)-YLNK/3139/1997-98, stored in CD No.4, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.

We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, Mr. S.N. Ladhani and Mr. Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory Mr. A.V. Muralidharan and Consenting Witnesses, namely (a) Mr. G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mr. Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, Mr. B.G. Uday and Mr. B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. It further denotes that the khata bearing No.409/383 has been issued in favour of Sanka in respect of the Schedule Property and other properties situated at Tarabanahalli Village. The document denotes that Mr. Mahesh Deshpande has joined this Sale Deed as Consenting Witness as a registered Agreement to Sell had been executed in respect of Survey No.12 and Survey No.35/1 (prior to their acquisition by Sanka) by the predecessors in title of Sanka in favour of Mr. Mahesh Deshpande. The document further denotes that Mr. Mahesh Deshpande is also issuing a separate declaration disclosing his knowledge of this Sale Deed and an unequivocal and unconditional consent for this Sale Deed waiving all or any of his rights which might have accrued in his favour through the registered Agreements to Sell in his favour dated 15/12/1995, 09/01/1996 and 05/12/1995. The document further denotes that "*the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney Mr. B.G. Uday in favour of Sanka. Mr. B.G. Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, Mr. B.G. Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to the Sale Deed"*.

We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.

We have perused the Memorandum of Association and the Articles of Association of Sahara India dated 03/12/1991.

We have perused the Certificate of Incorporation Consequent on Change of Name dated 06/07/1998 issued by the Registrar of Companies under Section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

We have perused the Partnership Deed dated 15/04/2004 executed between Mr. N. Devarajaiah the son of (late) Narasimaiah and Mr. A. Ramakrishna the son of Mr. Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, development and sale of immovable properties in and around Bangalore.

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We have perused an Authorization Letter dated 10/11/2004 denoting that Mr. A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Channahalli Villages on behalf of Annapurneshwari.

We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative Mr. Dayanand Pai, Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gauri Ganesha represented by its Partner Mr. G.D.R Reddy, Mr. G.D.R Reddy the son of Mr. Papi Reddy, Mr. C.M Bopaiah the son of Mr. C.B. Muthanna and Mr. B.P Srinivasa Raju the son of Mr. V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres.

We have perused the Deed of Trust dated 19/05/1993 executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner Mr. N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

We have perused the Deed of Amendment of Trust Deed dated 24/09/2004 pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19 has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

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We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gowri Ganesha represented by its Partner Mr. G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner Mr. A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney Mr. B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell was entered into between Annapurneshwari and the Trust wherein substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for the Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University. We had sought for the board resolution passed by the board of directors of Sahara, authorizing the sale of the property. However we have been informed that the same is not available.

We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property. The document denotes the transfer of khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06. It further appears that Khata No.421/383/209 has been issued in the name of Sahara in respect of the properties situated at Tarabanahalli Village.

We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 in respect of the Schedule Property and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that Mr. B Manamohan has been authorized to execute requisite documents in respect of the sale of 72 acres and 1.20 guntas of land situated at Channahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Schedule Property is also denoted in this resolution.

We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, Mr. B. Manamohan in favour of Sankhya represented by its Director, Mr. Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust authorized the alienation of the aforementioned properties and

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authorized Mr. B. Manamohan to execute requisite sale deeds in terms of the resolution dated 02/02/2008.

We have perused the Genealogical Tree of Narayana Rao *alias* Anjani Rao dated 05/10/2006 issued by the Village Accountant, Tarabanahalli Village, Jala Hobli. Upon a perusal of the said genealogical tree it appears that Narayana Rao *alias* Anjani Rao (since deceased) had a wife named Anasuya Bai and two (2) daughters namely Putta Bai and Prema Bai and a son named R. Venkobha Rao. The document further denotes that the said Putta Bai and Prema Bai are married and R. Venkobha Rao has a wife named Vasantha Kumari and three (3) children namely Pallavi (married), Shilpa and Rakesh.

We have perused the Deed of Confirmation dated 25/02/2008 executed by Anasuya Bayamma the wife of (late) Narayana Rao *alias* Anjani Rao, Putta Bai, R. Venkobha Rao and Prema Bai, all being the children of (late) Narayana Rao *alias* Anjani Rao in favour of Trust, represented by its Authorised Signatory, Lakshminarayana Kamath in respect of certain properties including the Schedule Property. The Deed of Confirmation is registered as Document No.JAL-1-02964-2007-08, Book I, stored in CD No.JALD18 in the Office of the Sub-Registrar, Jala, Bangalore. The said document denotes that the family members of Anasuya Bayamma have confirmed the Sale Deeds dated 16/07/1997 registered as Document No.3120/1997-98, 3125/1997-98 and 3139/1997-98 executed by her constituted Power of Attorney, Mr. B.G. Uday in favour of Sanka. The document also denotes that the aforementioned parties also confirm the execution of the Sale Deed dated 09/12/2003, registered as Document No.BNG(U)-YLNK/12618/2003-04 in favour of Sahara and the Sale Deed dated 24/01/2005, registered as Document No.YAN-1-22127-2004-05 in favour of the Trust.

Note: It is pertinent to note that the children of R. Venkobha Rao namely, Pallavi, Shilpa and Rakesh (as denoted in the genealogical tree) have not been made as parties to the Deed of Confirmation dated 25/02/2008, registered as Document No.JAL-1-02964-2007-08 which is executed by Anasuya Bai and others in favour of the Trust thereby confirming the Sale Deeds dated 16/07/1997 registered as Document Nos.3120/1997-98, 3125/1997-98 and 3139/1997-98 executed in favour of Sanka, Sale Deed dated 09/12/2003, registered as Document No.BNG(U)-YLNK/12618/2003-04 in favour of Sahara and the Sale Deed dated 24/01/2005, registered as Document No.YAN-1-22127-2004-05 in favour of the Trust.

We have perused the Affidavit dated 01/10/2008 sworn by Krishnamurthy Rao the son of (late) Doddaranoji Rao and Shantha Bai the wife of Krishnamurthy Rao stating that the said Doddaranoji Rao died on 28/06/1978.

We have perused the Power of Attorney dated 25/04/2009 executed by Asha Bai and Vasantha Bai, both being the daughters of Krishnamurthy Rao in favour of Yashawantha Rao the son of Krishnamurthy Rao constituting him as their attorney, in respect of a portion of the Schedule Property measuring 13¼ guntas. It is pertinent to note that the said document is not duly registered before the jurisdictional Sub-registrar. The document denotes that Anasuya Bai had sold an extent measuring 13¼ guntas comprised in the Schedule Property in favour of Doddaranoji Rao in terms of the Sale Deed dated 18/01/1968, registered as Document

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No.3380/1967-68. Further, the said Asha Bai and Vasantha Bai being the legal heirs of Doddaranoji Rao have authorized and empowered their brother Yashawanth Rao *inter alia* to cancel the aforementioned Sale Deed and also to execute confirmation, rectification and cancellation deeds on their behalf in favour of third parties.

We have perused the Genealogical Tree of Doddaranoji Rao dated 04/05/2009 issued by the Village Accountant, Tarabanahalli Village, Jala Hobli. Upon a perusal of the said genealogical tree, it appears that (late) Doddaranoji Rao had a wife named Savithri Bai and two (2) sons namely Krishnamurthy Rao and Narayana Rao. The document further denotes that the said Krishnamurthy Rao is married to Shantha Bai and have five (5) children namely Asha Bai, Vasantha Bai, Jayanthi Bai, Vatsala Bai and Yashawanth Rao and the said Narayana Rao is married to Nalini Bai and have two (2) sons namely Jaganath Rao and Anand Rao.

We have perused the Deed of Confirmation dated 06/05/2009 executed by Krishnamurthy Rao the son of (late) Doddaranoji Rao, Shantha Bai the wife of Krishnamurthy Rao, Asha Bai and Vasantha Bai, the daughters of Krishnamurthy Rao, both being represented by their constituted attorney Yashwantha Rao, Jayanthi Bai, Vatsala Bai and Yashawanth Rao, the children of Krishnamurthy Rao, Narayana Rao the son of (late) Doddaranoji Rao, Nalini Bai the wife of Narayana Rao, Jagannath Rao and Anand Rao, the sons of Narayana Rao in favour of Sankhya, represented by its Authorised Signatory, K.P. Naveen in respect of the Schedule Property. The Deed of Confirmation is registered as Document No.JAL-1-00130-2009-10, Book I, stored in CD No.JALD38 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that Anasuya Bai had sold an extent measuring 13¼ guntas comprised in the Schedule Property in favour of Doddaranoji Rao in terms of the Sale Deed dated 18/01/1968 (registered as Document No.3380/1967-68) as security towards the loan availed by her and the said loan has been repaid by her. Further, the document also denotes that the family members of (late) Doddaranoji Rao have confirmed the execution of the Sale Deeds dated 16/07/1997 registered as Document Nos.3120/97-98, 3125/97-98 and 3139/97-98 in favour of Sanka, Sale Deed dated 09/12/2003, registered as Document No.BNG(U)-YLNK/12618/2003-04 in favour of Sahara, the Sale Deed dated 24/01/2005, registered as Document No.YAN-1-22127-2004-05 in favour of the Trust and the Sale Deed dated 26/03/2008, registered as Document No.JAL-1-00143-2008-09 in favour of Sankhya.

We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.36/1 admeasuring 23 guntas in favour of M/s. Canara Housing Development Company.

We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign

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and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No.36/1 admeasuring 23 guntas. The document denotes that Sankhya conveyed Survey No.36/1 admeasuring 23 guntas in favour of M/s. Century Dwellings Private Limited.

We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Mr. Bijay Agarwal who is represented by his Power of Attorney Holder Mr. R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

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Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 sq. meters (918.43 guntas).

We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The BIAAPA has sanctioned the formation of a residential layout in respect of these properties. The Order states that the Government had issued a Notification dated 27/01/2009 bearing No.UDD/157/BMR/2005 and the Revised Order dated 29/01/2009 stating that the conversion of any property which was converted before 17/09/2004 will have to be protected. The lands forming the subject matter of this Order are located partly in the "residential" zone and partly in the "parks" zone as per the Master Plan – 2021 prepared by the BIAAPA. However given that these lands were converted for residential purposes before 17/09/2004, the BIAAPA has treated these lands as "residential". The Order further denotes that the applicants have paid the requisite taxes and have submitted the No-Objection Certificate issued by the Karnataka State Pollution Control Board ("**KSPCB**"). The Order denotes that from out of the approved residential sites totaling to 577 sites, 40% of the sites (totaling to 230 sites) have been released as per the list annexed to the Order. The Order denotes that the applicant is permitted to collect consideration respect of the released sites for development of the layout and only the sites that have been released may be registered. The following conditions have been prescribed by the BIAAPA:

1. The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
2. Upon the development of roads, drainage system, drinking water connection, electricity connection etc. the Authorities will inspect the layout and accord their final approval.
3. Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.

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4. If within the prescribed time limit, the basic amenities are not developed, then the government shall have the right to take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
5. The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.
6. No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.
7. Compulsory provision must be made in the buildings forming part of the layout plan for rain water harvesting and conservation of ground water.
8. In accordance with the application of the developer 40% of the sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.
9. Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.
10. Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% of the sites that have been released in the sanctioned plan.

We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 while considering additional Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)]. The document denotes that the Layout Plan has been approved for duration of two years from 24/05/2013 to 23/05/2015.
We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of

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Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

1. The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
2. The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

We observe that the said Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

We have perused the Record of Rights, Tenancy and Crops Certificate ("**RTC**") extracts for the periods 1968-1969 to 1973-1974 and 1975-1976 to 1992-1993 issued in respect of the Schedule Property denoting the name of Anasuya Bayamma as the owner during the said period. The document further denotes that the Schedule Property is a self acquired property of Anasuya Bayamma.

We have perused the RTC Extract for the period 1993-1994 to 1997-1998 issued in respect of the Schedule Property. The said document denotes the name of Anasuya Bayamma as the owner in terms of the Mutation Register extract bearing MR No.81/1994-95.

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We have perused the RTC Extract for the periods 1997-1998 to 2005-2006 issued in respect of the Schedule Property. The said document denotes the name of Anasuya Bayamma the wife of (late) Narayana Rao *alias* Anjani Rao as the owner in terms of the Mutation Register extract bearing MR No.81/1994-95.

We have perused the RTC Extract for the period 2006-2007 to 2008-2009 issued in respect of the Schedule Property (measuring 23 guntas) denoting the name of Anasuya Bayamma as the owner. The said document denotes the said extent being converted from agricultural to non agricultural residential purposes in terms of the Mutation Register extract dated 18/12/2006 bearing MR No.131/2006-07.

We have perused the Order dated 31/12/2009 bearing No.R.R.T(J)C.R/669/2009-10 issued by the Special Tahsildar, Bangalore North Taluk in respect of the certain properties including the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the aforementioned properties have been converted for non-agricultural purposes under Section 95(2) of the Karnataka Land Revenue Act, 1964 ("**KLR Act**"). It further appears that under Section 95(7) of the KLR Act, the court is of the opinion that the aforementioned properties do not require payment of property taxes and thereby the names of the khatedars have been removed from Column 9 of the RTC extract and it will be denoted as *Non-Agricultural Kharab* ("**NAK**").

We have perused the Mutation Register extract dated 17/01/2010 bearing MR No.25/2009-10 issued by the Village Accountant in respect of certain properties including the Schedule Property. The document denotes NAK in terms of an Order dated 31/12/2009 bearing No.RRT(J)CR669/2009-10. The document denotes conversion *vide* order dated 28/06/1997 bearing No.BDS:ALN/SR(NA)663/1996-97 and also denotes Mutation Register extract bearing MR No.131/2006-07.

We have perused the RTC Extract for the periods 2009-2010 to 2014-2015 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property denoting the property as NAK in terms of the Mutation Register extract dated 17/01/2010 bearing MR No.25/2009-10 as per Order dated 28/06/1997 bearing No.BDS:ALN/SR(NA)663/1996-97.

We have perused the RTC Extract for the periods 2015-16 and 2016-17 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property denoting the property as NAK in terms of the Mutation Register extract dated 17/01/2010 bearing MR No.25/2009-10 as per Order dated 28/06/1997 bearing No.BDS:ALN/SR(NA)663/1996-97.

We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

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We have perused the Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property.

We have perused the Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property. The document denotes that Sankhya is required to pay a sum of Rs.1,62,102/- (Rupees One Lakh Sixty Two Thousand One Hundred Two only) towards taxes in respect of the aforementioned property.

We have perused the Endorsement dated 05/11/2007 bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that there are tenancy applications/proceedings initiated under Sections 48A and 77A and no applications are pending under Section 80 (Form 11) of the Karnataka Land Reforms Act, 1961.

We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

We have perused the Endorsement dated 01/12/2007 bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property. The document denotes that there are no proceedings initiated or pending under Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 in respect of the aforementioned properties.

We have perused the Endorsement dated 01/01/2008 issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the RTC extracts for the period 1974-75 and 1984-85 are not available.

We have perused the Endorsement dated 12/05/2017 bearing No. PTCL (BNA)CR/81/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property wherein it is denoted that there are no proceedings initiated under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

We have perused the Endorsement dated 11/04/2011 bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that that the Index of Lands Register extract cannot be issued as the same is not available.

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We have perused the Endorsement dated 25/11/2014 issued by Tahsildar, Bangalore North Taluk in respect of certain properties including the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the Mutation Register extract bearing MR No.20/1951-52 is not available.

We have perused the Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India ("**NHAI**") in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Tarabanahalli Village does not fall under the jurisdiction of NHAI under Section 3(a) of the National Highway Act, 1956.

We have perused the Endorsement dated 18/08/2015 bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisitions initiated or pending in respect of the aforementioned properties.

We have perused the Endorsement dated 01/09/2015 bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board ("**KIADB**"), Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk. In terms of the said Endorsement and the final notification dated 09/04/2008 annexed to the Endorsement, we observe that certain lands situated at Bagalur Village and Hoovinayakanahalli Village have been acquired. However, the lands situated at Tarabanahalli Village including the Schedule Property have not been notified for acquisition.

We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

We have perused the Atlas Nakalu in respect of certain properties including the Schedule Property, depicting the location and the extent thereof.

We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document depicts the total extent as 23 guntas and does not denote any kharab land.

We have perused the Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.36 as forming part of the said Village.

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Part IV: Encumbrances

We have perused photocopies of the following encumbrance certificates:

1. Encumbrance Certificate dated 21/11/2008 issued for the period 01/04/1965 to 31/12/1970 in respect of the Schedule Property depicts the Sale Deed dated 18/01/1968 executed by Anasuya Bayamma in favour of Doddaranoji Rao, registered as Document No.3380/1967-68.

2. Encumbrance Certificate dated 27/03/2007 issued for the period 01/04/1969 to 31/03/1986 depicts 'Nil' encumbrances in respect of the Schedule Property.

3. Encumbrance Certificate dated 20/07/2009 issued for the period 01/04/1986 to 31/07/1986 depicts 'Nil' encumbrances in respect of the Schedule Property.

4. Encumbrance Certificate dated 10/04/2007 issued for the period 01/08/1986 to 31/05/1989 depicts 'Nil' encumbrances in respect of the Schedule Property.

5. Encumbrance Certificate dated 02/04/2007 issued for the period 01/06/1989 to 31/03/2004 in respect of the Schedule Property depicts the following transactions:

    (i) Sale Deed dated 19/07/1997 executed by Anasuya Bayamma, represented by her General Power of Attorney B.G. Uday in favour of Sanka in respect of a portion of the Schedule Property measuring 8 guntas, registered as Document No.BNG(U)-YLNK/3120/1997-98.
    (ii) Sale Deed dated 19/07/1997 executed by Anasuya Bayamma, represented by her General Power of Attorney B.G. Uday in favour of Sanka in respect of a portion of the Schedule Property measuring 8 guntas, registered as Document No.BNG(U)-YLNK/3125/1997-98.
    (iii) Sale Deed dated 19/07/1997 executed by Anasuya Bayamma, represented by her General Power of Attorney B.G. Uday in favour of Sanka in respect of a portion of the Schedule Property measuring 7 guntas, registered as Document No.BNG(U)-YLNK/3139/1997-98.
    (iv) Sale Deed dated 09/12/2003 executed by Sanka, represented by its Directors, Mr. S.N. Ladhani and Mr. Babulal Nichani and Mr. G. Dasharatha Rami Reddy in favour of Sahara represented by its authorised signatory Mr. A.V. Muralidharan, registered as Document No.12618/2003-04.

6. Encumbrance Certificate dated 20/03/2007 issued for the period 01/04/2004 to 15/03/2007 depicts the Sale Deed dated 31/01/2005 executed by Sahara represented by Diwakar Asthana in favour of the Trust represented by its GPA Holder Mr. B. Manamohan in respect of the Schedule Property, registered as Document No.YAN-1-22127-2004-05.

7. Encumbrance Certificate dated 06/10/2008 issued for the period 15/03/2007 to 03/10/2008 in respect of the Schedule Property depicts the following transactions:

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(i) Confirmation Deed dated 25/02/2008 executed by Anasuya Bayamma, Putta Bai, R. Venkobha Rao and Prema Bai in favour of the Trust, represented by its Authorised Signatory, Lakshminarayana Kamath, registered as Document No.JAL-1-02964-2007-08.
(ii) Sale Deed dated 11/04/2008 executed by Trust represented by its Special Officer Mr. B. Manamohan in favour of Sankhya represented by its Director Mr. Bijay Kumar Agarwal represented by his SPA Holder Mr. Ashwin Sancheti, registered as Document No.JAL-1-00143-2008-09.

8. Encumbrance Certificate dated 02/07/2009 issued for the period 01/04/2008 to 19/06/2009 in respect of the Schedule Property depicts the following transactions:

(i) Sale Deed dated 11/04/2008, executed by the Trust represented by its Special Officer Mr. B. Manamohan in favour of Sankhya represented by its Director Mr. Bijay Kumar Agarwal represented by his SPA Holder Mr. Ashwin Sancheti in respect of the Schedule Property, registered as Document No.JAL-1-00143-2008-09.
(ii) Deed of Confirmation dated 06/05/2009 executed by Krishnamurthy Rao, Shantha Bai, Asha Bai and Vasantha Bai, both being represented by their constituted attorney Yashwantha Rao, Jayanthi Bai, Vatsala Bai and Yashawanth Rao, Narayana Rao, Nalini Bai, Jagannath Rao and Anand Rao in favour of Sankhya, represented by its Authorised Signatory, K.P. Naveen, registered as Document No.JAL-1-00130-2009-10

9. Encumbrance Certificate dated 04/07/2011 issued for the period 19/06/2009 to 31/03/2011 depicts 'Nil' encumbrances in respect of the Schedule Property.

10. Encumbrance Certificate dated 05/11/2014 issued for the period 01/04/2011 to 04/11/2014 depicts 'Nil' encumbrances in respect of the Schedule Property.

11. Encumbrance Certificate dated 02/01/2016 issued for the period 01/11/2014 to 01/01/2016 by the office of the Senior Sub Registrar, Ganganagar depicts 'Nil' encumbrances in respect of the Schedule Property.

12. Encumbrance Certificate dated 03/05/2017 issued for the period 01/04/2015 to 27/04/2017 by the office of the Senior Sub Registrar, Yelahanka depicts 'Nil' encumbrances in respect of the Schedule Property.

13. The Encumbrance Certificate for the period 01/04/2017 to 18/06/2024 with respect to Schedule Property denotes the Sale Deed dated 20/03/2024 executed by the Sankhya Realtors Private Limited and others in favour of Century Dwellings Private Limited, registered as Document No.BYP-1-18572-2003-04.

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Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

Litigation: We are given to understand from the representatives of M/s. Century Dwellings Private Limited, that there are no pending litigations in relation to the Schedule Property.

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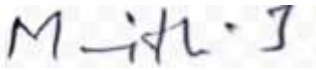
CONCLUSION

Based on the documents reviewed by us and subject to our comments above, we are of the opinion that M/s. Century Dwellings Private Limited is the owner of the property bearing Survey No. 36/1 admeasuring 23 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk (earlier Yelahanka Taluk and much earlier Devanahalli Taluk), subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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SCHEDULE PROPERTY

All that piece and parcel of the residentially converted land bearing Survey No.36/1 measuring 23 guntas, situated at Tarabanahalli Village, Jala Hobli, Yelahanka Taluk and bounded on the:

East by : Portion of the land bearing Survey No.37;
West by : Portion of the land bearing Survey No.58/2;
North by : Portion of the land bearing Survey Nos.38/5 and 38/2; and
South by : Land bearing Survey No.36/2.

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ANNEXURE I

LIST OF DOCUMENTS REVIEWED

We have been provided with photocopies of the following documents:

Sl. No.	Date	Description of Documents
1.	30/09/1944	Hissa Survey Tippani issued in respect of the land bearing Survey No.36 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
2.	Date not clear	Record of Rights Register extract bearing RR No.114 issued in respect of the Schedule Property.
3.	03/06/1952	Sale Deed executed by Munihanumantharayappa the son of Koti Annaiappa, for self and on behalf of his minor sons Muniyanna, Annaiappa and Nagaraj along with Munishamaiah the son of Kotihanumanthappa in favour of Narayana Rao *alias* Anjani Rao the son of Venkobaraya in respect of the Schedule Property. The Sale Deed is registered as Document No.687/1956-57, Book I, Volume 616, pages 150 to 152, in the office of the Sub-registrar, Devanahalli.
4.	18/01/1968	Sale Deed executed by Anasuya Bayamma in favour of Doddaranoji Rao the son of Hanumantharayappa, wherein a portion of the Schedule Property measuring 13¼ guntas has been conveyed to Doddaranoji Rao. The Sale Deed is registered as Document No.3380/1967-68, Book I, Volume 998, pages 80 to 81, in the office of the Sub-registrar, Devanahalli.
5.	Date not clear	Mutation Register extract bearing MR No.81/1994-95 issued by the Revenue Inspector, Bangalore North Taluk, Bangalore in respect of Schedule Property and certain other properties.
6.	06/09/1996	General Power of Attorney executed by Anasuya Bai (Anasuya Bayamma) the wife of Anjana Rao in favour of B.G. Uday the son of B.N. Garudachar, constituting him as her attorney, in respect of certain properties including the Schedule Property. The General Power of Attorney is registered as Document No.503/1996-97, Book IV, Volume SF-66, pages 167 to 169, in the office of the Sub-Registrar, Yelahanka, Bangalore.

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7.	28/06/1997	Official Memorandum bearing No.BDS:ALN/SR(NA)663/1996-97 issued by the Special Deputy Commissioner, Bangalore District to Anasuya Bayamma in respect of the Schedule Property.
8.	18/12/2006	Mutation Register extract bearing MR No.131/2006-07 issued by the Office of the Tahsildar, Yelahanka, Bangalore North (Addl.) Taluk, in respect of the Schedule Property and certain other properties.
9.	16/07/1997	Sale Deed executed by Anasuya Bayamma, represented by her General Power of Attorney B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd, ("**Sanka**") in respect of a portion of the Schedule Property measuring 8 guntas. The Sale Deed is registered as Document No.BNG(U)-YLNK/3120/1997-98, stored in CD No.4, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
10.	16/07/1997	Sale Deed executed by Anasuya Bayamma, represented by her General Power of Attorney B.G. Uday, in favour of Sanka in respect of a portion of the Schedule Property measuring 8 guntas. The Sale Deed is registered as Document No.BNG(U)-YLNK/3125/1997-98, stored in CD No.4, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
11.	16/07/1997	Sale Deed executed by Anasuya Bayamma, represented by her General Power of Attorney B.G. Uday, in favour of Sanka in respect of a balance portion of the Schedule Property measuring 7 guntas. The Sale Deed is registered as Document No.BNG(U)-YLNK/3139/1997-98, stored in CD No.4, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
12.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, Mr. S.N. Ladhani and Mr. Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory Mr. A.V. Muralidharan and Consenting Witnesses, namely (a) Mr. G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mr. Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, Mr. B.G. Uday and Mr. B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.

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13.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, West Bengal in favour of Sahara India Housing Limited ("**Sahara India**").
14.	03/12/1991	Memorandum of Association and the Articles of Association of Sahara India.
15.	06/07/1998	Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies in favour of Sahara India Commercial Corporation Limited.
16.	15/04/2004	Partnership Deed executed between Mr. N. Devarajaiah the son of (late) Narasimaiah and Mr. A. Ramakrishna the son of Mr. Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**").
17.	10/11/2004	Authorization Letter denoting that Mr. A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Channahalli Villages on behalf of Annapurneshwari.
18.	05/10/2004	Agreement of Sale executed between Annapurneshwari represented by its Authorized Representative Mr. Dayanand Pai, Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gauri Ganesha represented by its Partner Mr. G.D.R Reddy, Mr. G.D.R Reddy the son of Mr. Papi Reddy, Mr. C.M Bopaiah the son of Mr. C.B. Muthanna and Mr. B.P Srinivasa Raju the son of Mr. V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres.
19.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
20.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner Mr. N Devarajaiah in favour of the Trust in respect of the Schedule

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		Property and certain other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk.
21.	24/09/2004	Deed of Amendment of Trust Deed pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV.
22.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gowri Ganesha represented by its Partner Mr. G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner Mr. A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney Mr. B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
23.	Date not clear	Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property.
24.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
25.	08/09/2006	Memorandum of Association and the Articles of Association of Sankhya.
26.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust in respect of the Schedule Property and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk.
27.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, Mr. B. Manamohan in favour of Sankhya represented by its Director, Mr. Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore.

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28.	05/10/2006	Genealogical Tree of Narayana Rao alias Anjani Rao issued by the Village Accountant, Tarabanahalli Village, Jala Hobli.
29.	25/02/2008	Deed of Confirmation executed by Anasuya Bayamma the wife of (late) Narayana Rao *alias* Anjani Rao, Putta Bai, R. Venkobha Rao and Prema Bai, all being the children of (late) Narayana Rao *alias* Anjani Rao in favour of Trust, represented by its Authorised Signatory, Lakshminarayana Kamath in respect of certain properties including the Schedule Property. The Deed of Confirmation is registered as Document No.JAL-1-02964-2007-08, Book I, stored in CD No.JALD18 in the Office of the Sub-Registrar, Jala, Bangalore.
30.	01/10/2008	Affidavit sworn by Krishnamurthy Rao the son of (late) Doddaranoji Rao and Shantha Bai the wife of Krishnamurthy Rao.
31.	25/04/2009	Power of Attorney executed by Asha Bai and Vasantha Bai, both being the daughters of Krishnamurthy Rao in favour of Yashawantha Rao the son of Krishnamurthy Rao constituting him as their attorney, in respect of a portion of the Schedule Property measuring 13¼ guntas.
32.	04/05/2009	Genealogical Tree of Doddaranoji Rao issued by the Village Accountant, Tarabanahalli Village, Jala Hobli.
33.	06/05/2009	Deed of Confirmation executed by Krishnamurthy Rao the son of (late) Doddaranoji Rao, Shantha Bai the wife of Krishnamurthy Rao, Asha Bai and Vasantha Bai, the daughters of Krishnamurthy Rao, both being represented by their constituted attorney Yashwantha Rao, Jayanthi Bai, Vatsala Bai and Yashawanth Rao, the children of Krishnamurthy Rao, Narayana Rao the son of (late) Doddaranoji Rao, Nalini Bai the wife of Narayana Rao, Jagannath Rao and Anand Rao, the sons of Narayana Rao in favour of Sankhya, represented by its Authorised Signatory, K.P. Naveen in respect of the Schedule Property. The Deed of Confirmation is registered as Document No.JAL-1-00130-2009-10, Book I, stored in CD No.JALD38 in the Office of the Sub-Registrar, Jala, Bangalore.
34.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company
35.	07/09/2016	General Power of Attorney executed by Dr. P. Dayananda Pai, son of Narasimha Pai in favour of his son P. Ravindra Pai, registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D.

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		No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore
36.	05/06/2007	Partnership Deed in relation to M/s. Canara Housing Development Company
37.	27/03/2024,	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, in favour of M/s. Century Dwellings Private Limited, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore
38.	--	Certificate of Incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
39.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Mr. Bijay Agarwal who is represented by his Power of Attorney Holder Mr. R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
40.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
41.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
42.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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43.	24/05/2013	Residential Sanctioned Layout Plan bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)].
44.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk.
45.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
46.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
47.	Date not clear	Record of Rights, Tenancy and Crops Certificate ("**RTC**") extracts for the periods 1968-1969 to 1973-1974 and 1975-1976 to 1992-1993 issued in respect of the Schedule Property.
48.	Date not clear	RTC Extract for the period 1993-1994 to 1997-1998 issued in respect of the Schedule Property.
49.	Date not clear	RTC Extract for the periods 1997-1998 to 2005-2006 issued in respect of the Schedule Property.
50.	Date not clear	RTC Extract for the period 2006-2007 to 2008-2009 issued in respect of the Schedule Property.
51.	05/01/2009	Order bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the certain properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
52.	24/01/2009	Mutation Register extract bearing MR No.31/2008-09 issued by the Village Accountant in respect of the certain properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
53.	31/12/2009	Order bearing No.R.R.T(J)C.R/669/2009-10 issued by the Special Tahsildar, Bangalore North Taluk in respect of the certain properties including the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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54.	17/01/2010	Mutation Register extract bearing MR No.25/2009-10 issued by the Village Accountant in respect of certain properties including the Schedule Property.
55.	Date not clear	RTC Extract for the periods 2009-2010 to 2014-2015 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property.
56.	Date not clear	RTC Extract for the periods 2015-16 and 2016-17 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property.
57.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
58.	Date not clear	Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
59.	Date not clear	Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
60.	05/11/2007	Endorsement bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
61.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
62.	01/12/2007	Endorsement bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property.

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63.	01/01/2008	Endorsement issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
64.	12/05/2017	Endorsement bearing No. PTCL (BNA)CR/81/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property.
65.	11/04/2011	Endorsement bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
66.	25/11/2014	Endorsement issued by Tahsildar, Bangalore North Taluk in respect of certain properties including the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
67.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
68.	18/08/2015	Endorsement bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
69.	01/09/2015	Endorsement bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk.
70.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
71.	Date not clear	Atlas Nakalu in respect of certain properties including the Schedule Property.

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72.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
73.	Date not clear	Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk.
74.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
75.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited

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DUE DILIGENCE REPORT

We have in this Report dealt with the property being residentially converted land bearing Survey No. 36/2 admeasuring 17 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk (earlier Yelahanka Taluk much earlier Devanahalli Taluk) (the "Schedule Property").

Flow of title:

We have perused the Hissa Survey Tippani dated 30/09/1944 issued by the Tahsildar, Bangalore North Taluk pertaining to the property bearing Survey No.36 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the bifurcation of Survey No.36 into six (6) hissas and the names of the respective Hissadars. The said document further denotes the following:

(a) Survey No.36/1 owned by Munihanumantharayappa the son of Abbaiaappa.
(b) Survey No.36/2 owned by Doddamuniyappa the son of Annaiappa.
(c) Survey No.36/3 owned by Chikkannaiappa.
(d) Survey No.36/4 owned by Chikkamuniyappa.
(e) Survey No.36/5 owned by Hanumanthappa.
(f) Survey No.36/6 owned by Anjinappa.

We have perused the Record of Rights Register extract bearing RR No.115 issued in respect of the Schedule Property, depicting the name of Doddamuniyappa the son of Annaiappa as the owner having inherited the aforesaid property and being in possession of the same pursuant to a family partition. The said document further depicts the Mutation Register extract bearing MR No.21/1951-52.

We have perused the Sale Deed dated 03/06/1952 executed by Doddamuniyappa the son of Annaiappa, Munibyrappa and Aiyappa, the sons of Doddamuniyappa and Munishamaiah the son of Koti Hanumantharayappa in favour of Narayana Rao *alias* Anjani Rao the son of Venkobaraya Munishamappa in respect of the Schedule Property. The Sale Deed is registered as Document No.688/1956-57, Book I, Volume 615, pages 96 to 98, in the office of the Sub-registrar, Devanahalli. On a perusal of the said document, it appears that the Schedule Property was an ancestral property, khata of which was in the name of Doddamuniyappa pursuant to a family partition. The document also denotes that the aforesaid property was mortgaged in favour of Munishamaiah by (late) Annaiaappa the father of Doddamuniyappa and when Doddamuniyappa failed to repay the loan amount, Munishamappa obtained a decree. Subsequently, the said Doddamuniyappa, his children and Munishamappa altogether have sold the Schedule Property in favour of Narayana Rao. *We have been informed that the documents relating to the aforesaid mortgage and the decree in favour of Munishamappa is not available.*

We have perused the Mutation Register extract dated 18/07/1995 bearing MR No.81/1994-95 issued by the Revenue Inspector, Bangalore North Taluk, Bangalore depicting the transfer of khata in the name of Anasuya Bayamma the wife of (late) Anjana Rao *alias* Narayana Rao in respect of certain properties including the Schedule Property pursuant to the death of her

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husband Anjana Rao *alias* Narayana Rao. *We have been informed that the Death Certificate of (late) Anjana Rao is not available.*

We have perused the General Power of Attorney dated 06/09/1996 executed by Anasuya Bai in favour of B.G. Uday the son of B.N. Garudachar, constituting him as her attorney, in respect of certain properties including the Schedule Property. The General Power of Attorney is registered as Document No.503/1996-97, Book IV, Volume SF-66, pages 167 to 169, in the office of the Sub-Registrar, Yelahanka, Bangalore. The document denotes that Anasuya Bai has authorized and empowered B.G. Uday *inter alia* to convey the aforesaid property on her behalf in favour of third parties and the said B.G. Uday has also been authorized to receive sale consideration and issue receipts. Further, the said document denotes that Anasuya Bai has sought to sell the property for the purpose of meeting legal necessities.

We have perused the Official Memorandum dated 28/06/1997 bearing No.BDS:ALN/SR(NA)663/1996-97 issued by the Special Deputy Commissioner, Bangalore District to Anasuya Bayamma, denoting the conversion of certain properties including the Schedule Property from agricultural purpose to non-agricultural residential purpose subject to certain terms and conditions stated therein.

We have perused a Mutation Register extract dated 18/12/2006 bearing MR No.131/2006-07 issued by the Office of the Tahsildar, Yelahanka, Bangalore North (Addl.) Taluk, denoting the conversion of Schedule Property and certain other properties, in the name of Anasuya Bayamma, pursuant to the aforesaid Official Memorandum.

We have perused the Sale Deed dated 16/07/1997 executed by Anasuya Bayamma, represented by her General Power of Attorney B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd, ("**Sanka**") in respect of a portion of the Schedule Property measuring 8 guntas. The Sale Deed is registered as Document No. BNG(U)-YLNK/3117/1997-98, stored in CD No.4, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.

We have perused the Sale Deed dated 16/07/1997 executed by Anasuya Bayamma, represented by her General Power of Attorney B.G. Uday, in favour of Sanka in respect of the balance portion of the Schedule Property measuring 9 guntas. The Sale Deed is registered as Document No.BNG(U)-YLNK/3132/1997-98, stored in CD No.4, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.

We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, Mr. S.N. Ladhani and Mr. Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory Mr. A.V. Muralidharan and Consenting Witnesses, namely (a) Mr. G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mr. Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, Mr. B.G. Uday and Mr. B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. It further denotes that the khata bearing No.409/383 has been issued in favour of Sanka in respect of the Schedule Property and other properties situated at Tarabanahalli Village. The

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document denotes that Mr. Mahesh Deshpande has joined this Sale Deed as Consenting Witness as a registered Agreement to Sell had been executed in respect of Survey No.12 and Survey No.35/1 (prior to their acquisition by Sanka) by the predecessors in title of Sanka in favour of Mr. Mahesh Deshpande. The document further denotes that Mr. Mahesh Deshpande is also issuing a separate declaration disclosing his knowledge of this Sale Deed and an unequivocal and unconditional consent for this Sale Deed waiving all or any of his rights which might have accrued in his favour through the registered Agreements to Sell in his favour dated 15/12/1995, 09/01/1996 and 05/12/1995. The document further denotes that "*the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney Mr. B.G. Uday in favour of Sanka. Mr. B.G. Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, Mr. B.G. Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to the Sale Deed"*.

We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.

We have perused the Memorandum of Association and the Articles of Association of Sahara India dated 03/12/1991.

We have perused the Certificate of Incorporation Consequent on Change of Name dated 06/07/1998 issued by the Registrar of Companies under Section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

We have perused the Partnership Deed dated 15/04/2004 executed between Mr. N. Devarajaiah the son of (late) Narasimaiah and Mr. A. Ramakrishna the son of Mr. Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, development and sale of immovable properties in and around Bangalore.

We have perused an Authorization Letter dated 10/11/2004 denoting that Mr. A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Chennahalli Villages on behalf of Annapurneshwari.

We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative Mr. Dayanand Pai, Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gauri Ganesha represented by its Partner Mr. G.D.R Reddy, Mr. G.D.R Reddy the son of Mr. Papi Reddy, Mr. C.M Bopaiah the son of Mr. C.B. Muthanna and Mr. B.P Srinivasa Raju the son of Mr. V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres. The

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document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres.

We have perused the Deed of Trust dated 19/05/1993 executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner Mr. N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

We have perused the Deed of Amendment of Trust Deed dated 24/09/2004 pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19 has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gowri Ganesha represented by its Partner Mr. G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner Mr. A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney Mr. B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell was entered into between Annapurneshwari and the Trust wherein substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for the Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University. We had sought for the board resolution passed by

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the board of directors of Sahara, authorizing the sale of the property. However we have been informed that the same is not available.

We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property. The document denotes the transfer of khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06. It further appears that Khata No.421/383/209 has been issued in the name of Sahara in respect of the properties situated at Tarabanahalli Village.

We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 in respect of the Schedule Property and certain other properties situated at Chennahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that Mr. B Manamohan has been authorized to execute requisite documents in respect of the sale of 72 acres and 1.20 guntas of land situated at Chennahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Schedule Property is also denoted in this resolution.

We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, Mr. B. Manamohan in favour of Sankhya represented by its Director, Mr. Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust authorized the alienation of the aforementioned properties and authorized Mr. B. Manamohan to execute requisite sale deeds in terms of the resolution dated 02/02/2008.

We have perused the Genealogical Tree of Narayana Rao alias Anjani Rao dated 05/10/2006 issued by the Village Accountant, Tarabanahalli Village, Jala Hobli. Upon a perusal of the said genealogical tree it appears that Narayana Rao alias Anjani Rao (since deceased) had a wife named Anasuya Bai and two (2) daughters namely Putta Bai and Prema Bai and a son named R. Venkobha Rao. The document further denotes that the said Putta Bai and Prema Bai are married and R. Venkobha Rao has a wife named Vasantha Kumari and three (3) children namely Pallavi (married), Shilpa and Rakesh.

We have perused the Deed of Confirmation dated 25/02/2008 executed by Anasuya Bayamma the wife of (late) Narayana Rao *alias* Anjani Rao, Putta Bai, R. Venkobha Rao and Prema Bai, all being the children of (late) Narayana Rao *alias* Anjani Rao in favour of Trust, represented

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by its Authorised Signatory, Lakshminarayana Kamath in respect of certain properties including the Schedule Property. The Deed of Confirmation is registered as Document No.JAL-1-02964-2007-08, Book I, stored in CD No.JALD18 in the Office of the Sub-Registrar, Jala, Bangalore. The said document denotes that the family members of Anasuya Bayamma have confirmed the Sale Deeds dated 16/07/1997 registered as Document Nos.3117/97-98 and 3132/97-98 executed by her constituted Power of Attorney, Mr. B.G. Uday in favour of Sanka. The document also denotes that the aforementioned parties also confirm the execution of the Sale Deed dated 09/12/2003, registered as Document No.BNG(U)-YLNK/12618/2003-04 in favour of Sahara and the Sale Deed dated 24/01/2005, registered as Document No.YAN-1-22127-2004-05 in favour of the Trust.

We observe that the children of R. Venkobha Rao have not executed the aforesaid Confirmation Deed confirming the Sale Deeds dated 16/07/1997, registered as Document Nos.3117/96-97 and 3132/96-97 executed by Anasuya Bayamma in favour of Sanka.

We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.36/2 admeasuring 17 guntas in favour of M/s. Canara Housing Development Company.

We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai,

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along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No.36/2 admeasuring 17 guntas. The document denotes that Sankhya conveyed Survey No.36/2 admeasuring 17 guntas in favour of M/s. Century Dwellings Private Limited.

We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Mr. Bijay Agarwal who is represented by his Power of Attorney Holder Mr. R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 sq. meters (918.43 guntas).

We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13

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issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The BIAAPA has sanctioned the formation of a residential layout in respect of these properties. The Order states that the Government had issued a Notification dated 27/01/2009 bearing No.UDD/157/BMR/2005 and the Revised Order dated 29/01/2009 stating that the conversion of any property which was converted before 17/09/2004 will have to be protected. The lands forming the subject matter of this Order are located partly in the "residential" zone and partly in the "parks" zone as per the Master Plan – 2021 prepared by the BIAAPA. However given that these lands were converted for residential purposes before 17/09/2004, the BIAAPA has treated these lands as "residential". The Order further denotes that the applicants have paid the requisite taxes and have submitted the No-Objection Certificate issued by the Karnataka State Pollution Control Board ("**KSPCB**"). The Order denotes that from out of the approved residential sites totaling to 577 sites, 40% of the sites (totaling to 230 sites) have been released as per the list annexed to the Order. The Order denotes that the applicant is permitted to collect consideration respect of the released sites for development of the layout and only the sites that have been released may be registered. The following conditions have been prescribed by the BIAAPA:

1. The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
2. Upon the development of roads, drainage system, drinking water connection, electricity connection etc. the Authorities will inspect the layout and accord their final approval.
3. Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.
4. If within the prescribed time limit, the basic amenities are not developed, then the government shall have the right to take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
5. The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.
6. No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.
7. Compulsory provision must be made in the buildings forming part of the layout plan for rain water harvesting and conservation of ground water.
8. In accordance with the application of the developer 40% of the sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.

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9. Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.
10. Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% of the sites that have been released in the sanctioned plan.

We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 while considering additional Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)]. The document denotes that the Layout Plan has been approved for duration of two years from 24/05/2013 to 23/05/2015.

We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Chennahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

1. The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
2. The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

We observe that the said Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of

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registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

It is pertinent to note that the validity of the aforesaid Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued in respect of the Schedule Property and certain other properties situated at Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk lapsed on 23/05/2016. We had sought for the renewed sanction letter issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli, and we have been informed that the same has not been obtained as the development of the said property has already commenced. However, we observe from the aforesaid Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13/637 issued by the Joint Directorate, BIAAPA that if after obtaining a renewal of the approval for the layout, the development is still not completed as required under the said Order, the approval shall be cancelled without any reference to the developer. In view of the same, it is advisable to obtain a renewed sanction letter in respect of the said property.

We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

We have perused the Record of Rights, Tenancy and Crops Certificate ("**RTC**") extracts for the period 1968-1969 to 1973-1974 and 1975-1976 to 1979-1980 issued in respect of the Schedule Property denoting the name of Anasuya Bayamma as the owner during that period. The document further denotes that the Schedule Property is a self acquired property of Anasuya Bayamma.

We have perused the RTC Extract for the period 1980-1981 to 1983-1984 and 1985-1986 to 1992-1993 issued in respect of the Schedule Property denoting the name of Anasuya Bayamma as the owner during that period. The document further denotes that the property as an ancestral property.

We have perused the RTC Extract for the period 1993-1994 to 1997-1998 issued in respect of the Schedule Property. The said document denotes the name of Anasuya Bayamma the wife of (late) Narayana Rao *alias* Anjani Rao as the owner in terms of the Mutation Register extract bearing MR No.81/1994-95.

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We have perused the RTC Extract for the period 1997-1998 to 2005-2006 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the property bearing Survey No.36/2 admeasuring 17 guntas situated at Tarabanahalli Village. The said document denotes the name of Anasuya Bayamma the wife of (late) Narayana Rao *alias* Anjani Rao as the owner in terms of the Mutation Register extract bearing MR No.81/1994-95.

We have perused the RTC Extract for the period 2006-2007 issued in respect of the Schedule Property (measuring 17 Guntas) denoting the name of Anasuya Bayamma the wife of (late) Narayana Rao *alias* Anjani Rao as the owner. The said document denotes the said extent being converted from agricultural to non agricultural residential purposes in terms of the Mutation Register extract dated 18/12/2006 bearing MR No.131/2006-07.

We have perused the RTC Extract for the period 2007-2008 to 2008-2009 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the property bearing Survey No.36/2 admeasuring 17 guntas denoting the name of Anasuya Bayamma the wife of (late) Narayana Rao *alias* Anjani Rao as the owner. The said document denotes the said extent being converted from agricultural to non agricultural residential purposes in terms of the Mutation Register extract dated 18/12/2006 bearing MR No.131/2006-07.

We have perused the Order dated 31/12/2009 bearing No.R.R.T(J)C.R/669/2009-10 issued by the Special Tahsildar, Bangalore North Taluk in respect of the certain properties including the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the aforementioned properties have been converted for non-agricultural purposes under Section 95(2) of the Karnataka Land Revenue Act, 1964 ("**KLR Act**"). It further appears that under Section 95(7) of the KLR Act, the court is of the opinion that the aforementioned properties do not require payment of property taxes and thereby the names of the khatedars have been removed from Column 9 of the RTC extract and it will be denoted as *Non-Agricultural Kharab* ("**NAK**").

We have perused the Mutation Register extract dated 17/01/2010 bearing MR No.25/2009-10 issued by the Village Accountant in respect of certain properties including the Schedule Property. The document denotes NAK in terms of an Order dated 31/12/2009 bearing No.RRT(J)CR669/2009-10. The document denotes conversion *vide* order dated 28/06/1997 bearing No.BDS:ALN/SR(NA)663/1996-97 and also denotes Mutation Register extract bearing MR No.131/2006-07.

We have perused the RTC Extract for the periods 2009-2010 to 2014-2015 issued in respect of the Schedule Property denoting the Schedule Property as NAK in terms of the Mutation Register extract dated 17/01/2010 bearing MR No.25/2009-10 as per the Official Memorandum dated 28/06/1997 bearing No.BDS.ALN.SR.(NA)663/1996-97.

We have perused the RTC Extract for the periods 2015-16 and 2016-17 issued in respect of the Schedule Property denoting the Schedule Property as NAK in terms of the Mutation Register

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extract dated 17/01/2010 bearing MR No.25/2009-10 as per the Official Memorandum dated 28/06/1997 bearing No.BDS.ALN.SR.(NA)663/1996-97.

We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

We have perused the Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property.

We have perused the Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property. The document denotes that Sankhya is required to pay a sum of Rs.1,62,102/- (Rupees One Lakh Sixty Two Thousand One Hundred Two only) towards taxes in respect of the aforementioned property.

We have perused the Endorsement dated 05/11/2007 bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that there are tenancy applications/proceedings initiated under Sections 48A and 77A and no applications are pending under Section 80 (Form 11) of the Karnataka Land Reforms Act, 1961.

We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

We have perused the Endorsement dated 01/12/2007 bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property. The document denotes that there are no proceedings initiated or pending under Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 in respect of the aforementioned properties.

We have perused the Endorsement dated 01/01/2008 issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the RTC extracts for the period 1974-75 and 1984-85 are not available.

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We have perused the Endorsement dated 12/05/2017 bearing No. PTCL (BNA)CR/81/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property wherein it is denoted that there are no proceedings initiated under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

We have perused the Endorsement dated 11/04/2011 bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that that the Index of Lands Register extract cannot be issued as the same is not available.

We have perused the Endorsement dated 25/11/2014 issued by Tahsildar, Bangalore North Taluk in respect of certain properties including the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the Mutation Register extract bearing MR No.20/1951-52 is not available.

We have perused the Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India ("**NHAI**") in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Tarabanahalli Village does not fall under the jurisdiction of NHAI under Section 3(a) of the National Highway Act, 1956.

We have perused the Endorsement dated 18/08/2015 bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisitions initiated or pending in respect of the aforementioned properties.

We have perused the Endorsement dated 01/09/2015 bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board ("**KIADB**"), Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk. In terms of the said Endorsement and the final notification dated 09/04/2008 annexed to the Endorsement, we observe that certain lands situated at Bagalur Village and Hoovinayakanahalli Village have been acquired. However, the lands situated at Tarabanahalli Village including the Schedule Property have not been notified for acquisition.

We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

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We have perused the Tippani extract dated 15/07/2005 in respect of certain properties including the Schedule Property denoting the name of Doddamuniyappa the son of Annaiappa as the owner and the extent is denoted as 17 guntas.

We have perused the Atlas Nakalu in respect of certain properties including the Schedule Property, depicting the location and the extent thereof.

We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document depicts the total extent as 17 guntas and does not denote any kharab land.

We have perused the Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.36 as forming part of the said Village.

Part IV: Encumbrances

We have perused photocopies of the following encumbrance certificates:

1. Encumbrance Certificate dated 17/07/2009 issued for the period 01/04/1952 to 31/03/1969 in respect of the Schedule Property depicts the Sale Deed dated 16/06/1952 executed by Doddamuniyappa, Munibyrappa, Aiyappa and Munishamaiah in favour of Narayana Rao *alias* Anjani Rao, registered as Document No.688/1956-57.

2. Encumbrance Certificate dated 27/03/2007 issued for the period 01/04/1969 to 31/03/1986 depicts 'Nil' encumbrances in respect of the Schedule Property.

3. Encumbrance Certificate dated 20/07/2009 issued for the period 01/04/1986 to 31/07/1986 depicts 'Nil' encumbrances in respect of the Schedule Property.

4. Encumbrance Certificate dated 10/04/2007 issued for the period 01/08/1986 to 31/05/1989 depicts 'Nil' encumbrances in respect of the Schedule Property.

5. Encumbrance Certificate dated 05/04/2007 issued for the period 01/06/1989 to 31/03/2004 in respect of the Schedule Property depicts the following transactions:

    (i) Sale Deed dated 16/07/1997 executed by Anasuya Bayamma, represented by her General Power of Attorney B.G. Uday in favour of Sanka in respect of a portion of the Schedule Property measuring 8 guntas, registered as Document No.BNG(U)-YLNK/3117/1997-98.
    (ii) Sale Deed dated 16/07/1997 executed by Anasuya Bayamma, represented by her General Power of Attorney B.G. Uday in favour of Sanka in respect of a portion of the Schedule Property measuring 9 guntas, registered as Document No.BNG(U)-YLNK/3132/1997-98
    (iii) Sale Deed dated 09/12/2003 executed by Sanka, represented by its Directors, Mr. S.N. Ladhani and Mr. Babulal Nichani in favour of Sahara represented by its

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authorised signatory Mr. A.V. Muralidharan, registered as Document No.12618/2003-04.

6. Encumbrance Certificate dated 20/03/2007 issued for the period 01/04/2004 to 15/03/2007 depicts the Sale Deed dated 31/01/2005 executed by Sahara represented by Diwakar Asthana, in favour of Trust represented by its GPA Holder Mr. B. Manamohan in respect of the Schedule Property, registered as Document No.YAN-1-22127-2004-05.

7. Encumbrance Certificate dated 06/10/2008 issued for the period 15/03/2007 to 03/10/2008 depicts the Confirmation Deed dated 25/02/2008 executed by Anasuya Bayamma, Putta Bai, R. Venkobha Rao and Prema Bai in favour of Trust, represented by its Authorised Signatory, Lakshminarayana Kamath in respect of the Schedule Property, registered as Document No.JAL-1-02964-2007-08.

8. Encumbrance Certificate dated 02/07/2009 issued for the period 01/04/2008 to 19/06/2009 depicts the Sale Deed dated 11/04/2008, executed by Trust represented by its Special Officer Mr. B. Manamohan in favour of Sankhya represented by its Director Mr. Bijay Kumar Agarwal represented by his SPA Holder Mr. Ashwin Sancheti in respect of the Schedule Property, registered as Document No.JAL-1-00143-2008-09.

9. Encumbrance Certificate dated 04/07/2011 issued for the period 19/06/2009 to 31/03/2011 depicts 'Nil' encumbrances in respect of the Schedule Property.

10. Encumbrance Certificate dated 05/11/2014 issued for the period 01/04/2011 to 04/11/2014 depicts 'Nil' encumbrances in respect of the Schedule Property.

11. Encumbrance Certificate dated 02/01/2016 issued for the period 01/11/2014 to 01/01/2016 by the office of the Senior Sub Registrar, Ganganagar depicts 'Nil' encumbrances in respect of the Schedule Property.

12. Encumbrance Certificate dated 03/05/2017 issued for the period 01/04/2015 to 27/04/2017 by the office of the Senior Sub Registrar, Yelahanka depicts 'Nil' encumbrances in respect of the Schedule Property.

13. The Encumbrance Certificate for the period 01/04/2017 to 18/06/2024 with respect to Schedule Property denotes the Sale Deed dated 20/03/2024 executed by the Sankhya Realtors Private Limited and others in favour of Century Dwellings Private Limited, registered as Document No.BYP-1-18572-2003-04.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the land in Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

Litigation: We are given to understand from the representatives of M/s. Century Dwellings Private Limited, that there are no pending litigations in relation to the Schedule Property.

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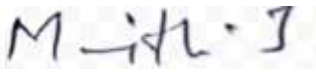
CONCLUSION

Based on the documents reviewed by us and subject to our comments above, we are of the opinion that M/s. Century Dwellings Private Limited is the sole and absolute owner of all that piece and parcel of the residentially converted land bearing Survey No.36/2 admeasuring 17 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk (earlier Yelahanka Taluk and much earlier Devanahalli Taluk), subject to the mortgage crated in favour of Catalyst Trusteeship Limited.



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Description of the Schedule Property

All that piece and parcel of the residentially converted land bearing Survey No.36/2 measuring 17 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk and bounded on the:

East by : Portion of the land bearing Survey No.37;
West by : Portion of the land bearing Survey No.58/2;
North by : Portion of the land bearing Survey No.36/1; and
South by : Land bearing Survey Nos.36/3 and 36/4.

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LIST OF DOCUMENTS REVIEWED

We have been provided with photocopies of the following documents:

Sl. No.	Date	Description of Documents
1.	30/09/1944	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk pertaining to the property bearing Survey No.36 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
2.	Date not clear	Record of Rights Register extract bearing RR No.115 issued in respect of the Schedule Property.
3.	03/06/1952	Sale Deed executed by Doddamuniyappa the son of Annaiappa, Munibyrappa and Aiyappa, the sons of Doddamuniyappa and Munishamaiah the son of Koti Hanumantharayappa in favour of Narayana Rao *alias* Anjani Rao the son of Venkobaraya Munishamappa in respect of the Schedule Property. The Sale Deed is registered as Document No.688/1956-57, Book I, Volume 615, pages 96 to 98, in the office of the Sub-registrar, Devanahalli.
4.	18/07/1995	Mutation Register extract bearing MR No.81/1994-95 issued by the Revenue Inspector, Bangalore North Taluk, Bangalore in respect of the Schedule Property.
5.	06/09/1996	General Power of Attorney executed by Anasuya Bai in favour of B.G. Uday the son of B.N. Garudachar, constituting him as her attorney, in respect of certain properties including the Schedule Property. The General Power of Attorney is registered as Document No.503/1996-97, Book IV, Volume SF-66, pages 167 to 169, in the office of the Sub-Registrar, Yelahanka, Bangalore.
6.	28/06/1997	Official Memorandum bearing No.BDS:ALN/SR(NA)663/1996-97 issued by the Special Deputy Commissioner, Bangalore District in respect of the Schedule Property.
7.	18/12/2006	Mutation Register extract bearing MR No.131/2006-07 issued by the Office of the Tahsildar, Yelahanka, Bangalore North (Addl.) Taluk, in respect of Schedule Property.
8.	16/07/1997	Sale Deed executed by Anasuya Bayamma, represented by her General Power of Attorney B.G. Uday in favour of M/s. Sanka Enterprises (P) Ltd, ("**Sanka**") in respect of a portion of the Schedule Property measuring 8 guntas. The Sale Deed is registered as Document No.BNG(U)-YLNK/3117/1997-98, stored in CD No.4, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.

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9.	16/07/1997	Sale Deed executed by Anasuya Bayamma, represented by her General Power of Attorney B.G. Uday, in favour of Sanka in respect of the balance portion of the Schedule Property measuring 9 guntas. The Sale Deed is registered as Document No.BNG(U)-YLNK/3132/1997-98, stored in CD No.4, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
10.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, Mr. S.N. Ladhani and Mr. Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory Mr. A.V. Muralidharan and Consenting Witnesses, namely (a) Mr. G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mr. Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, Mr. B.G. Uday and Mr. B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
11.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.
12.	03/12/1991	Memorandum of Association and the Articles of Association of Sahara India.
13.	06/07/1998	Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies under Section 21 of the Companies Act, 1956.
14.	15/04/2004	Partnership Deed executed between Mr. N. Devarajaiah the son of (late) Narasimaiah and Mr. A. Ramakrishna the son of Mr. Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
15.	10/11/2004	Authorization Letter denoting that Mr. A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Channahalli Villages on behalf of Annapurneshwari.
16.	05/10/2004	Agreement of Sale executed between Annapurneshwari represented by its Authorized Representative Mr. Dayanand Pai, Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gauri Ganesha represented by its Partner Mr. G.D.R Reddy, Mr. G.D.R Reddy the son of Mr. Papi Reddy, Mr. C.M Bopaiah the son of Mr. C.B. Muthanna and

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		Mr. B.P Srinivasa Raju the son of Mr. V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres.
17.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "Trust") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
18.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner Mr. N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk.
19.	24/09/2004	Deed of Amendment of Trust Deed pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV.
20.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gowri Ganesha represented by its Partner Mr. G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner Mr. A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney Mr. B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
21.	Date not clear	Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property.
22.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
23.	08/09/2006	Memorandum of Association and the Articles of Association of Sankhya.
24.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust in respect of the Schedule Property and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk.

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25.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, Mr. B. Manamohan in favour of Sankhya represented by its Director, Mr. Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore.
26.	05/10/2006	Genealogical Tree of Narayana Rao alias Anjani Rao issued by the Village Accountant, Tarabanahalli Village, Jala Hobli.
27.	25/02/2008	Deed of Confirmation executed by Anasuya Bayamma the wife of (late) Narayana Rao *alias* Anjani Rao, Putta Bai, R. Venkobha Rao and Prema Bai, all being the children of (late) Narayana Rao *alias* Anjani Rao in favour of Trust, represented by its Authorised Signatory, Lakshminarayana Kamath in respect of certain properties including the Schedule Property. The Deed of Confirmation is registered as Document No.JAL-1-02964-2007-08, Book I, stored in CD No.JALD18 in the Office of the Sub-Registrar, Jala, Bangalore.
28.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company
29.	07/09/2016	General Power of Attorney executed by Dr. P. Dayananda Pai, son of Narasimha Pai in favour of his son P. Ravindra Pai, registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore
30.	05/06/2007	Partnership Deed in relation to M/s. Canara Housing Development Company
31.	27/03/2024,	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, in favour of M/s. Century Dwellings Private Limited, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore
32.	--	Certificate of Incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
33.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Mr. Bijay Agarwal who is represented by his Power of Attorney Holder Mr. R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule

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		Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
34.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
35.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
36.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
37.	24/05/2013	Residential Sanctioned Layout Plan bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)].
38.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk.
39.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA).
40.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA).
41.	Date not clear	Record of Rights, Tenancy and Crops Certificate ("**RTC**") Extracts for the period 1968-1969 to 1973-1974 and 1975-1976 to 1979-1980 issued in respect of the Schedule Property.
42.	Date not clear	RTC Extract for the period 1980-1981 to 1983-1984 and 1985-1986 to 1992-1993 issued in respect of the Schedule Property.
43.	Date not clear	RTC Extract for the period 1993-1994 to 1997-1998 issued in respect of the Schedule Property.

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44.	Date not clear	RTC Extract for the period 1997-1998 to 2005-2006 issued in respect of the Schedule Property.
45.	Date not clear	RTC Extract for the period 2006-2007 issued in respect of the Schedule Property.
46.	Date not clear	RTC Extract issued for the period 2007-2008 to 2008-2009 issued in respect of the Schedule Property.
47.	31/12/2009	Order bearing No.R.R.T(J)C.R/669/2009-10 issued by the Special Tahsildar, Bangalore North Taluk in respect of the certain properties including the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
48.	17/01/2010	Mutation Register extract bearing MR No.25/2009-10 issued by the Village Accountant in respect of certain properties including the Schedule Property.
49.	Date not clear	RTC Extracts issued for the periods 2009-2010 to 2014-2015 issued in respect of the Schedule Property.
50.	Date not clear	RTC Extracts issued for the periods 2015-16 and 2016-17 issued in respect of the Schedule Property.
51.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
52.	Date not clear	Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
53.	Date not clear	Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
54.	05/11/2007	Endorsement bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
55.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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56.	01/12/2007	Endorsement bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property.
57.	01/01/2008	Endorsement issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
58.	12/05/2017	Endorsement bearing No. PTCL (BNA)CR/81/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property .
59.	11/04/2011	Endorsement bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
60.	25/11/2014	Endorsement issued by Tahsildar, Bangalore North Taluk in respect of certain properties including the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
61.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
62.	18/08/2015	Endorsement bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
63.	01/09/2015	Endorsement bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk.
64.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
65.	15/07/2005	Tippani extract in respect of certain properties including the Schedule Property.

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66.	Date not clear	Atlas Nakalu in respect of certain properties including the Schedule Property.
67.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
68.	Date not clear	Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk.
69.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
70.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited.

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DUE DILIGENCE REPORT

We have in this Report in respect of the property being residentially converted land bearing Survey No.36/3 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk (earlier Yelahanka Taluk much earlier Devanahalli Taluk) (the "Schedule Property").

Flow of Title:

We have perused the Hissa Survey Tippani dated 30/09/1944 issued by the Tahsildar, Bangalore North Taluk in respect of the property bearing Survey No.36 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the bifurcation of Survey No.36 into six (6) hissas and the names of the respective Hissadars. The said document further denotes the following:

(a) Survey No.36/1 owned by Munihanumantharayappa the son of Abbaiappa.
(b) Survey No.36/2 owned by Doddamuniyappa the son of Annaiappa.
(c) Survey No.36/3 owned by Chikkannaiappa.
(d) Survey No.36/4 owned by Chikkamuniyappa.
(e) Survey No.36/5 owned by Hanumanthappa.
(f) Survey No.36/6 owned by Anjinappa.

We have perused the Record of Rights Register extract bearing RR No.116 issued in respect of the Schedule Property, depicting the name of Chikkannaiappa as the owner having inherited the same and being in possession of the Schedule Property pursuant to a family partition.

We have perused the Sale Deed dated 29/05/1952 executed by Muniyappa the son of Chikkannaiappa in favour of Dyavappa the son of Koti Dyavappa in respect of the Schedule Property The Sale Deed is registered as Document No.685/1952-53, Book I, Volume 614, pages 148 to 149, in the office of the Sub-registrar, Devanahalli. On a perusal of the said document, it appears that the Schedule Property was an ancestral property and was allotted to the share of Chikkannaiappa and his family pursuant to a family partition. The document also denotes that the khata of the Schedule Property was in the name of Chikkannaiappa.

We have perused the Partition Deed dated 01/07/1970 executed between (late) Solur Dyavappa, his children and grandchildren namely Solur Dyavappa, Bacchappa, Munishamappa, Thayappa (since deceased) his wife Kempakka, Patalappa, Nanjappa, Shyamanna and Kempanna in respect of their joint family properties. The said Partition Deed is registered as Document No.2216/1970-71, Book-I, Volume 1065, pages 215 to 223 in the office of the Sub-registrar, Devanahalli. On a perusal of the said document it appears that the Schedule Property was allotted to the share of Kempanna the son of Dyavappa.

We have perused the Record of Rights register extract bearing RR No.736 in respect of the Schedule Property, denotes that the Schedule Property being allotted to the share of Kempanna pursuant to the Partition Deed dated 26/10/1970 registered as Document No.2216/70-71.

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We have perused the Sale Deed dated 29/01/1972 executed by D. Kempanna the son of Dyavappa in favour of Muniyamma the daughter of Dyavappa in respect of the Schedule Property The Sale Deed is registered as Document No.3015/1971-72, Book-I, Volume 1092, pages 162 to 163, in the office of the Sub-registrar, Devanahalli.

We have perused the Mutation Register extract dated 11/03/1996 bearing MR No.42/1995-96 issued by the Tahsildar, Bangalore North Taluk, Bangalore depicting the transfer of khata in the name of Muniyamma the wife of Dyavappa in respect of the Schedule Property pursuant to the Sale Deed dated 29/01/1972, registered as Document No.3015/1971-72.
It is pertinent to note that the Sale Deed dated 29/01/1972 in respect of the Schedule Property denotes Muniyamma as the daughter of Dyavappa while the Mutation Register extract dated 11/03/1996 bearing MR No.42/1995-96 denotes Muniyamma as the wife of Dyavappa. We had sought for the genealogical tree of Muniyamma denoting the details of her family members to confirm and verify the same; however we have been informed that Muniyamma is the daughter of Dyavappa and the wife of Krishnappa as seen in the title documents and that the entries made in the revenue records are erroneous.

We have perused the Mortgage Deed dated 19/05/1984 executed by D. Kempanna the son of Dyavappa in favour of Primary Land Development Bank (PLDB), Devanahalli in respect of certain properties including the Schedule Property. The Sale Deed is registered as Document No.165/1984-85, Book-I, Volume SF72, in the office of the Sub-registrar, Devanahalli. *It is pertinent note that D. Kempanna was not entitled to create a mortgage over the Schedule Property as the same was conveyed in favour of Muniyamma under the aforesaid Sale Deed dated 29/01/1972. However, PLDB has confirmed the discharge of the aforesaid mortgage vide its Letter dated 20/09/2008 (discussed below).*

We have perused the Mutation Register extract bearing MR No.3/1985-86 issued by the Tahsildar, Bangalore North Taluk, Bangalore denoting the mortgage of certain properties including the Schedule Property in favour of PLDB, Devanahalli pursuant to the Mortgage Deed dated 19/05/1984.

We have perused the Letter dated 20/09/2008 issued by the PLDB, Devanahalli in favour of D. Kempanna the son of Dyavappa denoting the discharge of the mortgage created in respect of the Schedule Property. The said document also denotes that the loan amount was repaid on 30/04/1988 vide receipt Nos.4090, 4091 and 4092. However, the said Letter dated 20/09/2008 has not been registered with the office of the concerned Sub-Registrar. Further, the entry in the Mutation Register has not been made pursuant to the discharge of the aforesaid mortgage.

We have perused the General Power of Attorney dated 12/04/1996 executed by Muniyamma the wife of Krishnappa in favour of B.G. Uday the son of B.N. Garudachar, constituting him as her attorney, in respect of certain properties including the Schedule Property. The General Power of Attorney is registered as Document No.29/1996-97, Book IV, Volume SF-57, pages 141 to 147, in the office of the Sub-Registrar, Yelahanka, Bangalore. The document denotes that Muniyamma has authorized and empowered B.G. Uday *inter alia* to convey the Schedule Property on her behalf in favour of third parties and the said B.G. Uday has also been authorized to receive sale consideration and issue receipts. Further, the said document denotes that

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Muniyamma has sought to sell the Schedule Property for the purpose of meeting legal necessities.

We have perused the Official Memorandum dated 21/06/1996 bearing No.ALN/SR(NA)14/1996-97 issued by the Special Deputy Commissioner, Bangalore District to Muniyamma the wife of Dyavappa, denoting the conversion of certain properties including the Schedule Property from agricultural purpose to non-agricultural residential purpose subject to certain terms and conditions stated therein.

We have perused a Mutation Register extract dated 18/12/2006 bearing MR No.132/2006-07 issued by the Office of the Tahsildar, Yelahanka, Bangalore North (Addl.) Taluk denoting the conversion of certain properties including the Schedule Property, in the name of Muniyamma the wife of Dyavappa, in terms of a conversion order dated 21/06/1996 bearing No.ALNSR(NA)14/96-97.

We have perused the Sale Deed dated 24/03/1997 executed by Muniyamma the wife of Krishnappa, represented by her General Power of Attorney B.G. Uday the son of B.N. Garudachar, in favour of M/s. Sanka Enterprises (P) Ltd, ("**Sanka**") represented by its authorized signatory, Mr. Rakesh Bathra, in respect of the Schedule Property The Sale Deed is registered as Document No.6307/1996-97, Book I, Volume 1012, pages 116 to 121, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.

We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, Mr. S.N. Ladhani and Mr. Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory Mr. A.V. Muralidharan and Consenting Witnesses, namely (a) Mr. G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mr. Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, Mr. B.G. Uday and Mr. B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. It further denotes that the khata bearing No.409/383 has been issued in favour of Sanka in respect of the Schedule Property and other properties situated at Tarabanahalli Village. The document denotes that Mr. Mahesh Deshpande has joined this Sale Deed as Consenting Witness as a registered Agreement to Sell had been executed in respect of Survey No.12 and Survey No.35/1 (prior to their acquisition by Sanka) by the predecessors in title of Sanka in favour of Mr. Mahesh Deshpande. The document further denotes that Mr. Mahesh Deshpande is also issuing a separate declaration disclosing his knowledge of this Sale Deed and an unequivocal and unconditional consent for this Sale Deed waiving all or any of his rights which might have accrued in his favour through the registered Agreements to Sell in his favour dated 15/12/1995, 09/01/1996 and 05/12/1995. The document further denotes that "*the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney Mr. B.G. Uday in favour of Sanka. Mr. B.G. Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, Mr. B.G. Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to the Sale Deed*".

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We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.

We have perused the Memorandum of Association and the Articles of Association of Sahara India dated 03/12/1991.

We have perused the Certificate of Incorporation Consequent on Change of Name dated 06/07/1998 issued by the Registrar of Companies under Section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

We have perused the Partnership Deed dated 15/04/2004 executed between Mr. N. Devarajaiah the son of (late) Narasimaiah and Mr. A. Ramakrishna the son of Mr. Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, development and sale of immovable properties in and around Bangalore.

We have perused an Authorization Letter dated 10/11/2004 denoting that Mr. A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Channahalli Villages on behalf of Annapurneshwari.

We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative Mr. Dayanand Pai, Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gauri Ganesha represented by its Partner Mr. G.D.R Reddy, Mr. G.D.R Reddy the son of Mr. Papi Reddy, Mr. C.M Bopaiah the son of Mr. C.B. Muthanna and Mr. B.P Srinivasa Raju the son of Mr. V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres.

We have perused the Deed of Trust dated 19/05/1993 executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power sparingly and, when

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it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner Mr. N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

We have perused the Deed of Amendment of Trust Deed dated 24/09/2004 pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19 has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gowri Ganesha represented by its Partner Mr. G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner Mr. A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney Mr. B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell was entered into between Annapurneshwari and the Trust wherein substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for the Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University. We had sought for the board resolution passed by the board of directors of Sahara, authorizing the sale of the property. However we have been informed that the same is not available.

We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property. The document denotes the transfer of khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06. It further appears that Khata No.421/383/209 has been issued in the name of Sahara in respect of the properties situated at Tarabanahalli Village.

We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

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We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 in respect of the Schedule Property and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that Mr. B Manamohan has been authorized to execute requisite documents in respect of the sale of 72 acres and 1.20 guntas of land situated at Channahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Schedule Property is also denoted in this resolution.

We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, Mr. B. Manamohan in favour of Sankhya represented by its Director, Mr. Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust authorized the alienation of the aforementioned properties and authorized Mr. B. Manamohan to execute requisite sale deeds in terms of the resolution dated 02/02/2008.

We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.36/3 admeasuring 9 guntas in favour of M/s. Canara Housing Development Company.

We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated

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01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including 36/3 admeasuring 9 guntas. The document denotes that Sankhya conveyed 36/3 admeasuring 9 guntas in favour of M/s. Century Dwellings Private Limited.

We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Mr. Bijay Agarwal who is represented by his Power of Attorney Holder Mr. R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public

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purpose (civic amenities) and roads is 92,916.77 sq. meters (918.43 guntas).

We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The BIAAPA has sanctioned the formation of a residential layout in respect of these properties. The Order states that the Government had issued a Notification dated 27/01/2009 bearing No.UDD/157/BMR/2005 and the Revised Order dated 29/01/2009 stating that the conversion of any property which was converted before 17/09/2004 will have to be protected. The lands forming the subject matter of this Order are located partly in the "residential" zone and partly in the "parks" zone as per the Master Plan – 2021 prepared by the BIAAPA. However given that these lands were converted for residential purposes before 17/09/2004, the BIAAPA has treated these lands as "residential". The Order further denotes that the applicants have paid the requisite taxes and have submitted the No-Objection Certificate issued by the Karnataka State Pollution Control Board ("**KSPCB**"). The Order denotes that from out of the approved residential sites totaling to 577 sites, 40% of the sites (totaling to 230 sites) have been released as per the list annexed to the Order. The Order denotes that the applicant is permitted to collect consideration respect of the released sites for development of the layout and only the sites that have been released may be registered. The following conditions have been prescribed by the BIAAPA:

1. The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
2. Upon the development of roads, drainage system, drinking water connection, electricity connection etc. the Authorities will inspect the layout and accord their final approval.
3. Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.
4. If within the prescribed time limit, the basic amenities are not developed, then the government shall have the right to take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
5. The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.
6. No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees

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must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.

7. Compulsory provision must be made in the buildings forming part of the layout plan for rain water harvesting and conservation of ground water.
8. In accordance with the application of the developer 40% of the sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.
9. Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.
10. Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% of the sites that have been released in the sanctioned plan.

We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 while considering additional Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)]. The document denotes that the Layout Plan has been approved for duration of two years from 24/05/2013 to 23/05/2015.

We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

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1. The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
2. The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

We observe that the said Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

We have perused the Record of Rights, Tenancy and Crops Certificate ("**RTC**") Extracts for the period 1968-1969 to 1973-1974 issued in respect of the Schedule Property. The said document denotes the name of Dyavappa as the owner and the name of Kempanna as the cultivator during that period.

We have perused the RTC Extracts for the period 1975-1976 to 1979-1980 issued in respect of the Schedule Property. The said document denotes the name of Dyavappa son of Dyavappa as the erstwhile owner and the name of Kempanna the son of Dyavappa as the subsequent owner in terms of the Partition as recorded in the Record of Rights register extract bearing RRNo.736.

We have perused the RTC Extract for the period 1980-1981 to 1983-1984 issued in respect of the Schedule Property. The said document denotes the name of Kempanna the son of Dyavappa as the owner.

We have perused the RTC Extract for the period 1985-1986 to 1992-1993 issued in respect of the Schedule Property. The said document denotes the name of D. Kempanna the son of Dyavappa as the owner in terms of the Record of Rights register extract bearing RR No.736 and the property is denoted as an ancestral property.

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We have perused the RTC Extract for the period 1993-1994 to 1997-1998 issued in respect of the Schedule Property. The said document denotes the name of D. Kempanna the son of Dyavappa as the erstwhile owner in terms of the Record of Rights register extract bearing RR No.736 and the name of Muniyamma the wife of Dyavappa as the subsequent owner in terms of the Mutation Register extract bearing MR No.42/1995-96.

We have perused the RTC Extract for the period 1997-1998 to 2005-2006 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property. The said document denotes the name of Muniyamma the wife of Dyavappa as the owner in terms of the Mutation Register extract bearing MR No.42/1995-96. The document also denotes that the Schedule Property has been converted for residential purposes vide Official Memorandum dated 21/06/1996 bearing No. BDS/ALNSR/NA/14/1996-97 passed by the Special Deputy Commissioner.

We have perused the RTC Extract for the period 2006-2007 and 2007-2008 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property. The said document denotes the name of Muniyamma the wife of Dyavappa as the owner. The document also denotes that the Schedule Property has been converted for residential purposes in terms of the Mutation Register extract bearing MR No.132/2006-07.

We have perused the Order dated 05/01/2009 bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that the aforementioned property has been converted for non-agricultural purposes under Section 95(2) of the Karnataka Land Revenue Act, 1964 ("**KLR Act**"). It further appears that under Section 95(7) of the KLR Act, the court is of the opinion that the aforementioned properties do not require payment of property taxes and thereby the names of the khatedars have been removed from Column 9 of the RTC extract and it will be denoted as *Non-Agricultural Kharab* ("**NAK**").

We have perused the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Schedule Property. The document denotes NAK in terms of an order bearing No.RRT(J)CR739/2008-09. The document denotes conversion *vide* Official Memorandum bearing No.B.dis.ALN.SR.(NA)14/1996-97 and also denotes Mutation Register extract bearing MR No.132/2006-07.

We have perused the RTC Extract for the period 2008-2009 to 2014-2015 issued in respect of the Schedule Property denoting the Schedule Property as NAK in terms of the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 as per the Official Memorandum dated 21/06/1996 bearing No.B.dis.ALN.SR.(NA)14/1996-97.

We have perused the RTC Extract for the period 2015-16 and 2016-17 issued in respect of the Schedule Property denoting the Schedule Property as NAK in terms of the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 as per the Official Memorandum dated 21/06/1996 bearing No.B.dis.ALN.SR.(NA)14/1996-97.

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We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

We have perused the Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property.

We have perused the Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property. The document denotes that Sankhya is required to pay a sum of Rs.1,62,102/- (Rupees One Lakh Sixty Two Thousand One Hundred Two only) towards taxes in respect of the aforementioned property.

We have perused the Endorsement dated 05/11/2007 bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that there are tenancy applications/proceedings initiated under Sections 48A and 77A and no applications are pending under Section 80 (Form 11) of the Karnataka Land Reforms Act, 1961.

We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

We have perused the Endorsement dated 01/12/2007 bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property. The document denotes that there are no proceedings initiated or pending under Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 in respect of the aforementioned properties.

We have perused the Endorsement dated 01/01/2008 issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the RTC extracts for the period 1974-75 and 1984-85 are not available.

We have perused the Endorsement dated 12/05/2017 bearing No. PTCL (BNA)CR/81/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property wherein it is denoted that there are no proceedings

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initiated under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

We have perused the Endorsement dated 11/04/2011 bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that that the Index of Lands Register extract cannot be issued as the same is not available.

We have perused the Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India ("**NHAI**") in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Tarabanahalli Village does not fall under the jurisdiction of NHAI under Section 3(a) of the National Highway Act, 1956.

We have perused the Endorsement dated 18/08/2015 bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisitions initiated or pending in respect of the aforementioned properties.

We have perused the Endorsement dated 01/09/2015 bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board ("**KIADB**"), Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk. In terms of the said Endorsement and the final notification dated 09/04/2008 annexed to the Endorsement, we observe that certain lands situated at Bagalur Village and Hoovinayakanahalli Village have been acquired. However, the lands situated at Tarabanahalli Village including the Schedule Property have not been notified for acquisition.

We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

We have perused the Tippani extract dated 15/07/2005 in respect of certain properties including the Schedule Property denoting the name of Muniyamma the wife of Dyavappa as the owner and the extent is denoted as 9 guntas.

We have perused the Atlas Nakalu in respect of certain properties including the Schedule Property, depicting the location and the extent thereof. The document further denotes Muniyamma the wife of Dyavappa as the owner of the Schedule Property.

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We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document depicts the total extent as 9 guntas and does not denote any kharab land.

We have perused the Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.36 as forming part of the said Village.

Part IV: Encumbrances

We have perused photocopies of the following encumbrance certificates:

1. Encumbrance Certificate dated 17/07/2009 issued for the period 01/04/1952 to 31/03/1969 in respect of the Schedule Property depicting the Sale Deed dated 16/06/1952 executed by Muniyappa the son of Chikkannaiappa in favour of Dyavappa the son of Koti Dyavappa registered as Document No.685/1952-53.

2. Encumbrance Certificate dated 27/03/2007 issued for the period 01/04/1969 to 31/03/1986 in respect of the Schedule Property depicts the following transactions:

    (i) Partition Deed dated 26/10/1970 executed between Dyavappa, Bacchappa, Munishamappa, Kempakka, Patalappa, Nanjappa, Shyamanna and Kempanna, registered as Document No.2216/1970-71.
    (ii) Sale Deed dated 29/01/1972 executed by D. Kempanna in favour of Muniyamma in respect of the Schedule Property, registered as Document No.3015/1971-72.
    (iii) Mortgage Deed dated 21/05/1984 executed by D. Kempanna in favour of Primary Land Development Bank (PLDB), Devanahalli in respect of certain properties including the Schedule Property, registered as Document No.165/1984-85.

3. Encumbrance Certificate dated 20/07/2009 issued for the period 01/04/1986 to 31/07/1986 depicts 'Nil' encumbrances in respect of the Schedule Property.

4. Encumbrance Certificate dated 10/04/2007 issued for the period 01/08/1986 to 31/05/1989 depicts 'Nil' encumbrances in respect of the Schedule Property.

5. Encumbrance Certificate dated 02/04/2007 issued for the period 01/06/1989 to 31/03/2004 in respect of the Schedule Property depicts the following transactions:

    (i) Sale Deed dated 31/03/1997 executed by Muniyamma represented by her General Power of Attorney B.G. Uday in favour of Sanka represented by its authorized signatory, Mr. Rakesh Bathra, registered as Document No.6307/1996-97
    (ii) Sale Deed dated 09/12/2003, executed by Sanka, represented by its Directors, Mr. S.N. Ladhani and Mr. Babulal Nichani in favour of Sahara represented by its authorised signatory Mr. A.V. Muralidharan, registered as Document No.12618/2003-04.

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6. Encumbrance Certificate dated 20/03/2007 issued for the period 01/04/2004 to 15/03/2007 depicts the Sale Deed dated 31/01/2005 executed by Sahara represented by Diwakar Asthana in favour of Trust represented by its GPA Holder Mr. B. Manamohan in respect of the Schedule Property, registered as Document No.YAN-1-22127-2004-05.

7. Encumbrance Certificate dated 13/10/2008 issued for the period 15/03/2007 to 09/10/2008 depicts the Sale Deed dated 11/04/2008, executed by Trust represented by its Special Officer Mr. B. Manamohan in favour of Sankhya represented by its Director Mr. Bijay Kumar Agarwal represented by his SPA Holder Mr. Ashwin Sancheti in respect of the Schedule Property, registered as Document No.JAL-1-00143-2008-09.

8. Encumbrance Certificate dated 02/07/2009 issued for the period 01/04/2008 to 01/07/2009 depicts the Sale Deed dated 11/04/2008, executed by Trust represented by its Special Officer Mr. B. Manamohan in favour of Sankhya represented by its Director Mr. Bijay Kumar Agarwal represented by his SPA Holder Mr. Ashwin Sancheti in respect of the Schedule Property, registered as Document No.JAL-1-00143-2008-09.

9. Encumbrance Certificate dated 04/07/2011 issued for the period 19/06/2009 to 31/03/2011 depicts 'Nil' encumbrances in respect of the Schedule Property.

10. Encumbrance Certificate dated 05/11/2014 issued for the period 01/04/2011 to 04/11/2014 depicts 'Nil' encumbrances in respect of the Schedule Property.

11. Encumbrance Certificate dated 02/01/2016 issued for the period 01/11/2014 to 01/01/2016 by the office of the Senior Sub Registrar, Ganganagar depicts 'Nil' encumbrances in respect of the Schedule Property.

12. Encumbrance Certificate dated 03/05/2017 issued for the period 01/04/2015 to 27/04/2017 by the office of the Senior Sub Registrar, Yelahanka depicts 'Nil' encumbrances in respect of the Schedule Property.

13. The Encumbrance Certificate for the period 01/04/2017 to 18/06/2024 with respect to the Schedule Property denotes the Sale Deed dated 20/03/2024 executed by the Sankhya Realtors Private Limited and others in favour of Century Dwellings Private Limited, registered as Document No.BYP-1-18572-2003-04.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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Litigation: We are given to understand from the representatives of M/s. Century Dwellings Private Limited, that there are no pending litigations in relation to the Schedule Property.

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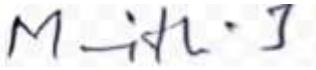
CONCLUSION

Based on an analysis of the above documents and subject to the observations made herein above, we are of the opinion that M/s. Sankhya Realtors Private Limited is the sole and absolute owner of all that piece and parcel of the residentially converted land bearing Survey No.36/3 admeasuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk (earlier Yelahanka Taluk and much earlier Devanahalli Taluk), subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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Description of the Schedule Property

All that piece and parcel of the residentially converted land bearing Survey No.36/3 measuring 9 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk and bounded on the:

East by : Land bearing Survey No.36/4;
West by : Portion of the land bearing Survey No.58/2;
North by : Portion of the land bearing Survey No.36/2; and
South by : Land bearing Survey No.36/5.

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LIST OF DOCUMENTS REVIEWED

We have been provided with photocopies of the following documents:

Sl. No.	Date	Description of Documents
1.	30/09/1944	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk in respect of the property bearing Survey No.36 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
2.	Date not clear	Record of Rights Register extract bearing RR No.116 issued in respect of the Schedule Property.
3.	29/05/1952	Sale Deed executed by Muniyappa the son of Chikkannaiappa in favour of Dyavappa the son of Koti Dyavappa in respect of the Schedule Property The Sale Deed is registered as Document No.685/1952-53, Book I, Volume 614, pages 148 to 149, in the office of the Sub-registrar, Devanahalli.
4.	01/07/1970	Partition Deed executed between (late) Solur Dyavappa, his children and grandchildren namely Solur Dyavappa, Bacchappa, Munishamappa, Thayappa (since deceased) his wife Kempakka, Patalappa, Nanjappa, Shyamanna and Kempanna in respect of their joint family properties. The said Partition Deed is registered as Document No.2216/1970-71, Book-I, Volume 1065, pages 215 to 223 in the office of the Sub-registrar, Devanahalli.
5.	Date not clear	Record of Rights register extract bearing RR No.736 in respect of the Schedule Property, denotes that the Schedule Property.
6.	29/01/1972	Sale Deed executed by D. Kempanna the son of Dyavappa in favour of Muniyamma the daughter of Dyavappa in respect of the Schedule Property The Sale Deed is registered as Document No.3015/1971-72, Book-I, Volume 1092, pages 162 to 163, in the office of the Sub-registrar, Devanahalli.
7.	11/03/1996	Mutation Register extract bearing MR No.42/1995-96 issued by the Tahsildar, Bangalore North Taluk, Bangalore in respect of the Schedule Property.
8.	19/05/1984	Mortgage Deed executed by D. Kempanna the son of Dyavappa in favour of Primary Land Development Bank (PLDB), Devanahalli in respect of certain properties including the Schedule Property. The Sale Deed is registered as Document No.165/1984-85, Book-I, Volume SF72, in the office of the Sub-registrar, Devanahalli.

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9.	Date not clear	Mutation Register extract bearing MR No.3/1985-86 issued by the Tahsildar, Bangalore North Taluk, Bangalore in respect of certain properties including the Schedule Property.
10.	20/09/2008	Letter issued by the PLDB, Devanahalli in favour of D. Kempanna the son of Dyavappa in respect of the Schedule Property.
11.	12/04/1996	General Power of Attorney executed by Muniyamma the wife of Krishnappa in favour of B.G. Uday the son of B.N. Garudachar, constituting him as her attorney, in respect of certain properties including the Schedule Property. The General Power of Attorney is registered as Document No.29/1996-97, Book IV, Volume SF-57, pages 141 to 147, in the office of the Sub-Registrar, Yelahanka, Bangalore.
12.	21/06/1996	Official Memorandum bearing No.ALN/SR(NA)14/1996-97 issued by the Special Deputy Commissioner, Bangalore District in respect of certain properties including the Schedule Property.
13.	18/12/2006	Mutation Register extract bearing MR No.132/2006-07 issued by the Office of the Tahsildar, Yelahanka, Bangalore North (Addl.) Taluk in respect of certain properties including the Schedule Property.
14.	24/03/1997	Sale Deed executed by Muniyamma the wife of Krishnappa, represented by her General Power of Attorney B.G. Uday the son of B.N. Garudachar, in favour of M/s. Sanka Enterprises (P) Ltd, ("**Sanka**") represented by its authorized signatory, Mr. Rakesh Bathra, in respect of the Schedule Property The Sale Deed is registered as Document No.6307/1996-97, Book I, Volume 1012, pages 116 to 121, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
15.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, Mr. S.N. Ladhani and Mr. Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory Mr. A.V. Muralidharan and Consenting Witnesses, namely (a) Mr. G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mr. Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, Mr. B.G. Uday and Mr. B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.

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16.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.
17.	03/12/1991	Memorandum of Association and the Articles of Association of Sahara India.
18.	06/07/1998	Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies under Section 21 of the Companies Act, 1956.
19.	15/04/2004	Partnership Deed executed between Mr. N. Devarajaiah the son of (late) Narasimaiah and Mr. A. Ramakrishna the son of Mr. Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
20.	10/11/2004	Authorization Letter denoting that Mr. A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Channahalli Villages on behalf of Annapurneshwari.
21.	05/10/2004	Agreement of Sale executed between Annapurneshwari represented by its Authorized Representative Mr. Dayanand Pai, Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gauri Ganesha represented by its Partner Mr. G.D.R Reddy, Mr. G.D.R Reddy the son of Mr. Papi Reddy, Mr. C.M Bopaiah the son of Mr. C.B. Muthanna and Mr. B.P Srinivasa Raju the son of Mr. V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres.
22.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
23.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner Mr. N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk.

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24.	24/09/2004	Deed of Amendment of Trust Deed pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV.
25.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gowri Ganesha represented by its Partner Mr. G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner Mr. A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney Mr. B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
26.	Date not clear	Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property.
27.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
28.	08/09/2006	Memorandum of Association and the Articles of Association of Sankhya.
29.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust in respect of the Schedule Property and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk.
30.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, Mr. B. Manamohan in favour of Sankhya represented by its Director, Mr. Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore.
31.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company
32.	07/09/2016	General Power of Attorney executed by Dr. P. Dayananda Pai, son of Narasimha Pai in favour of his son P. Ravindra Pai, registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D.

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		No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore
33.	05/06/2007	Partnership Deed in relation to M/s. Canara Housing Development Company
34.	27/03/2024,	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, in favour of M/s. Century Dwellings Private Limited, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore
35.	--	Certificate of Incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
36.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Mr. Bijay Agarwal who is represented by his Power of Attorney Holder Mr. R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
37.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
38.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
39.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
40.	24/05/2013	Residential Sanctioned Layout Plan bearing No.BIAAPA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)].

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41.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk.
42.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
43.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
44.	Date not clear	Record of Rights, Tenancy and Crops Certificate ("**RTC**") Extracts for the period 1968-1969 to 1973-1974 issued in respect of the Schedule Property.
45.	Date not clear	RTC Extracts for the period 1975-1976 to 1979-1980 issued in respect of the Schedule Property.
46.	Date not clear	RTC Extract for the period 1980-1981 to 1983-1984 issued in respect of the Schedule Property.
47.	Date not clear	RTC Extract for the period 1985-1986 to 1992-1993 issued in respect of the Schedule Property.
48.	Date not clear	RTC Extract for the period 1993-1994 to 1997-1998 issued in respect of the Schedule Property.
49.	Date not clear	RTC Extract for the period 1997-1998 to 2005-2006 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property.
50.	Date not clear	RTC Extract for the period 2006-2007 and 2007-2008 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property.
51.	05/01/2009	Order bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
52.	24/01/2009	Mutation Register extract bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Schedule Property.
53.	Date not clear	RTC Extract for the period 2008-2009 to 2014-2015 issued in respect of the Schedule Property.
54.	Date not clear	RTC Extract for the period 2015-16 and 2016-17 issued in respect of the Schedule Property.

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55.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk.
56.	Date not clear	Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk.
57.	Date not clear	Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk.
58.	05/11/2007	Endorsement bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
59.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
60.	01/12/2007	Endorsement bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property.
61.	01/01/2008	Endorsement issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
62.	12/05/2017	Endorsement bearing No. PTCL (BNA)CR/81/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property .
63.	11/04/2011	Endorsement bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
64.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
65.	18/08/2015	Endorsement bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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66.	01/09/2015	Endorsement bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk.
67.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
68.	15/07/2005	Tippani extract in respect of certain properties including the Schedule Property.
69.	Date not clear	Atlas Nakalu in respect of certain properties including the Schedule Property.
70.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
71.	Date not clear	Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk.
72.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
73.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited

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DUE DILIGENCE REPORT

We have in this Report in respect of the property being residentially converted land bearing Survey No.36/4 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk (earlier Yelahanka Taluk much earlier Devanahalli Taluk) (the "Schedule Property")

We have perused the Hissa Survey Tippani dated 30/09/1944 issued by the Tahsildar, Bangalore North Taluk in respect of the property bearing Survey No.36 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the bifurcation of Survey No.36 into six (6) hissas and the names of the respective Hissadars. The said document further denotes the following:

(a) Survey No.36/1 owned by Munihanumantharayappa the son of Abbaiaappa.
(b) Survey No.36/2 owned by Doddamuniyappa the son of Annaiappa.
(c) Survey No.36/3 owned by Chikkannaiappa.
(d) Survey No.36/4 owned by Chikkamuniyappa.
(e) Survey No.36/5 owned by Hanumanthappa.
(f) Survey No.36/6 owned by Anjinappa.

We have perused the Record of Rights Register extract bearing RR No.117 issued by the Office of the Tahsildar, Yelahanka, Bangalore in respect of the Schedule Property, depicting the name of Chikkamuniyappa as the owner having inherited the aforesaid property and being in possession of the same pursuant to a family partition. The said document further depicts the Record of Rights register extract bearing RR 418 and the Inheritance proceedings bearing IHR No.8/1942-43.

We have perused the Record of Rights Register extract bearing RR No.418 issued by the Office of the Tahsildar, Yelahanka, Bangalore in respect of the Schedule Property, depicting the name of Hanumakka the wife of Chikkamuniyappa as the owner in terms of the Inheritance and Heirship Certificate register extract dated 26/10/1942 bearing IHR No.8/1942-43. The said document further depicts the Mutation Register extract bearing MR No.17/1951-52.

We have perused the Sale Deed dated 29/05/1952 executed by Hanumakka the wife of Chikkamuniyappa, Shamanna the son of Chikkamuniyappa, Muniyanna and Byranna, both being the minor sons of Chikkamuniyappa represented by their mother and natural guardian Hanumakka in favour of Munishamappa the son of Nanjappa in respect of the property Schedule Property. The Sale Deed is registered as Document No.684/1952-53, Book I, Volume 615, pages 92 to 94, in the office of the Sub-Registrar, Devanahalli. On a perusal of the said document, it appears that the Schedule Property was an ancestral property and was allotted to the share of Chikkamuniyappa and his family pursuant to a family partition. The document also denotes that the khata of the Schedule Property was in the name of Hanumakka.

We have perused the Sale Deed dated 08/09/1960 executed by Munishamappa the son of Nanjappa in favour of Muniyamma the daughter of Dyavappa in respect of certain properties including the Schedule Property. The Sale Deed is registered as Document No.1731/1960-61, Book I, Volume 794, pages 6 to 7, in the office of the Sub-registrar, Devanahalli.

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We have perused the Mutation Register extract dated 11/03/1996 bearing MR No.43/1995-96 issued by the Tahsildar, Bangalore North Taluk, Bangalore depicting the transfer of khata in the name of Muniyamma in respect of certain properties including the Schedule Property pursuant to the Sale Deed dated 08/09/1960, registered as Document No.1731/1960-61.

We have perused the General Power of Attorney dated 12/04/1996 executed by Muniyamma the wife of Krishnappa in favour of B.G. Uday the son of B.N. Garudachar, constituting him as her attorney, in respect of certain properties including the Schedule Property. The General Power of Attorney is registered as Document No.29/1996-97, Book IV, Volume SF-57, pages 141 to 147, in the office of the Sub-Registrar, Yelahanka, Bangalore. The document denotes that Muniyamma has authorized and empowered B.G. Uday *inter-alia* to convey the aforesaid property on her behalf in favour of third parties and the said B.G. Uday has also been authorized to receive sale consideration and issue receipts. Further, the said document denotes that Muniyamma has sought to sell the property for the purpose of meeting legal necessities.

It is pertinent to note that the Sale Deed dated 08/09/1960 in respect of the Schedule Property denotes Muniyamma as the daughter of Dyavappa while the Mutation Register extract dated 11/03/1996 bearing MR No.43/1995-96 denotes Muniyamma as the wife of Dyavappa. We had sought for the genealogical tree of Muniyamma denoting the details of her family members to confirm and verify the same; however we have been informed that Muniyamma is the daughter of Dyavappa and the wife of Krishnappa as seen in the title documents and that the entries made in the revenue records are erroneous.

We have perused the Official Memorandum dated 21/06/1996 bearing No.ALN/SR(NA)14/1996-97 issued by the Special Deputy Commissioner, Bangalore District to Muniyamma, denoting the conversion of certain properties including the Schedule Property from agricultural purpose to non-agricultural residential purpose.

We have perused a Mutation Register extract dated 18/12/2006 bearing MR No.132/2006-07 issued by the Office of the Tahsildar, Yelahanka, Bangalore North (Addl.) Taluk denoting the conversion of certain properties including the Schedule Property, in the name of Muniyamma, in terms of a conversion order dated 21/06/1996 bearing No. ALNSR(NA)14/96-97.

We have perused the Sale Deed dated 21/03/1997 executed by Muniyamma, represented by her General Power of Attorney B.G. Uday, in favour of M/s. Sanka Enterprises (P) Ltd, ("**Sanka**") represented by its authorized signatory, Mr. Rakesh Bathra, in respect of the Schedule Property. The Sale Deed is registered as Document No.6286/1996-97, Book I, Volume 1015, pages 38 to 44, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.

We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, Mr. S.N. Ladhani and Mr. Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory Mr. A.V. Muralidharan and Consenting Witnesses, namely (a) Mr. G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mr. Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, Mr. B.G. Uday and Mr. B.G. Uday in his

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individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. It further denotes that the khata bearing No.409/383 has been issued in favour of Sanka in respect of the Schedule Property and other properties situated at Tarabanahalli Village. The document denotes that Mr. Mahesh Deshpande has joined this Sale Deed as Consenting Witness as a registered Agreement to Sell had been executed in respect of Survey No.12 and Survey No.35/1 (prior to their acquisition by Sanka) by the predecessors in title of Sanka in favour of Mr. Mahesh Deshpande. The document further denotes that Mr. Mahesh Deshpande is also issuing a separate declaration disclosing his knowledge of this Sale Deed and an unequivocal and unconditional consent for this Sale Deed waiving all or any of his rights which might have accrued in his favour through the registered Agreements to Sell in his favour dated 15/12/1995, 09/01/1996 and 05/12/1995. The document further denotes that "*the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney Mr. B.G. Uday in favour of Sanka. Mr. B.G. Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, Mr. B.G. Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to the Sale Deed*".

We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.

We have perused the Memorandum of Association and the Articles of Association of Sahara India dated 03/12/1991.

We have perused the Certificate of Incorporation Consequent on Change of Name dated 06/07/1998 issued by the Registrar of Companies under Section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

We have perused the Partnership Deed dated 15/04/2004 executed between Mr. N. Devarajaiah the son of (late) Narasimaiah and Mr. A. Ramakrishna the son of Mr. Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, development and sale of immovable properties in and around Bangalore.

We have perused an Authorization Letter dated 10/11/2004 denoting that Mr. A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Channahalli Villages on behalf of Annapurneshwari.

We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative Mr. Dayanand Pai, Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gauri Ganesha represented by its Partner Mr.

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G.D.R Reddy, Mr. G.D.R Reddy the son of Mr. Papi Reddy, Mr. C.M Bopaiah the son of Mr. C.B. Muthanna and Mr. B.P Srinivasa Raju the son of Mr. V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres.

We have perused the Deed of Trust dated 19/05/1993 executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner Mr. N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

We have perused the Deed of Amendment of Trust Deed dated 24/09/2004 pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19 has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gowri Ganesha represented by its Partner Mr. G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner Mr. A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney Mr. B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell was entered into between Annapurneshwari and the Trust wherein substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for

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the Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University. We had sought for the board resolution passed by the board of directors of Sahara, authorizing the sale of the property. However we have been informed that the same is not available.

We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property. The document denotes the transfer of khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06. It further appears that Khata No.421/383/209 has been issued in the name of Sahara in respect of the properties situated at Tarabanahalli Village.

We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 in respect of the Schedule Property and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that Mr. B Manamohan has been authorized to execute requisite documents in respect of the sale of 72 acres and 1.20 guntas of land situated at Channahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Schedule Property is also denoted in this resolution.

We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, Mr. B. Manamohan in favour of Sankhya represented by its Director, Mr. Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust authorized the alienation of the aforementioned properties and authorized Mr. B. Manamohan to execute requisite sale deeds in terms of the resolution dated 02/02/2008.

We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.36/4 admeasuring 8 guntas in favour of M/s. Canara Housing Development Company.

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We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No.36/4 admeasuring 8 guntas. The document denotes that Sankhya conveyed Survey No.36/4 admeasuring 8 guntas in favour of M/s. Century Dwellings Private Limited.

We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Mr. Bijay Agarwal who is represented by his Power of Attorney Holder Mr. R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect

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of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 sq. meters (918.43 guntas).

We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The BIAAPA has sanctioned the formation of a residential layout in respect of these properties. The Order states that the Government had issued a Notification dated 27/01/2009 bearing No.UDD/157/BMR/2005 and the Revised Order dated 29/01/2009 stating that the conversion of any property which was converted before 17/09/2004 will have to be protected. The lands forming the subject matter of this Order are located partly in the "residential" zone and partly in the "parks" zone as per the Master Plan – 2021 prepared by the BIAAPA. However given that these lands were converted for residential purposes before 17/09/2004, the BIAAPA has treated these lands as "residential". The Order further denotes that the applicants have paid the requisite taxes and have submitted the No-Objection Certificate issued by the Karnataka State Pollution Control Board ("**KSPCB**"). The Order denotes that from out of the approved residential sites totaling to 577 sites, 40% of the sites (totaling to 230 sites) have been released as per the list annexed to the Order. The Order denotes that the applicant is permitted to collect consideration respect of the released sites for development of the layout and only the sites that have been released may be registered. The following conditions have been prescribed by the BIAAPA:

1. The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).

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2. Upon the development of roads, drainage system, drinking water connection, electricity connection etc. the Authorities will inspect the layout and accord their final approval.
3. Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.
4. If within the prescribed time limit, the basic amenities are not developed, then the government shall have the right to take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
5. The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.
6. No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.
7. Compulsory provision must be made in the buildings forming part of the layout plan for rain water harvesting and conservation of ground water.
8. In accordance with the application of the developer 40% of the sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.
9. Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.
10. Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% of the sites that have been released in the sanctioned plan.

We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 while considering additional Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No.BIA7APA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)]. The document denotes that the Layout Plan has been

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approved for duration of two years from 24/05/2013 to 23/05/2015.

We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

1. The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
2. The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

We observe that the said Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

We have perused the Record of Rights, Tenancy and Crops Certificate ("**RTC**") Extracts for the period 1968-1969 to 1973-1974 issued by the office of the Tahsildar, Bangalore North

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(Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property. The said document denotes the name of Muniyamma as the owner.

We have perused the RTC Extracts for the periods 1975-1976 to 1979-1980 and 1980-1981 to 1983-1984 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property. The said document denotes the name of Muniyamma as the owner. Further the document also denotes a mortgage being created in respect of the aforementioned property in favour of LSPACS Ltd., Chikkajala.

A perusal of the RTC Extracts for the periods 1975-1976 to 1979-1980 and 1980-1981 to 1983-1984 denotes reference to a mortgage executed by Muniyamma in favour of LSPACS Ltd., Chikkajala. However, we have not been provided with the document denoting discharge of the same. It is pertinent to note that in terms of the provisions of Article 63 of the Limitation Act, 1963, the period of limitation for foreclosure or redemption of any mortgage of an immovable property is thirty (30) years. Since the said mortgage appears to have been created in the year 1975 and 30 years limitation period has expired, any suit for recovery or redemption of the said mortgage is barred by limitation.

We have perused the RTC Extract for the period 1985-1986 to 1987-1988 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property. The said document denotes the name of Muniyamma the daughter of Dyavappa as the owner in terms of the Index of Lands and the Record of Rights register extract bearing RR No.595. The property is denoted as ancestral property and the name of D. Kempanna is denoted as the cultivator. It is pertinent to note that there are no mortgages on the said property.

We have perused the RTC Extract for the period 1988-1989 to 1992-1993 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property. The said document denotes the name of Muniyamma the daughter of Dyavappa as the owner in terms of the Record of Rights register extract bearing RR No.595.

We have perused the RTC Extract for the period 1993-1994 to 1997-1998 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property. The said document denotes the name of Muniyamma the daughter of Dyavappa as the owner in terms of the Record of Rights register extract bearing RR No.595 and the Mutation Register extract bearing MR No.43/1995-96.

We have perused the RTC Extract for the period 1997-1998 to 2001-2002 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property. The said document denotes the name of Muniyamma the daughter of Dyavappa as the owner in terms of the Mutation Register extract bearing MR No.43/1995-96. The document also denotes that the Schedule Property has been converted for residential purposes vide Order dated 21/06/1996 bearing No. BDS/ALNSR/NA/14/1996-97 passed by the Special Deputy Commissioner.

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We have perused the RTC Extract for the periods 2000-2001 to 2005-2006 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property denoting the name of Muniyamma, as the owner in terms of the Record of Rights register extract bearing RR No.595 and Mutation Register extract bearing MR No.43/1995-96.

We have perused the RTC Extract for the periods 2006-2007 and 2007-2008 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property denoting the name of Muniyamma, as the owner during this period. The said document denotes the said extent being converted from agricultural to non agricultural residential purposes in terms of the Mutation Register extract dated 18/12/2006 bearing MR No.132/2006-07.

We have perused the Order dated 05/01/2009 bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that the aforementioned property has been converted for non-agricultural purposes under Section 95(2) of the Karnataka Land Revenue Act, 1964 ("**KLR Act**"). It further appears that under Section 95(7) of the KLR Act, the court is of the opinion that the aforementioned properties do not require payment of property taxes and thereby the names of the khatedars have been removed from Column 9 of the RTC extract and it will be denoted as *Non-Agricultural Kharab* ("**NAK**").

We have perused the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Schedule Property. The document denotes NAK in terms of an order bearing No.RRT(J)CR739/2008-09. The document denotes conversion *vide* order bearing No. BDS.ALN.SR.NA.669/96-97 and also denotes Mutation Register extract bearing MR No.31/2008-09.

We have perused the RTC Extract for the periods 2008-2009 to 2014-2015 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property denoting the property as NAK in terms of the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 as per Order dated 21/06/1996 bearing No.B.dis.ALN.SR.(NA)14/1996-97.

We have perused the RTC Extract for the periods 2015-16 and 2016-17 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property denoting the property as NAK in terms of the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 as per Order dated 21/06/1996 bearing No.B.dis.ALN.SR.(NA)14/1996-97.

We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

We have perused the Land Tax Assessment Extract for the period 2008-09 issued by the Grama

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Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property.

We have perused the Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property. The document denotes that Sankhya is required to pay a sum of Rs.1,62,102/- (Rupees One Lakh Sixty Two Thousand One Hundred Two only) towards taxes in respect of the aforementioned property.

We have perused the Endorsement dated 05/11/2007 bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that there are tenancy applications/proceedings initiated under Sections 48A and 77A and no applications are pending under Section 80 (Form 11) of the Karnataka Land Reforms Act, 1961.

We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

We have perused the Endorsement dated 01/12/2007 bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property. The document denotes that there are no proceedings initiated or pending under Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 in respect of the aforementioned properties.

We have perused the Endorsement dated 01/01/2008 issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the RTC extracts for the period 1974-75 and 1984-85 are not available.

We have perused the Endorsement dated 12/05/2017 bearing No. PTCL (BNA)CR/81/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property wherein it is denoted that there are no proceedings initiated under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

We have perused the Endorsement dated 11/04/2011 bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that that the Index of Lands Register extract cannot be issued as the same is not available.

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We have perused the Endorsement dated 25/11/2014 issued by Tahsildar, Bangalore North Taluk in respect of certain properties including the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the Mutation Register extract bearing MR No.17/1951-52 are not available.

We have perused the Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India ("**NHAI**") in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Tarabanahalli Village does not fall under the jurisdiction of NHAI under Section 3(a) of the National Highway Act, 1956.

We have perused the Endorsement dated 18/08/2015 bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisitions initiated or pending in respect of the aforementioned properties.

We have perused the Endorsement dated 01/09/2015 bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board ("**KIADB**"), Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk. In terms of the said Endorsement and the final notification dated 09/04/2008 annexed to the Endorsement, we observe that certain lands situated at Bagalur Village and Hoovinayakanahalli Village have been acquired. However, the lands situated at Tarabanahalli Village including the Schedule Property have not been notified for acquisition.

We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

We have perused the Tippani extract dated 15/07/2005 in respect of certain properties including the Schedule Property denoting the name of Muniyamma as the owner and the extent is denoted as 8 guntas.

We have perused the Atlas Nakalu in respect of certain properties including the Schedule Property, depicting the location and the extent thereof. The document further denotes Muniyamma the wife of Dyavappa as the owner of the aforesaid property.

We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document depicts the total extent as 8 guntas and does not denote any kharab land.

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We have perused the Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.36 as forming part of the said Village.

Part IV: Encumbrances

We have perused photocopies of the following encumbrance certificates:

1. Encumbrance Certificate dated 17/07/2009 issued for the period 01/04/1947 to 31/03/1969 in respect of the property bearing Survey No.36/4 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk depicts the following transactions:

    (i) Sale Deed dated 16/06/1952 executed by Hanumakka and Shamanna in favour of Munishamappa, registered as Document No.684/1952-53.
    (ii) Sale Deed dated 16/09/1960 executed by Munishamappa in favour of Muniyamma, registered as Document No.1731/1960-61.

2. Encumbrance Certificate dated 27/03/2007 issued for the period 01/04/1969 to 31/03/1986 depicts 'Nil' encumbrances in respect of the property bearing Survey No.36/4 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

3. Encumbrance Certificate dated 12/12/2008 issued for the period 01/04/1986 to 31/07/1986 depicts 'Nil' encumbrances in respect of the property bearing Survey No.36/4 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

4. Encumbrance Certificate dated 10/04/2007 issued for the period 01/08/1986 to 31/05/1989 depicts 'Nil' encumbrances in respect of the property bearing Survey No.36/4 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

5. Encumbrance Certificate dated 02/04/2007 issued for the period 01/06/1989 to 31/03/2004 in respect of the property bearing Survey No.36/4 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli depicts the following transactions:

    (i) Sale Deed dated 31/03/1997 executed by Muniyamma represented by her General Power of Attorney B.G. Uday in favour of Sanka represented by its authorized signatory, Mr. Rakesh Bathra, registered as Document No.6286/1996-97
    (ii) Sale Deed dated 09/12/2003, executed by Sanka, represented by its Directors, Mr. S.N. Ladhani and Mr. Babulal Nichani in favour of Sahara represented by its authorised signatory Mr. A.V. Muralidharan, registered as Document No.12618/2003-04.

6. Encumbrance Certificate dated 20/03/2007 issued for the period 01/04/2004 to 15/03/2007 depicts the Sale Deed dated 31/01/2005 executed by Sahara represented by Diwakar Asthana in favour of Trust represented by its GPA Holder Mr. B. Manamohan in respect

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of the property bearing Survey No.36/4 admeasuring 8 guntas, registered as Document No.YAN-1-22127-2004-05.

7. Encumbrance Certificate dated 20/10/2008 issued for the period 16/03/2007 to 19/10/2008 depicts the Sale Deed dated 11/04/2008, executed by Trust represented by its Special Officer Mr. B. Manamohan in favour of Sankhya represented by its Director Mr. Bijay Kumar Agarwal represented by his SPA Holder Mr. Ashwin Sancheti in respect of the property bearing Survey No.36/4 admeasuring 8 guntas, registered as Document No.JAL-1-00143-2008-09.

8. Encumbrance Certificate dated 02/07/2009 issued for the period 01/04/2008 to 01/07/2009 depicts the Sale Deed dated 11/04/2008, executed by Trust represented by its Special Officer Mr. B. Manamohan in favour of Sankhya represented by its Director Mr. Bijay Kumar Agarwal represented by his SPA Holder Mr. Ashwin Sancheti in respect of the property bearing Survey No.36/4 admeasuring 8 guntas, registered as Document No.JAL-1-00143-2008-09.

9. Encumbrance Certificate dated 04/07/2011 issued for the period 01/07/2009 to 31/03/2011 depicts 'Nil' encumbrances in respect of the property bearing Survey No.36/4 admeasuring 8 guntas, situated at Tarabanahalli.

10. Encumbrance Certificate dated 13/04/2012 issued for the period 01/04/2011 to 11/04/2012 depicts 'Nil' encumbrances in respect of the property bearing Survey No.36/4 admeasuring 8 guntas, situated at Tarabanahalli.

11. Encumbrance Certificate dated 02/01/2016 issued for the period 01/11/2014 to 02/01/2016 by the office of the Senior Sub Registrar, Ganganagar depicts 'Nil' encumbrances in respect of the Schedule Property.

12. Encumbrance Certificate dated 03/05/2017 issued for the period 01/04/2015 to 27/04/2017 by the office of the Senior Sub Registrar, Yelahanka depicts 'Nil' encumbrances in respect of the Schedule Property.

13. The Encumbrance Certificate for the period 01/04/2017 to 18/06/2024 with respect to the Schedule Property denotes the Sale Deed dated 20/03/2024 executed by the Sankhya Realtors Private Limited and others in favour of Century Dwellings Private Limited, registered as Document No.BYP-1-18572-2003-04.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

Litigation: We are given to understand from the representatives of M/s. Century Dwellings Private Limited, that there are no pending litigations in relation to the Schedule Property

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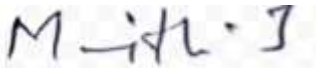
CONCLUSION

Based on an analysis of the above documents and subject to the observations made herein above, we are of the opinion that M/s. Sankhya Realtors Private Limited is the sole and absolute owner of all that piece and parcel of the residentially converted land bearing Survey No.36/4 admeasuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk (earlier Yelahanka Taluk and much earlier Devanahalli Taluk), subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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SCHEDULE PROPERTY

All that piece and parcel of the residentially converted land bearing Survey No.36/4 measuring 8 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk and bounded on the:

East by : Portion of the land bearing Survey No.37;
West by : Land bearing Survey No.36/3;
North by : Land bearing Survey No.36/2; and
South by : Land bearing Survey No.36/6.

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Documents Examined

We have been provided with photocopies of the following documents:

Sl. No.	Date	Description of Documents
1.	30/09/1944	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk in respect of the property bearing Survey No.36 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
2.	Date not clear	Record of Rights Register extract bearing RR No.117 issued by the Office of the Tahsildar, Yelahanka, Bangalore in respect of the Schedule Property.
3.	Date not clear	Record of Rights Register extract bearing RR No.418 issued by the Office of the Tahsildar, Yelahanka, Bangalore in respect of the Schedule Property.
4.	29/05/1952	Sale Deed executed by Hanumakka the wife of Chikkamuniyappa, Shamanna the son of Chikkamuniyappa, Muniyanna and Byranna, both being the minor sons of Chikkamuniyappa represented by their mother and natural guardian Hanumakka in favour of Munishamappa the son of Nanjappa in respect of the property Schedule Property. The Sale Deed is registered as Document No.684/1952-53, Book I, Volume 615, pages 92 to 94, in the office of the Sub-registrar, Devanahalli.
5.	08/09/1960	Sale Deed executed by Munishamappa the son of Nanjappa in favour of Muniyamma the daughter of Dyavappa in respect of certain properties including the Schedule Property. The Sale Deed is registered as Document No.1731/1960-61, Book I, Volume 794, pages 6 to 7, in the office of the Sub-registrar, Devanahalli.
6.	11/03/1996	Mutation Register extract bearing MR No.43/1995-96 issued by the Tahsildar, Bangalore North Taluk, Bangalore.
7.	12/04/1996	General Power of Attorney executed by Muniyamma the wife of Krishnappa in favour of B.G. Uday the son of B.N. Garudachar, constituting him as her attorney, in respect of certain properties including the Schedule Property. The General Power of Attorney is registered as Document No.29/1996-97, Book IV, Volume SF-57, pages 141 to 147, in the office of the Sub-Registrar, Yelahanka, Bangalore.
8.	21/06/1996	Official Memorandum bearing No.ALN/SR(NA)14/1996-97 issued by the Special Deputy Commissioner, Bangalore District.

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9.	18/12/2006	Mutation Register extract bearing MR No.132/2006-07 issued by the Office of the Tahsildar, Yelahanka, Bangalore North (Addl.) Taluk.
10.	21/03/1997	Sale Deed executed by Muniyamma the wife of Dyavappa, represented by her General Power of Attorney B.G. Uday the son of B.N. Garudachar, in favour of M/s. Sanka Enterprises (P) Ltd, ("**Sanka**") represented by its authorized signatory, Mr. Rakesh Bathra, in respect of the Schedule Property. The Sale Deed is registered as Document No.6286/1996-97, Book I, Volume 1015, pages 38 to 44, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
11.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, Mr. S.N. Ladhani and Mr. Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory Mr. A.V. Muralidharan and Consenting Witnesses, namely (a) Mr. G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mr. Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, Mr. B.G. Uday and Mr. B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
12.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.
13.	03/12/1991	Memorandum of Association and the Articles of Association of Sahara India.
14.	06/07/1998	Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies under Section 21 of the Companies Act, 1956.
15.	15/04/2004	Partnership Deed executed between Mr. N. Devarajaiah the son of (late) Narasimaiah and Mr. A. Ramakrishna the son of Mr. Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
16.	10/11/2004	Authorization Letter denoting that Mr. A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Channahalli Villages on behalf of Annapurneshwari.
17.	05/10/2004	Agreement of Sale executed between Annapurneshwari represented by its Authorized Representative Mr. Dayanand Pai, Sahara represented by

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		its authorized signatory Mr. Diwakar Asthana, Gauri Ganesha represented by its Partner Mr. G.D.R Reddy, Mr. G.D.R Reddy the son of Mr. Papi Reddy, Mr. C.M Bopaiah the son of Mr. C.B. Muthanna and Mr. B.P Srinivasa Raju the son of Mr. V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres.
18.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
19.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner Mr. N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk.
20.	24/09/2004	Deed of Amendment of Trust Deed pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV.
21.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gowri Ganesha represented by its Partner Mr. G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner Mr. A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney Mr. B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
22.	Date not clear	Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property.
23.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
24.	08/09/2006	Memorandum of Association and the Articles of Association of Sankhya.

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25.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust in respect of the Schedule Property and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk.
26.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, Mr. B. Manamohan in favour of Sankhya represented by its Director, Mr. Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore.
27.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company
28.	07/09/2016	General Power of Attorney executed by Dr. P. Dayananda Pai, son of Narasimha Pai in favour of his son P. Ravindra Pai, registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore
29.	05/06/2007	Partnership Deed in relation to M/s. Canara Housing Development Company
30.	27/03/2024,	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, in favour of M/s. Century Dwellings Private Limited, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore
31.	--	Certificate of Incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
32.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Mr. Bijay Agarwal who is represented by his Power of Attorney Holder Mr. R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

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33.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
34.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
35.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
36.	24/05/2013	Residential Sanctioned Layout Plan bearing No.BIA7APA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)].
37.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk.
38.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
39.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
40.	Date not clear	Record of Rights, Tenancy and Crops Certificate ("**RTC**") Extracts for the period 1968-1969 to 1973-1974 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property.
41.	Date not clear	RTC Extracts for the period 1975-1976 to 1979-1980 and 1980-1981 to 1983-1984 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property.
42.	Date not clear	RTC Extract for the period 1985-1986 to 1987-1988 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property.
43.	Date not clear	RTC Extract for the period 1988-1989 to 1992-1993 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property.
44.	Date not clear	RTC Extract for the period 1993-1994 to 1997-1998 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property.

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45.	Date not clear	RTC Extract for the period 1997-1998 to 2001-2002 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property.
46.	Date not clear	RTC Extract for the periods 2000-2001 to 2005-2006 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property.
47.	Date not clear	RTC Extract for the periods 2006-2007 and 2007-2008 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property.
48.	05/01/2009	Order bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
49.	24/01/2009	Mutation Register extract bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Schedule Property.
50.	Date not clear	RTC Extract for the periods 2008-2009 to 2014-2015 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property.
51.	Date not clear	RTC Extract for the periods 2015-16 and 2016-17 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property.
52.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk.
53.	Date not clear	Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk.
54.	Date not clear	Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk.
55.	05/11/2007	Endorsement bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
56.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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57.	01/12/2007	Endorsement bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property.
58.	01/01/2008	Endorsement issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
59.	12/05/2017	Endorsement bearing No. PTCL (BNA)CR/81/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property .
60.	11/04/2011	Endorsement bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
61.	25/11/2014	Endorsement issued by Tahsildar, Bangalore North Taluk in respect of certain properties including the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
62.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
63.	18/08/2015	Endorsement bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
64.	01/09/2015	Endorsement bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk.
65.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
66.	15/07/2005	Tippani extract in respect of certain properties including the Schedule Property.
67.	Date not clear	Atlas Nakalu in respect of certain properties including the Schedule Property.

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68.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
69.	Date not clear	Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk.
70.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
71.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited

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DUE DILIGENCE REPORT

We have in this Report in respect of the property being residentially converted land bearing Survey No.36/5 admeasuring 11 guntas including 1 gunta of kharab land, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk (earlier Yelahanka Taluk much earlier Devanahalli Taluk) (the "Schedule Property")

We have perused the Hissa Survey Tippani dated 30/09/1944 issued by the Tahsildar, Bangalore North Taluk in respect of the property bearing Survey No.36 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the bifurcation of Survey No.36 into six (6) hissas and the names of the respective Hissadars. The said document further denotes the following:

(a) Survey No.36/1 owned by Munihanumantharayappa the son of Abbaiaappa.
(b) Survey No.36/2 owned by Doddamuniyappa the son of Annaiappa.
(c) Survey No.36/3 owned by Chikkannaiappa.
(d) Survey No.36/4 owned by Chikkamuniyappa.
(e) Survey No.36/5 owned by Hanumanthappa.
(f) Survey No.36/6 owned by Anjinappa.

We have perused the Record of Rights Register extract bearing RR No.118 issued in respect of the Schedule Property (Survey No.36/5), depicting the name of Hanumanthappa as the owner having inherited the Schedule Property and being in possession of the same pursuant to a family partition. The said document further depicts the Mutation Register extract bearing MR No.19/1951-52.

We have perused the Sale Deed dated 29/05/1952 executed by Munishyamaiah and Narayanaswamy, the sons of Hanumanthappa in favour of Dyavappa the son of Soluru Dyavappa in respect of the property bearing Survey No.36/5 admeasuring 10 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.686/1952-53, Book I, Volume 615, pages 94 to 96, in the office of the Sub-registrar, Devanahalli. On a perusal of the said document, it appears that the aforesaid property was an ancestral property and pursuant to a family partition has fallen to the share of the said Munishyamaiah and Narayanaswamy. The document also denotes that the consideration received in terms of the said sale was used to repay the loan taken from one Mestri Venkataramanappa.

We have perused the Partition Deed dated 01/07/1970 executed between (late) Solur Dyavappa, his children and grandchildren namely Solur Dyavappa, Bacchappa, Munishamappa, Thayappa (since deceased) his wife Kempakka, Patalappa, Nanjappa, Shyamanna and Kempanna in respect of their joint family properties. The said Partition Deed is registered as Document No.2216/1970-71, Book-I, Volume 1065, pages 215 to 223 in the office of the Sub-registrar, Devanahalli. On a perusal of the said Partition Deed, it appears that the property bearing Survey No.36/5 admeasuring 10 guntas was allotted to the share of Nanjappa the son of Dyavappa.

We have perused the Mutation Register extract dated 09/02/1996 bearing MR No.33/1995-96 issued by the Revenue Inspector, Bangalore North Taluk, Bangalore in respect of certain properties including the property bearing Survey No.36/5 admeasuring 10 guntas pursuant to

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the Partition between D. Nanjappa and his children D. Rajanna and T.N. Kempanna depicting the transfer of khata of the said property in the name of D. Rajanna the son of Nanjappa. *We have been informed that the documents relating to the aforesaid partition and the genealogical tree of Nanjappa are not available.*

We have perused the General Power of Attorney dated 12/04/1996 executed by Rajanna the son of Nanjappa in favour of B.G. Uday the son of B.N. Garudachar, constituting him as his attorney, in respect of the property bearing Survey No.36/5 admeasuring 10 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The General Power of Attorney is registered as Document No.32/1996-97, Book IV, Volume SF-57, pages 158 to 164, in the office of the Sub-Registrar, Yelahanka, Bangalore. The document denotes that Rajanna has authorized and empowered B.G. Uday *inter-alia* to convey the aforesaid property on his behalf in favour of third parties and the said B.G. Uday has also been authorized to receive sale consideration and issue receipts. Further, the said document denotes that Rajanna has sought to sell the property for the purpose of meeting his legal necessities.

We have perused the Official Memorandum dated 25/07/1997 bearing No.BDS:ALN/SR(NA)668/1996-97 issued by the Special Deputy Commissioner, Bangalore District to D. Rajanna, denoting the conversion of the property bearing Survey No.36/5 admeasuring 11 guntas including 1 gunta of kharab land (Schedule Property) situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk from agricultural purpose to non-agricultural residential purpose subject to certain terms and conditions stated therein. It is pertinent to note that the aforesaid property includes 1 gunta of kharab land and the applicant D. Rajanna has paid a sum of Rs. 20,000/- for conversion of the said kharab land.

We have perused the Sale Deed dated 28/07/1997 executed by D. Rajanna the son of Nanjappa, represented by her General Power of Attorney B.G. Uday, in favour of M/s. Sanka Enterprises (P) Ltd, ("**Sanka**") in respect of a portion of the Schedule Property measuring 5 guntas. The Sale Deed is registered as Document No.BNG(U)-YLNK/3443/1997-98, stored in CD No.4, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.

We have perused the Sale Deed dated 28/07/1997 executed by D. Rajanna the son of Nanjappa, represented by her General Power of Attorney B.G. Uday, in favour of Sanka in respect of the balance portion of the Schedule Property measuring 6 guntas. The Sale Deed is registered as Document No.BNG(U)-YLNK/3453/1997-98, stored in CD No.4, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.

We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, Mr. S.N. Ladhani and Mr. Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory Mr. A.V. Muralidharan and Consenting Witnesses, namely (a) Mr. G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mr. Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, Mr. B.G. Uday and Mr. B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. It further denotes that the khata bearing No.409/383 has been issued in favour of Sanka in

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respect of the Schedule Property and other properties situated at Tarabanahalli Village. The document denotes that Mr. Mahesh Deshpande has joined this Sale Deed as Consenting Witness as a registered Agreement to Sell had been executed in respect of Survey No.12 and Survey No.35/1 (prior to their acquisition by Sanka) by the predecessors in title of Sanka in favour of Mr. Mahesh Deshpande. The document further denotes that Mr. Mahesh Deshpande is also issuing a separate declaration disclosing his knowledge of this Sale Deed and an unequivocal and unconditional consent for this Sale Deed waiving all or any of his rights which might have accrued in his favour through the registered Agreements to Sell in his favour dated 15/12/1995, 09/01/1996 and 05/12/1995. The document further denotes that "*the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney Mr. B.G. Uday in favour of Sanka. Mr. B.G. Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, Mr. B.G. Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to the Sale Deed*".

We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.

We have perused the Memorandum of Association and the Articles of Association of Sahara India dated 03/12/1991.

We have perused the Certificate of Incorporation Consequent on Change of Name dated 06/07/1998 issued by the Registrar of Companies under Section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

We have perused the Partnership Deed dated 15/04/2004 executed between Mr. N. Devarajaiah the son of (late) Narasimaiah and Mr. A. Ramakrishna the son of Mr. Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, development and sale of immovable properties in and around Bangalore.

We have perused an Authorization Letter dated 10/11/2004 denoting that Mr. A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Chennahalli Villages on behalf of Annapurneshwari.

We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative Mr. Dayanand Pai, Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gauri Ganesha represented by its Partner Mr. G.D.R Reddy, Mr. G.D.R Reddy the son of Mr. Papi Reddy, Mr. C.M Bopaiah the son of Mr. C.B. Muthanna and Mr. B.P Srinivasa Raju the son of Mr. V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Chennahalli and

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Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres.

We have perused the Deed of Trust dated 19/05/1993 executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner Mr. N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

We have perused the Deed of Amendment of Trust Deed dated 24/09/2004 pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19 has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gowri Ganesha represented by its Partner Mr. G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner Mr. A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney Mr. B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell was entered into between Annapurneshwari and the Trust wherein substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for the Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational

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institution as an extension of its University. We had sought for the board resolution passed by the board of directors of Sahara, authorizing the sale of the property. However we have been informed that the same is not available.

We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property. The document denotes the transfer of khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06. It further appears that Khata No.421/383/209 has been issued in the name of Sahara in respect of the properties situated at Tarabanahalli Village.

We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 in respect of the Schedule Property and certain other properties situated at Chennahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that Mr. B Manamohan has been authorized to execute requisite documents in respect of the sale of 72 acres and 1.20 guntas of land situated at Chennahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Schedule Property is also denoted in this resolution.

We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, Mr. B. Manamohan in favour of Sankhya represented by its Director, Mr. Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust authorized the alienation of the aforementioned properties and authorized Mr. B. Manamohan to execute requisite sale deeds in terms of the resolution dated 02/02/2008.

We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.36/5 admeasuring 11 guntas in favour of M/s. Canara Housing Development Company.

We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in

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Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No.36/5 admeasuring 11 guntas. The document denotes that Sankhya conveyed Survey No.36/5 admeasuring 11 guntas in favour of M/s. Century Dwellings Private Limited.

We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Mr. Bijay Agarwal who is represented by his Power of Attorney Holder Mr. R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

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The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 sq. meters (918.43 guntas).

We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The BIAAPA has sanctioned the formation of a residential layout in respect of these properties. The Order states that the Government had issued a Notification dated 27/01/2009 bearing No.UDD/157/BMR/2005 and the Revised Order dated 29/01/2009 stating that the conversion of any property which was converted before 17/09/2004 will have to be protected. The lands forming the subject matter of this Order are located partly in the "residential" zone and partly in the "parks" zone as per the Master Plan – 2021 prepared by the BIAAPA. However given that these lands were converted for residential purposes before 17/09/2004, the BIAAPA has treated these lands as "residential". The Order further denotes that the applicants have paid the requisite taxes and have submitted the No-Objection Certificate issued by the Karnataka State Pollution Control Board ("**KSPCB**"). The Order denotes that from out of the approved residential sites totaling to 577 sites, 40% of the sites (totaling to 230 sites) have been released as per the list annexed to the Order. The Order denotes that the applicant is permitted to collect consideration respect of the released sites for development of the layout and only the sites that have been released may be registered. The following conditions have been prescribed by the BIAAPA:

1. The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
2. Upon the development of roads, drainage system, drinking water connection, electricity connection etc. the Authorities will inspect the layout and accord their final approval.
3. Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above,

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an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.

4. If within the prescribed time limit, the basic amenities are not developed, then the government shall have the right to take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
5. The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.
6. No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.
7. Compulsory provision must be made in the buildings forming part of the layout plan for rain water harvesting and conservation of ground water.
8. In accordance with the application of the developer 40% of the sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.
9. Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.
10. Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% of the sites that have been released in the sanctioned plan.

We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 while considering additional Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No.BIA7APA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)]. The document denotes that the Layout Plan has been approved for duration of two years from 24/05/2013 to 23/05/2015.

We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain

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other properties in Tarabanahalli and Chennahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

1. The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
2. The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

We observe that the said Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

We have perused the Record of Rights, Tenancy and Crops Certificate ("**RTC**") extracts for the period 1968-1969 to 1973-1974, 1975-1976 to 1983-1984 and 1985-86 to 1987-88 issued in respect of the Schedule Property denoting the names of Dyavappa and Nanjappa as the owners during that period in terms of Partition. The document further denotes that the property as a self acquired property. The document further denotes that the property as self acquired property and Record of Rights register extract bearing RR No.501.

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We have perused the RTC Extract for the period 1988-1989 to 1992-1993 issued in respect of the Schedule Property denoting the name of Dyavappa as the erstwhile owner in terms of the Record of Rights register extract bearing RR No.501 and the name of Nanjappa the son of Dyavappa as the subsequent owner in terms of a Partition.

We have perused the RTC Extract for the period 1993-1994 to 1997-1998 issued in respect of the Schedule Property. The said document denotes the name of Dyavappa in terms of the Record of Rights register extract bearing RR No.501 and Nanjappa the son of Dyavappa in terms of a Partition as the erstwhile owners and the name of D. Rajanna the son of Nanjappa as the subsequent owner in terms of the Mutation register extract bearing MR No.33/1995-96.

We have perused the RTC Extract for the period 1997-1998 to 2006-2007 issued in respect of the Schedule Property. The said document denotes the name of D. Rajanna the son of Nanjappa as the owner in terms of the Mutation register extract bearing MR No.33/1995-96.

We have perused the RTC Extract for the period 2007-08 issued in respect of the Schedule Property. The said document denotes the name of D. Rajanna the son of Nanjappa as the owner in respect of an extent of 10 guntas (converted) in terms of the Mutation register extract bearing MR No.13/2007-08. *However, we have not been provided with the aforesaid Mutation register extract bearing M.R. No. 13/2007-08.*

We have perused the Order dated 05/01/2009 bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that the aforementioned property has been converted for non-agricultural purposes under Section 95(2) of the Karnataka Land Revenue Act, 1964 ("**KLR Act**"). It further appears that under Section 95(7) of the KLR Act, the court is of the opinion that the aforementioned properties do not require payment of property taxes and thereby the names of the khatedars have been removed from Column 9 of the RTC extract and it will be denoted as *Non-Agricultural Kharab* ("**NAK**").

We have perused the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Schedule Property. The document denotes NAK in terms of an order bearing No.RRT(J)CR739/2008-09. The document denotes conversion *vide* order bearing No.BDS:ALN/SR(NA)668/1996-97 and also denotes Mutation Register extract bearing MR No.33/1995-96.

We have perused the RTC Extract for the period 2008-09 to 2014-15 issued in respect of the Schedule Property denoting the property as NAK in terms of the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 as per Order dated 28/06/1997 bearing No.BDS:ALN/SR(NA)668/1996-97.

We have perused the RTC Extracts for the periods 2015-16 and 2016-17 issued in respect of the Schedule Property denoting an extent of 10 guntas in the property as NAK in terms of the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 as per Order dated 28/06/1997 bearing No.BDS:ALN/SR(NA)668/1996-97.

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It is pertinent to note that although the entire extent of 11 guntas including 1 gunta of kharab land has been converted in terms of the aforesaid Official Memorandum, the RTC Extracts discussed above denote NAK in respect of only 10 guntas in the property.

We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

We have perused the Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property.

We have perused the Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property. The document denotes that Sankhya is required to pay a sum of Rs.1,62,102/- (Rupees One Lakh Sixty Two Thousand One Hundred Two only) towards taxes in respect of the aforementioned property.

We have perused the Endorsement dated 05/11/2007 bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that there are tenancy applications/proceedings initiated under Sections 48A and 77A and no applications are pending under Section 80 (Form 11) of the Karnataka Land Reforms Act, 1961.

We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

We have perused the Endorsement dated 01/12/2007 bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property. The document denotes that there are no proceedings initiated or pending under Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 in respect of the aforementioned properties.

We have perused the Endorsement dated 01/01/2008 issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the RTC extracts for the period 1974-75 and 1984-85 are not available.

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We have perused the Endorsement dated 12/05/2017 bearing No. PTCL (BNA)CR/81/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property wherein it is denoted that there are no proceedings initiated under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

We have perused the Endorsement dated 11/04/2011 bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that that the Index of Lands Register extract cannot be issued as the same is not available.

We have perused the Endorsement dated 25/11/2014 issued by Tahsildar, Bangalore North Taluk in respect of certain properties including the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the Mutation Register extract bearing MR No.19/1951-52 is not available.

We have perused the Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India ("**NHAI**") in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Tarabanahalli Village does not fall under the jurisdiction of NHAI under Section 3(a) of the National Highway Act, 1956.

We have perused the Endorsement dated 18/08/2015 bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisitions initiated or pending in respect of the aforementioned properties.

We have perused the Endorsement dated 01/09/2015 bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board ("**KIADB**"), Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk. In terms of the said Endorsement and the final notification dated 09/04/2008 annexed to the Endorsement, we observe that certain lands situated at Bagalur Village and Hoovinayakanahalli Village have been acquired. However, the lands situated at Tarabanahalli Village including the Schedule Property have not been notified for acquisition.

We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

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We have perused the Tippani extract dated 16/09/2000 in respect of the Schedule Property denoting the name of D. Rajanna the son of Nanjappa as the owner and the extent is denoted as 11 guntas including 1 gunta of kharab land.

We have perused the Atlas Nakalu in respect of the Schedule Property. The document depicts the name of D. Rajanna the son of Nanjappa as the owner of the Schedule Property.

We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document depicts the total extent as 11 guntas and does not denote any kharab land.

We have perused the Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.36 as forming part of the said Village.

Litigation:

We have perused the Plaint dated 13/08/2007 filed in Original Suit bearing O.S. No.796/2007 before the Court of the City Civil Judge (Senior Division) at Devanahalli by (1) T.R. Veena (2) T.R. Sathish Babu, (3) T.R. Lokesh, (4) T.R. Rupa, (5) Shwetha and (6) Manjula ("**Plaintiffs**") against (1) Rajanna, (2) B.G. Uday, (3) S.N. Ladhani, (4) Babu Lal Nichani, (5) A.V. Muralidhran and (6) Trust ("**Defendants**") seeking to pass a decree of partition by metes and bounds in respect of suit schedule properties including the property bearing Survey No.36/5 measuring 10 guntas and Survey No.36 measuring 5 guntas, all situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk and allot 6/7th share of the suit schedule properties to the Plaintiffs. *It is pertinent to note that Survey No.36 has been bifurcated into six (6) hissas. As the said document does not specifically mention the hissa to which 5 guntas fall under, we are not in a position to ascertain the which other extent apart from the Schedule Property, is a subject matter of this litigation.*

We have perused the Written Statement dated 05/11/2007 filed by Defendant No.6, i.e., Trust, in the Original Suit bearing O.S. No.796/2007, denying the allegations made by the Plaintiffs in respect of suit schedule properties including the property bearing Survey No.36/5 measuring 10 guntas and Survey No.36 measuring 5 guntas, all situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

We have perused the Order Sheet pertaining to Original Suit bearing O.S. No.796/2007. The said suit has been dismissed on 18.8.2021. We are given to understand that there are no further appeals have been filed.

Encumbrances

We have perused photocopies of the following encumbrance certificates:

1. Encumbrance Certificate dated 17/07/2009 issued for the period 01/04/1952 to 31/03/1969 in respect of the Schedule Property depicts the Sale Deed dated 16/06/1952 executed by

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Munishyamaiah and Narayanaswamy in favour of Dyavappa, registered as Document No.686/1952-53.

2. Encumbrance Certificate dated 27/03/2007 issued for the period 01/04/1969 to 31/03/1986 depicts 'Nil' encumbrances in respect of the Schedule Property. *We observe that this Encumbrance Certificate does not reflect the aforesaid Partition Deed dated 01/07/1970 registered as Document No.2216/1970-71. It is advisable to obtain a fresh Encumbrance Certificate for the period 01/04/1969 to 31/03/1986.*

3. Encumbrance Certificate dated 20/07/2009 issued for the period 01/04/1986 to 31/07/1986 depicts 'Nil' encumbrances in respect of the Schedule Property.

4. Encumbrance Certificate dated 10/04/2007 issued for the period 01/08/1986 to 31/05/1989 depicts 'Nil' encumbrances in respect of the Schedule Property.

5. Encumbrance Certificate dated 05/04/2007 issued for the period 01/06/1989 to 31/03/2004 in respect of the Schedule Property depicts the following transactions:

   (i) Sale Deed dated 31/07/1997 executed by D. Rajanna, represented by his General Power of Attorney B.G. Uday in favour of Sanka in respect of a portion of Schedule Property measuring 5 guntas, registered as Document No.BNG(U)-YLNK/3443/1997-98.
   (ii) Sale Deed dated 31/07/1997 executed by D. Rajanna, represented by his General Power of Attorney B.G. Uday in favour of Sanka in respect of the balance portion of the Schedule Property measuring 6 guntas, registered as Document No.BNG(U)-YLNK/3453/1997-98.
   (iii) Sale Deed dated 09/12/2003 executed by Sanka, represented by its Directors, Mr. S.N. Ladhani and Mr. Babulal Nichani in favour of Sahara represented by its authorised signatory Mr. A.V. Muralidharan, registered as Document No.12618/2003-04.

6. Encumbrance Certificate dated 20/03/2007 issued for the period 01/04/2004 to 15/03/2007 depicts the Sale Deed dated 31/01/2005 executed by Sahara represented by Diwakar Asthana in favour of Trust represented by its GPA Holder Mr. B. Manamohan in respect of the Schedule Property, registered as Document No.YAN-1-22127-2004-05.

7. Encumbrance Certificate dated 06/10/2008 issued for the period 15/03/2007 to 09/10/2008 depicts the Sale Deed dated 11/04/2008, executed by Trust represented by its Special Officer Mr. B. Manamohan in favour of Sankhya represented by its Director Mr. Bijay Kumar Agarwal represented by his SPA Holder Mr. Ashwin Sancheti in respect of the Schedule Property, registered as Document No.JAL-1-00143-2008-09.

8. Encumbrance Certificate dated 02/07/2009 issued for the period 01/04/2008 to 19/06/2009 depicts the Sale Deed dated 11/04/2008, executed by Trust represented by its Special Officer Mr. B. Manamohan in favour of Sankhya represented by its Director Mr. Bijay Kumar Agarwal represented by his SPA Holder Mr. Ashwin Sancheti in respect of the Schedule Property, registered as Document No.JAL-1-00143-2008-09.

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9. Encumbrance Certificate dated 04/07/2011 issued for the period 19/06/2009 to 31/03/2011 depicts 'Nil' encumbrances in respect of the Schedule Property.

10. Encumbrance Certificate dated 05/11/2014 issued for the period 01/04/2011 to 04/11/2014 depicts 'Nil' encumbrances in respect of the Schedule Property. *We observe that the said encumbrance certificate does not reflect the Relinquishment Deed dated 23/05/2013, registered as Document No. 384/2013-14. Therefore, it is advisable to obtain a rectified encumbrance certificate to reflect the said transaction.*

11. Encumbrance Certificate dated 02/01/2016 issued for the period 01/11/2014 to 01/01/2016 by the office of the Senior Sub Registrar, Ganganagar depicts 'Nil' encumbrances in respect of the Schedule Property.

12. Encumbrance Certificate dated 03/05/2017 issued for the period 01/04/2015 to 27/04/2017 by the office of the Senior Sub Registrar, Yelahanka depicts 'Nil' encumbrances in respect of the Schedule Property.

13. The Encumbrance Certificate for the period 01/04/2017 to 18/06/2024 with respect to the Schedule Property denotes the Sale Deed dated 20/03/2024 executed by the Sankhya Realtors Private Limited and others in favour of Century Dwellings Private Limited, registered as Document No.BYP-1-18572-2003-04.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

Litigation: We are given to understand from the representatives of M/s. Century Dwellings Private Limited, that there are no pending litigations in relation to the Schedule Property.

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CONCLUSION

Based on an analysis of the above documents and the observations made herein above, we are of the opinion that M/s. Sankhya Realtors Private Limited is the sole and absolute owner of all that piece and parcel of the residentially converted land bearing Survey No.36/5 admeasuring 11 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk (earlier Yelahanka Taluk and much earlier Devanahalli Taluk), subject to the mortgage created in favour of Catalyst Trusteeship Limited.

M.J

MANJUNATHA. J
Advocate
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Schedule Property

All that piece and parcel of the residentially converted land bearing Survey No.36/5 admeasuring 11 guntas including 1 gunta of kharab land, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk and bounded on the:

East by : Land bearing Survey No.36/6;
West by : Portion of the land bearing Survey Nos.58/2 and 58/3;
North by : Land bearing Survey No.36/3; and
South by : Portion of the land bearing Survey No.35/1.

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Documents Examined

We have been provided with photocopies of the following documents:

Sl. No.	Date	Description of Documents
1.	30/09/1944	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk pertaining to the property bearing Survey No.36 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
2.	Date not clear	Record of Rights Register extract bearing RR No.118 issued in respect of the Schedule Property.
3.	29/05/1952	Sale Deed executed by Munishyamaiah and Narayanaswamy, the sons of Hanumanthappa in favour of Dyavappa the son of Soluru Dyavappa in respect of the property bearing Survey No.36/5 admeasuring 10 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.686/1952-53, Book I, Volume 615, pages 94 to 96, in the office of the Sub-registrar, Devanahalli.
4.	01/07/1970	Partition Deed executed between (late) Solur Dyavappa, his children and grandchildren namely Solur Dyavappa, Bacchappa, Munishamappa, Thayappa (since deceased) his wife Kempakka, Patalappa, Nanjappa, Shyamanna and Kempanna in respect of their joint family properties. The said Partition Deed is registered as Document No.2216/1970-71, Book-I, Volume 1065, pages 215 to 223 in the office of the Sub-registrar, Devanahalli.
5.	09/02/1996	Mutation Register extract bearing MR No.33/1995-96 issued by the Revenue Inspector, Bangalore North Taluk, Bangalore in respect of certain properties including the property bearing Survey No.36/5 admeasuring 10 guntas.
6.	12/04/1996	General Power of Attorney executed by Rajanna the son of Nanjappa in favour of B.G. Uday the son of B.N. Garudachar, constituting him as his attorney, in respect of the property bearing Survey No.36/5 admeasuring 10 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The General Power of Attorney is registered as Document No.32/1996-97, Book IV, Volume SF-57, pages 158 to 164, in the office of the Sub-Registrar, Yelahanka, Bangalore.
7.	25/07/1997	Official Memorandum bearing No.BDS:ALN/SR(NA)668/1996-97 issued by the Special Deputy Commissioner, Bangalore District to D. Rajanna, denoting the conversion of the property bearing Survey

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		No.36/5 admeasuring 11 guntas including 1 gunta of kharab land situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk ("**Schedule Property**")
8.	28/07/1997	Sale Deed executed by D. Rajanna the son of Nanjappa, represented by her General Power of Attorney B.G. Uday, in favour of M/s. Sanka Enterprises (P) Ltd, ("**Sanka**") in respect of a portion of the Schedule Property measuring 5 guntas. The Sale Deed is registered as Document No.BNG(U)-YLNK/3443/1997-98, stored in CD No.4, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
9.	28/07/1997	Sale Deed executed by D. Rajanna the son of Nanjappa, represented by her General Power of Attorney B.G. Uday, in favour of Sanka in respect of the balance portion of the Schedule Property measuring 6 guntas. The Sale Deed is registered as Document No.BNG(U)-YLNK/3453/1997-98, stored in CD No.4, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
10.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, Mr. S.N. Ladhani and Mr. Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory Mr. A.V. Muralidharan and Consenting Witnesses, namely (a) Mr. G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mr. Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, Mr. B.G. Uday and Mr. B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
11.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.
12.	03/12/1991	Memorandum of Association and the Articles of Association of Sahara India.
13.	06/07/1998	Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies under Section 21 of the Companies Act, 1956.
14.	15/04/2004	Partnership Deed executed between Mr. N. Devarajaiah the son of (late) Narasimaiah and Mr. A. Ramakrishna the son of Mr. Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.

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15.	10/11/2004	Authorization Letter denoting that Mr. A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Chennahalli Villages on behalf of Annapurneshwari.
16.	05/10/2004	Agreement of Sale executed between Annapurneshwari represented by its Authorized Representative Mr. Dayanand Pai, Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gauri Ganesha represented by its Partner Mr. G.D.R Reddy, Mr. G.D.R Reddy the son of Mr. Papi Reddy, Mr. C.M Bopaiah the son of Mr. C.B. Muthanna and Mr. B.P Srinivasa Raju the son of Mr. V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres.
17.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
18.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner Mr. N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk.
19.	24/09/2004	Deed of Amendment of Trust Deed pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV.
20.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gowri Ganesha represented by its Partner Mr. G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner Mr. A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney Mr. B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.

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21.	Date not clear	Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property.
22.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
23.	08/09/2006	Memorandum of Association and the Articles of Association of Sankhya.
24.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust in respect of the Schedule Property and certain other properties situated at Chennahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk.
25.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, Mr. B. Manamohan in favour of Sankhya represented by its Director, Mr. Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore.
26.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company
27.	07/09/2016	General Power of Attorney executed by Dr. P. Dayananda Pai, son of Narasimha Pai in favour of his son P. Ravindra Pai, registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore
28.	05/06/2007	Partnership Deed in relation to M/s. Canara Housing Development Company
29.	27/03/2024,	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, in favour of M/s. Century Dwellings Private Limited, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore
30.	--	Certificate of Incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.

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31.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Mr. Bijay Agarwal who is represented by his Power of Attorney Holder Mr. R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
32.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
33.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
34.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
35.	24/05/2013	Residential Sanctioned Layout Plan bearing No.BIA7APA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)].
36.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk.
37.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
38.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
39.	Date not clear	Record of Rights, Tenancy and Crops Certificate ("**RTC**") extracts for the period 1968-1969 to 1973-1974, 1975-1976 to 1983-1984 and 1985-86 to 1987-88 issued in respect of the Schedule Property.
40.	Date not clear	RTC Extract for the period 1988-1989 to 1992-1993 issued in respect of the Schedule Property.

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41.	Date not clear	RTC Extract for the period 1993-1994 to 1997-1998 issued in respect of the Schedule Property.
42.	Date not clear	RTC Extract for the period 1997-1998 to 2006-2007 issued in respect of the Schedule Property.
43.	Date not clear	RTC Extract for the period 2007-08 issued in respect of the Schedule Property.
44.	05/01/2009	Order bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
45.	24/01/2009	Mutation Register extract bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Schedule Property.
46.	Date not clear	RTC Extract for the period 2008-09 to 2014-15 issued in respect of the Schedule Property.
47.	Date not clear	RTC Extract for the period 2015-16 and 2016-17 issued in respect of the Schedule Property.
48.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk.
49.	Date not clear	Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk.
50.	Date not clear	Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk.
51.	05/11/2007	Endorsement bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
52.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
53.	01/12/2007	Endorsement bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property.

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54.	01/01/2008	Endorsement issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
55.	12/05/2017	Endorsement bearing No. PTCL (BNA)CR/81/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property.
56.	11/04/2011	Endorsement bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
57.	25/11/2014	Endorsement issued by Tahsildar, Bangalore North Taluk in respect of certain properties including the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
58.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
59.	18/08/2015	Endorsement bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
60.	01/09/2015	Endorsement bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk.
61.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
62.	16/09/2000	Tippani extract in respect of the Schedule Property.
63.	Date not clear	Atlas Nakalu in respect of the Schedule Property.
64.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
65.	Date not clear	Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk.

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66.	13/08/2007	Plaint filed in Original Suit bearing O.S. No.796/2007 before the Court of the City Civil Judge (Senior Division) at Devanahalli.
67.	05/11/2007	Written Statement filed by Defendant No.6, i.e., Trust, in the Original Suit bearing O.S. No.796/2007.
68.	Date not clear	Order Sheet pertaining to Original Suit bearing O.S. No.796/2007.
69.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
70.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited

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DUE DILIGENCE REPORT

We have in this report dealt with the residentially converted land bearing Survey No.36/6 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk (earlier YelahankaTaluk much earlier Devanahalli Taluk) (the "Schedule Property").

We have perused the Hissa Survey Tippani dated 30/09/1944 issued by the Tahsildar, Bangalore North Taluk in respect of the property bearing Survey No.36 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the bifurcation of Survey No.36 into six (6) hissas and the names of the respective Hissadars. The said document further denotes following:

(a) Survey No.36/1 owned by Munihanumantharayappa the son of Abbaiahappa.
(b) Survey No.36/2 owned by Doddamuniyappa the son of Annaiahppa.
(c) Survey No.36/3 owned by Chikkannaiappa.
(d) Survey No.36/4 owned by Chikkamuniyappa.
(e) Survey No.36/5 owned by Hanumanthappa.
(f) Survey No.36/6 owned by Anjinappa.

We have perused the Record of Rights Register extract bearing RR No.119 issued by the Office of the Tahsildar, Yelahanka, Bangalore depicting the name of Anjinappa as the owner and further depicting that he acquired the Schedule Property in terms of a family partition. The said document further depicts the Record of Rights register extract bearing RR 498 and Mutation Register extract bearing MR No.16/1951-52. *We had sought for the Record of Rights register extract bearing RR No.498; however we have informed that the same is not available.*

We have perused the Sale Deed dated 29/05/1952 executed by Anjinappa the son of Koti Byrappa in favour of Munishamappa the son of Nanjappa in respect of the Schedule Property. The Sale Deed is registered as Document No.683/1952-53, Book I, Volume 614, pages 147 to 148, in the office of the Sub-registrar, Devanahalli. On a perusal of the said document, it appears that the aforesaid property was an ancestral property of Anjinappa and was allotted to his share in the family partition between him and his brothers. *We had sought for the partition deed between Anjinappa and his brothers as referred to in the aforementioned Sale Deed and the genealogical tree of Koti Byrappa, the father of Anjinappa denoting the details of his family members to confirm if all his children are parties to the aforementioned Sale Deed; however we have been informed that the same are not available.*

We have perused the Sale Deed dated 08/09/1960 executed by Munishamappa the son of Nanjappa in favour of Muniyamma the daughter of Dyavappa in respect of certain properties including the Schedule Property. The Sale Deed is registered as Document No.1731/1960-61, Book I, Volume 794, pages 6 to 7, in the office of the Sub-registrar, Devanahalli.

We have perused the Mutation Register extract dated 11/03/1996 bearing MR No.43/1995-96 issued by the Tahsildar, Bangalore North Taluk, Bangalore depicting the transfer of khata in the name of Muniyamma the wife of Dyavappa in respect of certain properties including the

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Schedule Property pursuant to the Sale Deed dated 08/09/1960, registered as Document No.1731/1960-61.

We have perused the General Power of Attorney dated 12/04/1996 executed by Muniyamma the wife of Krishnappa in favour of B.G. Uday the son of B.N. Garudachar, constituting him as her attorney, in respect of certain properties including the Schedule Property. The General Power of Attorney is registered as Document No.29/1996-97, Book IV, Volume SF-57, pages 141 to 147, in the office of the Sub-Registrar, Yelahanka, Bangalore. The document denotes that Muniyamma has authorized and empowered B.G. Uday *inter alia* to convey the aforesaid property on her behalf in favour of third parties and the said B.G. Uday has also been authorized to receive sale consideration and issue receipts. Further, the said document denotes that Muniyamma has sought to sell the aforesaid property for the purpose of meeting legal necessities.

It is pertinent to note that the Sale Deed dated 08/09/1960 in respect of the Schedule Property denotes Muniyamma as the daughter of Dyavappa while the Mutation Register extract dated 11/03/1996 bearing MR No.43/1995-96 denotes Muniyamma as the wife of Dyavappa. We had sought for the genealogical tree of Muniyamma denoting the details of her family members to confirm and verify the same; however we have been informed that Muniyamma is the daughter of Dyavappa and the wife of Krishnappa as seen in the title documents and that the entries made in the revenue records are erroneous.

We have perused the Official Memorandum dated 21/06/1996 bearing No.ALN/SR(NA)14/1996-97 issued by the Special Deputy Commissioner, Bangalore District to Muniyamma the wife of Dyavappa, denoting the conversion of certain properties including the Schedule Property from agricultural purpose to non-agricultural residential purpose.

We have perused a Mutation Register extract dated 18/12/2006 bearing MR No.132/2006-07 issued by the Office of the Tahsildar, Yelahanka, Bangalore North (Addl.) Taluk denoting the conversion of certain properties including the Schedule Property, in the name of Muniyamma the daughter of Dyavappa, in terms of a conversion order dated 21/06/1996 bearing No. ALNSR(NA)14/96-97.

We have perused the Sale Deed dated 21/03/1997 executed by Muniyamma the wife of Dyavappa, represented by her General Power of Attorney B.G. Uday the son of B.N. Garudachar, in favour of M/s. Sanka Enterprises (P) Ltd, ("**Sanka**") represented by its authorized signatory, Mr. Rakesh Bathra, in respect of the Schedule Property. The Sale Deed is registered as Document No.6285/1996-97, Book I, Volume 1006, pages 225 to 229, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.

We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, Mr. S.N. Ladhani and Mr. Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory Mr. A.V. Muralidharan and Consenting Witnesses, namely (a) Mr. G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mr. Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, Mr. B.G. Uday and Mr. B.G. Uday in his

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individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. It further denotes that the khata bearing No.409/383 has been issued in favour of Sanka in respect of the Schedule Property and other properties situated at Tarabanahalli Village. The document denotes that Mr. Mahesh Deshpande has joined this Sale Deed as Consenting Witness as a registered Agreement to Sell had been executed in respect of Survey No.12 and Survey No.35/1 (prior to their acquisition by Sanka) by the predecessors in title of Sanka in favour of Mr. Mahesh Deshpande. The document further denotes that Mr. Mahesh Deshpande is also issuing a separate declaration disclosing his knowledge of this Sale Deed and an unequivocal and unconditional consent for this Sale Deed waiving all or any of his rights which might have accrued in his favour through the registered Agreements to Sell in his favour dated 15/12/1995, 09/01/1996 and 05/12/1995. The document further denotes that "*the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney Mr. B.G. Uday in favour of Sanka. Mr. B.G. Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, Mr. B.G. Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to the Sale Deed*".

We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.

We have perused the Memorandum of Association and the Articles of Association of Sahara India dated 03/12/1991.

We have perused the Certificate of Incorporation Consequent on Change of Name dated 06/07/1998 issued by the Registrar of Companies under Section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

We have perused the Partnership Deed dated 15/04/2004 executed between Mr. N. Devarajaiah the son of (late) Narasimaiah and Mr. A. Ramakrishna the son of Mr. Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, development and sale of immovable properties in and around Bangalore.

We have perused an Authorization Letter dated 10/11/2004 denoting that Mr. A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Chennahalli Villages on behalf of Annapurneshwari.

We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative Mr. Dayanand Pai, Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gauri Ganesha represented by its Partner Mr.

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G.D.R Reddy, Mr. G.D.R Reddy the son of Mr. Papi Reddy, Mr. C.M Bopaiah the son of Mr. C.B. Muthanna and Mr. B.P Srinivasa Raju the son of Mr. V. Papa Raju in respect of the Schedule Property along with other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres.

We have perused the Deed of Trust dated 19/05/1993 executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner Mr. N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

We have perused the Deed of Amendment of Trust Deed dated 24/09/2004 pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19 has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gowri Ganesha represented by its Partner Mr. G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner Mr. A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney Mr. B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell was entered into between Annapurneshwari and the Trust wherein substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for

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the Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University. We had sought for the board resolution passed by the board of directors of Sahara, authorizing the sale of the property. However we have been informed that the same is not available.

We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property. The document denotes the transfer of khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06. It further appears that Khata No.421/383/209 has been issued in the name of Sahara in respect of the properties situated at Tarabanahalli Village.

We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 in respect of the Schedule Property and certain other properties situated at Chennahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that Mr. B Manamohan has been authorized to execute requisite documents in respect of the sale of 72 acres and 1.20 guntas of land situated at Chennahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Schedule Property is also denoted in this resolution.

We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, Mr. B. Manamohan in favour of Sankhya represented by its Director, Mr. Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust authorized the alienation of the aforementioned properties and authorized Mr. B. Manamohan to execute requisite sale deeds in terms of the resolution dated 02/02/2008.

We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.36/6 admeasuring 11 guntas, situated in favour of M/s. Canara Housing Development Company.

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We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No.36/6 admeasuring 11 guntas. The document denotes that Sankhya conveyed Survey No.36/6 admeasuring 11 guntas in favour of M/s. Century Dwellings Private Limited.

We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Mr. Bijay Agarwal who is represented by his Power of Attorney Holder Mr. R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document

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No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 sq. meters (918.43 guntas).

We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The BIAAPA has sanctioned the formation of a residential layout in respect of these properties. The Order states that the Government had issued a Notification dated 27/01/2009 bearing No.UDD/157/BMR/2005 and the Revised Order dated 29/01/2009 stating that the conversion of any property which was converted before 17/09/2004 will have to be protected. The lands forming the subject matter of this Order are located partly in the "residential" zone and partly in the "parks" zone as per the Master Plan – 2021 prepared by the BIAAPA. However given that these lands were converted for residential purposes before 17/09/2004, the BIAAPA has treated these lands as "residential". The Order further denotes that the applicants have paid the requisite taxes and have submitted the No-Objection Certificate issued by the Karnataka State Pollution Control Board ("**KSPCB**"). The Order denotes that from out of the approved residential sites totaling to 577 sites, 40% of the sites (totaling to 230 sites) have been released as per the list annexed to the Order. The Order denotes that the applicant is permitted to collect consideration respect of the released sites for development of the layout and only the sites that have been released may be registered. The following conditions have been prescribed by the BIAAPA:

1. The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
2. Upon the development of roads, drainage system, drinking water connection, electricity connection etc. the Authorities will inspect the layout and accord their final approval.

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3. Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.
4. If within the prescribed time limit, the basic amenities are not developed, then the government shall have the right to take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
5. The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.
6. No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.
7. Compulsory provision must be made in the buildings forming part of the layout plan for rain water harvesting and conservation of ground water.
8. In accordance with the application of the developer 40% of the sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.
9. Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.
10. Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% of the sites that have been released in the sanctioned plan.

We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 while considering additional Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No.BIA7APA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)]. The document denotes that the Layout Plan has been approved for duration of two years from 24/05/2013 to 23/05/2015.

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We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Chennahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

1. The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
2. The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

We observe that the said Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

We have perused the Record of Rights, Tenancy and Crops Certificate ("**RTC**") Extracts for the period 1968-1969 to 1973-1974 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property. The said document denotes the name of Muniyamma as the owner.

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We have perused the RTC Extracts for the period 1975-1976 to 1979-1980 and 1980-1981 to 1983-1984 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property. The said document denotes the name of Muniyamma as the owner. Further the document also denotes a mortgage being created in respect of the aforementioned property in favour of LSPACS Ltd., Chikkajala.

A perusal of the RTC Extracts for the periods 1975-1976 to 1979-1980 and 1980-1981 to 1983-1984 denotes reference to a mortgage executed by Muniyamma in favour of LSPACS Ltd., Chikkajala. However, we have not been provided with the document denoting discharge of the same. It is pertinent to note that in terms of the provisions of Article 63 of the Limitation Act, 1963, the period of limitation for foreclosure or redemption of any mortgage of an immovable property is thirty (30) years. Since the said mortgage appears to have been created in the year 1975 and 30 years limitation period has expired, any suit for recovery or redemption of the said mortgage is barred by limitation.

We have perused the RTC Extract for the period 1985-1986 to 1987-1988 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property. The said document denotes the name of Muniyamma the daughter of Dyavappa as the owner in terms of the Index of Lands and the Record of Rights register extract bearing RR No.595. The property is denoted as ancestral property and the name of D. Kempanna is denoted as the cultivator. *We had sought for the Record of Rights register extract bearing RR No.595 as referred to in the aforementioned RTC Extract; however we have been informed that the same are not available.*

We have perused the RTC Extract for the period 1988-1989 to 1992-1993 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property. The said document denotes the name of Muniyamma the daughter of Dyavappa as the owner in terms of the Record of Rights register extract bearing RR No.595.

We have perused the RTC Extract for the period 1993-1994 to 1997-1998 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property. The said document denotes the name of Muniyamma the daughter of Dyavappa as the owner in terms of the Record of Rights register extract bearing RR No.595 and the Mutation Register extract bearing MR No.43/1995-96.

We have perused the RTC Extract for the period 1997-1998 to 2001-2002 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property. The said document denotes the name of Muniyamma the daughter of Dyavappa as the owner in terms of the Mutation Register extract bearing MR No.43/1995-96. The document also denotes that the said property has been converted for residential purposes vide Order dated 21/06/1996 bearing No.BDS/ALNSR/NA/14/1996-97.

We have perused the RTC Extract for the periods 2000-2001 to 2005-2006 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property denoting the name of Muniyamma the daughter of Dyavappa, as the owner in terms of the

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Record of Rights register extract bearing RR No.595 and Mutation Register extract bearing MR No.43/1995-96.

We have perused the RTC Extract for the period 2006-2007 and 2007-2008 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property denoting the name of Muniyamma, the daughter of Dyavappa, as the owner during this period. The said document denotes the said extent has been converted from agricultural to non agricultural residential purposes in terms of the Mutation Register extract dated 18/12/2006 bearing MR No.132/2006-07.

We have perused the Order dated 05/01/2009 bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that the aforementioned property has been converted for non-agricultural purposes under Section 95(2) of the Karnataka Land Revenue Act, 1964 ("**KLR Act**"). It further appears that under Section 95(7) of the KLR Act, the court is of the opinion that the aforementioned properties do not require payment of property taxes and thereby the names of the khatedars have been removed from Column 9 of the RTC extract and it will be denoted as *Non-Agricultural Kharab* ("**NAK**").

We have perused the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Schedule Property. The document denotes NAK in terms of an order bearing No.RRT(J)CR739/2008-09. The document denotes conversion *vide* order bearing No.BDS/ALNSR/NA/14/1996-97 and also denotes Mutation Register extract bearing MR No.31/2008-09.

We have perused the RTC Extract for the periods 2008-2009 to 2014-2015 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property denoting the aforementioned property as NAK in terms of the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 as per Order dated 21/06/1996 bearing No.B.dis.ALN.SR.(NA)14/1996-97.

We have perused the RTC Extract for the periods 2015-16 and 2016-17 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property denoting the aforementioned property as NAK in terms of the Mutation Register extract dated 24/01/2009 bearing MR No.31/2008-09 as per Order dated 21/06/1996 bearing No.B.dis.ALN.SR.(NA)14/1996-97.

We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

We have perused the Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North

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Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property.

We have perused the Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk in respect of the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property. The document denotes that Sankhya is required to pay a sum of Rs.1,62,102/- (Rupees One Lakh Sixty Two Thousand One Hundred Two only) towards taxes in respect of the aforementioned property.

We have perused the Endorsement dated 05/11/2007 bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document denotes that there are tenancy applications/proceedings initiated under Sections 48A and 77A and no applications are pending under Section 80 (Form 11) of the Karnataka Land Reforms Act, 1961.

We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

We have perused the Endorsement dated 01/12/2007 bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property. The document denotes that there are no proceedings initiated or pending under Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 in respect of the aforementioned properties.

We have perused the Endorsement dated 01/01/2008 issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the RTC extracts for the period 1974-75 and 1984-85 are not available.

We have perused the Endorsement dated 12/05/2017 bearing No. PTCL (BNA)CR/81/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property wherein it is denoted that there are no proceedings initiated under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

We have perused the Endorsement dated 11/04/2011 bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that that the Index of Lands Register extract cannot be issued as the same is not available.

We have perused the Endorsement dated 25/11/2014 issued by Tahsildar, Bangalore North Taluk in respect of certain properties including the Schedule Property situated at Tarabanahalli

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Village, Jala Hobli, Bangalore North Taluk. The document denotes that the Mutation Register extract bearing MR No.16/1951-52 is not available.

We have perused the Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India ("**NHAI**") in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Tarabanahalli Village does not fall under the jurisdiction of NHAI under Section 3(a) of the National Highway Act, 1956.

We have perused the Endorsement dated 18/08/2015 bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisitions initiated or pending in respect of the aforementioned properties.

We have perused the Endorsement dated 01/09/2015 bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board ("**KIADB**"), Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk. In terms of the said Endorsement and the final notification dated 09/04/2008 annexed to the Endorsement, we observe that certain lands situated at Bagalur Village and Hoovinayakanahalli Village have been acquired. However, the lands situated at Tarabanahalli Village including the Schedule Property have not been notified for acquisition.

We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

We have perused the Tippani extract dated 15/07/2005 in respect of certain properties including the Schedule Property denoting the name of Muniyamma the wife of Dyavappa as the owner and the extent is denoted as 11 guntas.

We have perused the Atlas Nakalu in respect of certain properties including the Schedule Property, depicting the location and the extent thereof. The document further denotes Muniyamma the wife of Dyavappa as the owner of the aforesaid property.

We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property. The document depicts the total extent as 11 guntas and does not denote any kharab land.

We have perused the Village Map of Tarabanahalli Village, Chikka Jala Hobli, Bangalore North Taluk. The Village Map denotes the property bearing Survey No.36 as forming part of the said Village.

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Encumbrances

We have perused photocopies of the following encumbrance certificates:

1. Encumbrance Certificate dated 17/07/2009 issued for the period 01/04/1957 to 31/03/1969 in respect of the property bearing Survey No.36/6 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk depicts the Sale Deed dated 14/09/1960 executed by Munishamappa in favour of Muniyamma, registered as Document No.1731/1960-61

2. Encumbrance Certificate dated 27/03/2007 issued for the period 01/04/1969 to 31/03/1986 depicts 'Nil' encumbrances in respect of the property bearing Survey No.36/6 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

3. Encumbrance Certificate dated 12/12/2008 issued for the period 01/04/1986 to 31/07/1986 depicts 'Nil' encumbrances in respect of the property bearing Survey No.36/6 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

4. Encumbrance Certificate dated 10/04/2007 issued for the period 01/08/1986 to 31/05/1989 depicts 'Nil' encumbrances in respect of the property bearing Survey No.36/6 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

5. Encumbrance Certificate dated 02/04/2007 issued for the period 01/06/1989 to 31/03/2004 in respect of the property bearing Survey No.36/6 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli depicts the following transactions:

    a. Sale Deed dated 31/03/1997 executed by Muniyamma represented by her General Power of Attorney B.G. Uday in favour of Sanka represented by its authorized signatory, Mr. Rakesh Bathra, registered as Document No.6285/1996-97
    b. Sale Deed dated 09/12/2003, executed by Sanka, represented by its Directors, Mr. S.N. Ladhani and Mr. Babulal Nichani and Mr. G. Dasharatha Rami Reddy, Mr. Mahesh Deshpande and M/s Garuda Builders Pvt. Ltd. represented by its Managing Director Mr. B.G. Uday as Consenting Witnesses in favour of Sahara represented by its authorised signatory Mr. A.V. Muralidharan, registered as Document No.12618/2003-04.

6. Encumbrance Certificate dated 20/03/2007 issued for the period 01/04/2004 to 15/03/2007 depicts the Sale Deed dated 31/01/2005 executed by Sahara represented by Diwakar Asthana, Gauri Ganesha represented by its partner, GDR Reddy as the consenting witness and Annapurneshwari represented by its Partner A. Ramakrishna as the confirming party in favour of Trust represented by its GPA Holder Mr. B. Manamohan in respect of the property bearing Survey No.36/6 admeasuring 11 guntas, registered as Document No.YAN-1-22127-2004-05.

7. Encumbrance Certificate dated 20/10/2008 issued for the period 15/03/2007 to 19/10/2008 depicts the Sale Deed dated 11/04/2008, executed by Trust represented by its Special

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Officer Mr. B. Manamohan in favour of Sankhya represented by its Director Mr. Bijay Kumar Agarwal represented by his SPA Holder Mr. Ashwin Sancheti in respect of the property bearing Survey No.36/6 admeasuring 11 guntas, registered as Document No.JAL-1-00143-2008-09.

8. Encumbrance Certificate dated 02/07/2009 issued for the period 01/04/2008 to 19/06/2009 depicts the Sale Deed dated 11/04/2008, executed by Trust represented by its Special Officer Mr. B. Manamohan in favour of Sankhya represented by its Director Mr. Bijay Kumar Agarwal represented by his SPA Holder Mr. Ashwin Sancheti in respect of the property bearing Survey No.36/6 admeasuring 11 guntas, registered as Document No.JAL-1-00143-2008-09.

9. Encumbrance Certificate dated 04/07/2011 issued for the period 16/09/2009 to 31/03/2011 depicts 'Nil' encumbrances in respect of the property bearing Survey No.36/6 admeasuring 11 guntas, situated at Tarabanahalli.

10. Encumbrance Certificate dated 05/11/2014 issued for the period 01/04/2011 to 04/11/2014 depicts 'Nil' encumbrances in respect of the property bearing Survey No.36/6 admeasuring 11 guntas, situated at Tarabanahalli. *We observe that the said encumbrance certificate does not reflect the Relinquishment Deed dated 23/05/2013, registered as Document No. 384/2013-14. Therefore, it is advisable to obtain a rectified encumbrance certificate to reflect the said transaction.*

11. Encumbrance Certificate dated 02/01/2016 issued for the period 01/11/2014 to 01/01/2016 by the office of the Senior Sub Registrar, Ganganagar depicts 'Nil' encumbrances in respect of the Schedule Property.

12. Encumbrance Certificate dated 03/05/2017 issued for the period 01/04/2015 to 27/04/2017 by the office of the Senior Sub Registrar, Yelahanka depicts 'Nil' encumbrances in respect of the Schedule Property.

13. The Encumbrance Certificate for the period 01/04/2017 to 18/06/2024 with respect to the Schedule Property denotes the Sale Deed dated 20/03/2024 executed by the Sankhya Realtors Private Limited and others in favour of Century Dwellings Private Limited, registered as Document No.BYP-1-18572-2003-04.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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Litigation: We are given to understand from the representatives of M/s. Century Dwellings Private Limited, that there are no pending litigations in relation to the Schedule Property.

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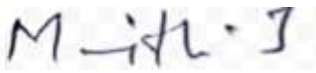
CONCLUSION

Based on an analysis of the above documents and subject to our observations made herein above, we are of the opinion that M/s. Sankhya Realtors Private Limited is the sole and absolute owner of all that piece and parcel of the residentially converted land bearing Survey No.36/6 admeasuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk (earlier Yelahanka Taluk and much earlier Devanahalli Taluk), subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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SCHEDULE PROPERTY

All that piece and parcel of the residentially converted land bearing Survey No.36/6 measuring 11 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North (Additional) Taluk and bounded on the:

East by : Portion of the land bearing Survey No.37;
West by : Land bearing Survey No.36/5;
North by : Land bearing Survey No.36/4; and
South by : Portion of land bearing Survey No.35/1.

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LIST OF DOCUMENTS REVIEWED

We have been provided with photocopies of the following documents:

Sl. No.	Date	Description of Documents
1.	30/09/1944	Hissa Survey Tippani issued by the Tahsildar, Bangalore North Taluk pertaining to the property bearing Survey No.36 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
2.	Date not clear	Record of Rights Register extract bearing RR No.119 issued by the Office of the Tahsildar, Yelahanka, Bangalore.
3.	29/05/1952	Sale Deed executed by Anjinappa the son of Koti Byrappa in favour of Munishamappa the son of Nanjappa in respect of the Schedule Property. The Sale Deed is registered as Document No.683/1952-53, Book I, Volume 614, pages 147 to 148, in the office of the Sub-registrar, Devanahalli.
4.	08/09/1960	Sale Deed executed by Munishamappa the son of Nanjappa in favour of Muniyamma the daughter of Dyavappa in respect of certain properties including the Schedule Property. The Sale Deed is registered as Document No.1731/1960-61, Book I, Volume 794, pages 6 to 7, in the office of the Sub-registrar, Devanahalli.
5.	11/03/1996	Mutation Register extract bearing MR No.43/1995-96 issued by the Tahsildar, Bangalore North Taluk, Bangalore.
6.	12/04/1996	General Power of Attorney executed by Muniyamma the wife of Krishnappa in favour of B.G. Uday the son of B.N. Garudachar, constituting him as her attorney, in respect of certain properties including the Schedule Property. The General Power of Attorney is registered as Document No.29/1996-97, Book IV, Volume SF-57, pages 141 to 147, in the office of the Sub-Registrar, Yelahanka, Bangalore.
7.	21/06/1996	Official Memorandum bearing No.ALN/SR(NA)14/1996-97 issued by the Special Deputy Commissioner, Bangalore District.
8.	18/12/2006	Mutation Register extract bearing MR No.132/2006-07 issued by the Office of the Tahsildar, Yelahanka, Bangalore North (Addl.) Taluk.
9.	21/03/1997	Sale Deed executed by Muniyamma the wife of Dyavappa, represented by her General Power of Attorney B.G. Uday the son of B.N. Garudachar, in favour of M/s. Sanka Enterprises (P) Ltd, ("**Sanka**") represented by its authorized signatory, Mr. Rakesh Bathra,

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		in respect of the Schedule Property. The Sale Deed is registered as Document No.6285/1996-97, Book I, Volume 1006, pages 225 to 229, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
10.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, Mr. S.N. Ladhani and Mr. Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory Mr. A.V. Muralidharan and Consenting Witnesses, namely (a) Mr. G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mr. Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, Mr. B.G. Uday and Mr. B.G. Uday in his individual capacity in respect of the Schedule Property. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
11.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.
12.	03/12/1991	Memorandum of Association and the Articles of Association of Sahara India.
13.	06/07/1998	Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies under Section 21 of the Companies Act, 1956.
14.	15/04/2004	Partnership Deed executed between Mr. N. Devarajaiah the son of (late) Narasimaiah and Mr. A. Ramakrishna the son of Mr. Anjaneyachar in respect of the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
15.	10/11/2004	Authorization Letter denoting that Mr. A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Chennahalli Villages on behalf of Annapurneshwari.
16.	05/10/2004	Agreement of Sale executed between Annapurneshwari represented by its Authorized Representative Mr. Dayanand Pai, Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gauri Ganesha represented by its Partner Mr. G.D.R Reddy, Mr. G.D.R Reddy the son of Mr. Papi Reddy, Mr. C.M Bopaiah the son of Mr. C.B. Muthanna and Mr. B.P Srinivasa Raju the son of Mr. V. Papa Raju in respect of the Schedule Property along with other properties situated at

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		Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres.
17.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
18.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner Mr. N Devarajaiah in favour of the Trust in respect of the Schedule Property and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk.
19.	24/09/2004	Deed of Amendment of Trust Deed pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV.
20.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gowri Ganesha represented by its Partner Mr. G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner Mr. A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney Mr. B. Manamohan in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
21.	Date not clear	Mutation Register Extract bearing M.R. No.312/2006-07 in respect of the Schedule Property.
22.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
23.	08/09/2006	Memorandum of Association and the Articles of Association of Sankhya.
24.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust in respect of the Schedule Property and certain other properties situated at Chennahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk.

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25.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, Mr. B. Manamohan in favour of Sankhya represented by its Director, Mr. Bijay Kumar Agarwal in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore.
26.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company
27.	07/09/2016	General Power of Attorney executed by Dr. P. Dayananda Pai, son of Narasimha Pai in favour of his son P. Ravindra Pai, registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore
28.	05/06/2007	Partnership Deed in relation to M/s. Canara Housing Development Company
29.	27/03/2024,	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, in favour of M/s. Century Dwellings Private Limited, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore
30.	--	Certificate of Incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
31.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Mr. Bijay Agarwal who is represented by his Power of Attorney Holder Mr. R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
32.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.

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33.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
34.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA in respect of the Schedule Property and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
35.	24/05/2013	Residential Sanctioned Layout Plan bearing No.BIA7APA/TP3/LAO/19/ 2012-13 approved by BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No. 94[9(10)].
36.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the Schedule Property and certain other properties in Tarabanahalli and Channahalli Villages, Jala Hobli, Bangalore North Taluk.
37.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
38.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
39.	Date not clear	Record of Rights, Tenancy and Crops Certificate ("**RTC**") Extracts for the period 1968-1969 to 1973-1974 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property.
40.	Date not clear	RTC Extracts for the period 1975-1976 to 1979-1980 and 1980-1981 to 1983-1984 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property.
41.	Date not clear	RTC Extract for the period 1985-1986 to 1987-1988 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property.
42.	Date not clear	RTC Extract for the period 1988-1989 to 1992-1993 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property.
43.	Date not clear	RTC Extract for the period 1993-1994 to 1997-1998 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property.

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44.	Date not clear	RTC Extract for the period 1997-1998 to 2001-2002 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka, Bangalore in respect of the Schedule Property.
45.	Date not clear	RTC Extract for the periods 2000-2001 to 2005-2006 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property.
46.	Date not clear	RTC Extract for the period 2006-2007 and 2007-2008 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property.
47.	05/01/2009	Order bearing No.R.R.T(J)C.R/739/2008-09 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
48.	24/01/2009	Mutation Register extract bearing MR No.31/2008-09 issued by the Village Accountant in respect of the Schedule Property.
49.	Date not clear	RTC Extract for the periods 2008-2009 to 2014-2015 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property.
50.	Date not clear	RTC Extract for the periods 2015-16 and 2016-17 issued by the office of the Tahsildar, Bangalore North (Addl.) Taluk, Yelahanka in respect of the Schedule Property.
51.	Date not clear	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk.
52.	Date not clear	Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk.
53.	Date not clear	Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk.
54.	05/11/2007	Endorsement bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
55.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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56.	01/12/2007	Endorsement bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property.
57.	01/01/2008	Endorsement issued by Tahsildar, Bangalore North Taluk in respect of the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
58.	12/05/2017	Endorsement bearing No. PTCL (BNA)CR/81/2017-18 issued by the Assistant Commissioner, Bangalore North Taluk in respect of the certain properties including the Schedule Property.
59.	11/04/2011	Endorsement bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk in respect of the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
60.	25/11/2014	Endorsement issued by Tahsildar, Bangalore North Taluk in respect of certain properties including the Schedule Property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
61.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India in respect of the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
62.	18/08/2015	Endorsement bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board in respect of the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
63.	01/09/2015	Endorsement bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board, Bangalore in respect of the certain properties including the Schedule Property situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk.
64.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited in respect of Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
65.	15/07/2005	Tippani extract in respect of certain properties including the Schedule Property.
66.	Date not clear	Atlas Nakalu in respect of certain properties including the Schedule Property.

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67.	Date not clear	Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk in respect of the Schedule Property.
68.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
69.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited

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DUE DILIGENCE REPORT

We have in this report dealt with the land in Survey No. 37 admeasuring 37 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk (earlier Yelahanka Taluk much earlier Devanahalli Taluk).

Flow of Title:

1. We have perused the Record of Rights extract bearing R.R No.120 issued by the Shirastedar, Bangalore North Taluk with respect to the property bearing Survey No.37 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The said extract denotes that Subbayya son of Thippanna as the holder of the property having acquired the same by virtue of family partition.

   Note: *We have not been furnished with the copy of the family partition under which Subbayya acquired title to the land in Survey No. 37. Further we have not been furnished with the copy of the Genealogical Tree of Thippanna disclosing all the details of his wife, children and grandchildren duly attested by the Village Accountant and are given to understand that the said documents are not available. We have therefore, relied on the contents of the other available documents.*

2. We have perused the Lease Deed dated 14/03/1951 executed between Subbarayappa the son of Shanbhoga Thippanna and Kallappa the son of Munishamappa with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Lease Deed has been registered as Document No.2478/1950-51, Book I, Volume No.595, Pages 59 to 61 in the office of the Sub-Registrar, Devanahalli Taluk. In terms of the said lease deed Subbarayappa had granted the said property on lease for cultivation to Kallappa for a period of 5 years subject to certain terms and conditions stated therein. It appears that upon the expiry of the said lease, the said property was handed over to Subbarayappa.

   Note: *We are given to understand that Subbayya and Subbarayappa are one and the same person. Although we have not been furnished with any document to show the same, given the number of years elapsed, the same is not a concern.*

3. We have perused the Sale Deed dated 09/04/1970 executed by T. Ashwathanarayanappa and T. Krishnamurthy the sons of Shanubhog Subbarayappa in favour of Venkatashamappa the son of Hanumantharayappa with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.75/1970-71, Book I, Volume 1047, Pages 81 to 82 in the office of the Sub-Registrar, Devanahalli. We observe from the said Sale Deed that upon the demise of Shanubhog Subbarayappa (the khatedar of the said property), T. Ashwathanarayanappa and T. Krishnamurthy have inherited the said property.

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Note: *We have not been furnished with any document to show the devolution of title from Shanubhog Subbarayappa in favour of T. Ashwathanarayanappa and T. Krishnamurthy. Further we have not bene furnished with the Death Certificate and the Genealogical Tree of Late Shanubhog Subbarayappa disclosing the details of his wife, children and grandchildren duly attested by the Village Accountant and are given to understand that the said documents are not available. We have therefore relied on the recitals of the above-mentioned sale deed.*

4. We have perused the Sale Deed dated 13/10/1971 executed by Venkatashamappa the son of Hanumantharayappa in favour of T. Ashwathanarayana with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.2056/1971-72, Book I, Volume No.1085, Pages 173 to 174 in the office of the Sub-Registrar, Devanahalli Taluk. We observe that Venkatashamappa has conveyed the said property in favour of T. Ashwathanarayanappa under the said Sale Deed.

5. We have perused the Sale Deed dated 08/09/1978 executed by the aforesaid T. Ashwathanarayana in favour of Venkatashamappa the son of Hanumantharayappa with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.1128/1978-79, Book I, Volume No.1227, Pages 222 to 224 in the Office of the Sub-Registrar, Devanahalli Taluk.

6. We have perused the Sale Deed dated 08/04/1992 executed by Venkatashmappa the son of Hanumathappa in favour of K. Munishamaiah the son of Late Kalappa with respect to the portion of the property bearing Survey No.37 admeasuring 29 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.65/1992-93, Book I, Volume No.238, Pages 150 to 152 in the office of the Sub-Registrar, Yelahanka.

7. We have perused the Mutation Register Extract bearing M.R No.5/1992-93 issued by the Village Accountant, Tarabanahalli Village with respect to the property bearing Survey No.37 admeasuring 29 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the transfer of khata in favour of K. Munishamaiah the son of Kalappa in terms of the Sale Deed dated 08/04/1992 executed by Venkatashamappa the son of Hanumathappa, registered as Document No.65/1992-93.

8. We have perused the Sale Deed dated 08/04/1992 executed by Venkatashmappa the son of Hanumathappa in favour of M. K. Muniraju the son of Late Kalappa with respect to the remaining portion of the property bearing Survey No.37 admeasuring 08 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has

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been registered as Document No.64/1992-93, Book I, Volume No.238, Pages 147 to 149 in the Office of the Sub-Registrar, Yelahanka.

9. We have perused the Mutation Register Extract bearing M.R No.6/1992-93 issued by the Village Accountant, Tarabanahalli Village with respect to the property bearing Survey No.37 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the transfer of khata in favour of M. K. Muniraju in terms of the Sale Deed dated 08/04/1992 executed by Venkatashamappa the son of Hanumanthappa, registered as Document No.64/1992-93.

10. We have perused the General Power of Attorney dated 09/04/1996 executed by K. Munishamaiah the son of Late Kalappa in favour of B.G Uday the son of B. N Garudachar with respect to the property bearing Survey No.37 admeasuring 29 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The General Power of Attorney has been registered as Document No.11/1996-97, Book IV, Volume No.SF57, Pages 48 to 52 in the office of the Sub-Registrar, Yelahanka.

11. We have perused the General Power of Attorney dated 10/05/1996 executed by M. K Muniraju the son of Late Kalappa in favour B.G Uday the son of B. N. Garudachar with respect to the property bearing Survey No.37 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The General Power of Attorney has been registered as Document No.124/1996-97, Book IV, Volume No.SF59, Pages 112 to 118 in the office of the Sub-Registrar, Yelahanka.

12. We have perused the Official Memorandum dated 24/06/1996 bearing No.BDS/ALN/SR(NA)/13/1996-97 issued by the Special Deputy Commissioner, Bangalore with respect to the property bearing Survey No.37 admeasuring 29 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the conversion of the aforementioned property from agricultural purpose to non-agricultural residential purpose pursuant to the application of Munishamaiah the son of Kalappa. The document further denotes that a conversion fine of INR 54,450/- (Rupees Fifty Four Thousand Four Hundred and Fifty only) per acre has been paid.

13. We have perused the Official Memorandum dated 24/07/1997 bearing No.BDS/ALN/SR(NA)671/1996-97 issued by the Special Deputy Commissioner, Bangalore District with respect to the property bearing Survey No.37 admeasuring 08 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the conversion of the aforementioned property from agricultural purpose to non-agricultural residential purpose pursuant to the application of M.K Muniraju. The document further denotes a conversion fine of INR 54,450/- (Rupees Fifty Four Thousand Four Hundred and Fifty only) per acre has been paid.

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14. We have perused the Sale Deed dated 21/03/1997 executed by K. Munishamiah the son of Kalappa, represented by his constituted attorney B.G Uday the son of B. N Garudachar in favour of Sanka Enterprises Private Limited ("**Sanka**") represented by their authorized signatory Rakesh Bathra with respect to the property bearing Survey No.37 admeasuring 10 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.6298/1996-97, Book I, Volume No.1012, Pages 111 to 116 in the office of the Sub-Registrar, Yelahanka.

15. We have perused the Sale Deed dated 21/03/1997 executed by K. Munishamiah the son of Kalappa, represented by his constituted attorney B.G Uday the son of B.N Garudachar in favour of Sanka represented by their authorized signatory Rakesh Bathra with respect to the property bearing Survey No.37 admeasuring 10 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.6299/1996-97, Book I, Volume No.1015, Pages 52 to 58 in the office of the Sub-Registrar, Yelahanka.

16. We have perused the Sale Deed dated 24/03/1997 executed by K. Munishamiah the son of Kalappa, represented by his constituted attorney B.G Uday the son of B.N Garudachar in favour of Sanka represented by their authorized signatory Rakesh Bathra with respect to the property bearing Survey No.37 admeasuring 09 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.6304/1996-97, Book I, Volume No.1011, Pages 87 to 92 in the office of the Sub-Registrar, Yelahanka.

17. We have perused the Sale Deed dated 28/07/1997 executed by K. Muniraju the son of Kalappa, represented by his constituted attorney B.G Uday the son of B.N Garudachar in favour of Sanka represented by their authorized signatory Rakesh Bathra with respect to the property bearing Survey No.37 admeasuring 08 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/3458/1997-98 in the office of the Sub-Registrar, Yelahanka.

18. We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan, wherein the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, has been conveyed in favour of Sahara. We observe that the following have signed the said Sale Deed as Consenting Witnesses; (a) G. Dasharatha Rami Reddy (Partner, Gauri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and (d) B.G. Uday in his individual capacity. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. The said Sale

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Deed denotes that the khata bearing No.409/383 has been issued in favour of Sanka in respect of the property bearing Survey No.37 and other properties situated at Tarabanahalli Village. The said Sale Deed denotes that Mahesh Deshpande has joined this Sale Deed as Consenting Witness as a registered Agreement to Sell had been executed in respect of Survey No.12 and Survey No.35/1 (prior to their acquisition by Sanka) by the predecessors in title of Sanka in favour of Mahesh Deshpande. The said Sale Deed further denotes that Mahesh Deshpande is also issuing a separate declaration disclosing his knowledge of this Sale Deed and an unequivocal and unconditional consent for this Sale Deed waiving all or any of his rights which might have accrued in his favour through the registered Agreements to Sell in his favour dated 15/12/1995, 09/01/1996 and 05/12/1995. The document further denotes that "*the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney B.G.Uday in favour of Sanka. B.G.Uday is fully aware of all the facts of the properties conveyed by the said Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, B.G.Uday has signed the said Sale Deed as Consenting Witness in manifestation of his consent to the said Sale Deed*".

19. We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited under the Companies Act, 1956.

20. We have perused the Memorandum of Association and the Articles of Association of Sahara dated 03/12/1991.

21. We have perused the Certificate of Incorporation consequent on change of name issued by the Registrar of Companies under section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

22. We have perused the Partnership Deed dated 15/04/2004 executed between N. Devarajaiah the son of LateNarasimhaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, sale and development of immovable properties in and around Bangalore.

23. We have perused an Authorization Letter dated 10/11/2004 denoting that A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Chennahalli villages on behalf of Annapurneshwari.

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24. We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative Dayanand Pai, Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B. Muthanna and B. P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.37 admeasuring 08 guntas situated at Tarabanahalli Village along with certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres.

25. We have perused the Deed of Trust dated 19/05/1993 executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

26. We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.37 admeasuring 37 guntas and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Chennahalli and Tarabanahalli villages, Jala Hobli, Bangalore North Taluk.

27. We have perused the Deed of Amendment of Trust Deed dated 24/09/2004 pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV in the office of the Sub-Registrar, Udupi. The document denotes that an additional Clause 19 has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

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28. We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan with respect to the property bearing Survey No.37 admeasuring 37 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell was entered into between Annapurneshwari and the Trust wherein a substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for the Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University.

29. We have perused the Mutation Register Extract bearing M.R No.312/2006-07 with respect to the properties bearing Khata No.421/383/209 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting the transfer of khata in the name of the Trust in terms of a Sale Deed dated 24/01/2005, registered as Document No.22127/2004-05 executed by Sahara. It further appears that Sahara was earlier registered as the khatedar in respect of the same.

30. We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

31. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

32. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 with respect to the property bearing Survey No.37 and certain other properties situated at Tarabanahalli, Chennahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute requisite documents with respect to the sale of 72 acres and 1.20 guntas of land situated at Chennahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Schedule Property is also denoted in this resolution.

33. We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal with respect to the property bearing Survey No.37 admeasuring 37 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli,

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Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees have authorized the alienation of the aforementioned properties and have authorized B. Manamohan to execute requisite sale deeds in terms of the resolution dated 02/02/2008.

34. We have perused the Order dated 05/01/2009 bearing No.R.R.T(J)C.R/739/1998-99 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 29 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the aforementioned property has been converted for non-agricultural purposes under Section 95(2) of the Karnataka Land Revenue Act, 1964. It further appears that the Special Tahsildar is of the opinion that property taxes need not be paid in respect of the aforementioned properties under Section 95(7) of the Karnataka Land Revenue Act, 1964 and thereby the names of the khatedars have been removed from Column 9 of the RTC extract and it will be denoted as Non-Agricultural Khata.

35. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.37 measuring 37 guntas in favour of M/s. Canara Housing Development Company.

36. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

37. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development

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Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

38. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No. 37 measuring 37 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Sankhya conveyed Survey No. 37 measuring 37 guntas in favour of M/s. Century Dwellings Private Limited.

39. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

40. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor with respect to the property bearing Survey No.37 admeasuring 37 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No. GNRD66 in the office of the Sub-Registrar, Ganganagar.

    The document denotes that BIAAPA in its 94th Meeting held on 31/01/2013 bearing Issue N. 94[9(10)] has approved the layout plan in terms of Plan bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been relinquished for residential/buffer/public purpose and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)

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Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 sq. meters (918.43 guntas).

41. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

42. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.37 admeasuring 37 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The BIAAPA has sanctioned the formation of a residential layout in respect of these properties. The Order states that the Government had issued a Notification dated 27/01/2009 bearing No.UDD/157/BMR/2005 and the Revised Order dated 29/01/2009 stating that the conversion of any property which was converted before 17/09/2004 will have to be protected. The lands forming the subject matter of this Order are located partly in the "residential" zone and partly in the "parks" zone as per the Master Plan – 2021 prepared by the BIAAPA. However given that these lands were converted for residential purposes before 17/09/2004, the BIAAPA has treated these lands as "residential". The Order further denotes that the applicants have paid the requisite taxes and have submitted the No-Objection Certificate issued by the Karnataka State Pollution Control Board. The Order denotes that from out of the approved residential sites totaling to 577 sites, 40% of the sites (totaling to 230 sites) have been released as per the list annexed to the Order. The Order denotes that the applicant is permitted to collect consideration respect of the released sites for development of the layout and only the sites that have been released may be registered. The following conditions have been prescribed by the BIAAPA:

a) The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
b) Upon the development of roads, drainage system, drinking water connection, electricity connection etc. the Authorities will inspect the layout and accord their final approval.
c) Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.

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d) If within the prescribed time limit, the basic amenities are not developed, then the government shall have the right to take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
e) The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.
f) No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.
g) Compulsory provision must be made in the buildings of the layout plan for rain water harvesting and conservation of ground water.
h) In accordance with the application of the developer 40% of the sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.
i) Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.
j) Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% of the sites that have been released in the sanctioned plan.

43. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.37 admeasuring 37 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 while considering additional Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% of the sites have been released as per the list annexed to this Letter and only the said sites may be registered.

44. We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No. BIAAPA/TP3/LAO/19/2012-13 approved by BIAAPA in the 94th Meeting of BIAAPA on 31/01/2013 bearing No.94 [9(10)] in respect of the property bearing Survey No.37 and certain other properties in Tarabanahalli and Chennahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the Layout Plan has been approved for a duration of two years from 24/05/2013 to 23/05/2015.

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45. We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.37 and certain other properties in Tarabanahalli and Chennahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

1. The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
2. The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

46. We observe that the aforesaid Sanction Renewal Letter d denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

47. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

48. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

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49. We have perused the Mutation Register Extract bearing M.R No.31/2008-09 issued by the Village Accountant, Bangalore North Taluk in terms of the Order dated 05/01/2009 bearing No. RRT(J)CR 739/2008-09 with respect to the property bearing Survey No.37 admeasuring 29 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the transfer of khata from Munishamaiah the son of Kalappa, the owner in terms of Mutation Register Extract bearing M.R No.7/2007-08, to Non-Agricultural Khata in terms of the Official Memorandum dated 19/06/1997 bearing No.B.dis ALN SR(SA)13/1996-97.

50. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

51. We have perused the Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property.

52. We have perused the Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property. The document denotes that Sankhya is required to pay a sum of Rs.1,62,102/- (Rupees One Lakh Sixty Two Thousand One Hundred Two only) towards taxes in respect of the property.

    Note: *We have not been provided with the latest tax paid receipt in relation to the property. We have not been provided with the special notice assigning khata number and the khata certificate and extract in relation to the said property.*

53. We have perused the Endorsement dated 05/11/2007 bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. We observe from the said Endorsement that M. K. Muniraju had initiated a tenancy proceedings under Section 48 A of the Karnataka Land Reforms Act 1961 with respect to Survey No.37 measuring 18 ½ guntas. Further we observe that no proceedings are pending under Sections 77 A and 80 of the Karnataka Land Reforms Act 1961 with respect to the property bearing Survey No.37.

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54. We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the aforementioned properties are not part of the Bangalore Development Authority acquisition process.

55. We have perused the Endorsement dated 01/12/2007 bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk wherein it is denoted that there are no proceedings initiated under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

56. We have perused the Endorsement dated 11/04/2011 bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that that the Index of Lands Register extract cannot be issued as the same is not available.

57. We have perused the Endorsement dated 18/08/2015 bearing No.KHB/SLA/786/2015-16 issued by the Public Information Officer and Tahsildar, Land Acquisition Office, Karnataka Housing Board, Bangalore. The document denotes that none of the lands at Tarabanahalli Village, Jala Hobli, Bangalore have been acquired for the purpose of formation of residential layout by the Karnataka Housing Board

58. We have perused the Endorsement dated 01/09/2015 bearing No.BANGALORE/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of Special Land Acquisition-2, Karnataka Industrial Areas Development Board, Bangalore. The document denotes that a notification pertaining to acquisition has been annexed to the said endorsement. The Notification annexed to the said endorsement denotes that certain lands situated at Bagaluru, Hoovinayakanahallvi and Mahadevakodigehalli have been acquired. It is pertinent to note that the document does not denote any acquisition with respect to lands at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, Bangalore.

59. We have perused the Endorsement deed 13/08/2015 bearing No.LAQ/NHAI/NH7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India, Hebbal, Bangalore. The document denotes that the Tarabanahalli village does not fall under the jurisdiction of the National Highway Authority of India.

60. We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development

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Corporation Limited, Bangalore. The document denotes that the properties bearing Survey Nos.26 to 63 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk does not come under acquisition for Yelahanka-Andra Pradesh Border as per the notification dated 17/11/2014 and 24/12/2014.

61. We have been provided with the Endorsement dated 12/05/2017 bearing No.PTCL (BNA).CR.81/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings initiated or pending under the Karnataka (Scheduled Castes and Scheduled Tribes) Prohibition of Transfer of Certain Lands Act, 1978 with respect to the aforementioned properties.

62. We have been provided with an Endorsement dated 05/06/2017 issued by the Revenue Department, Bangalore denoting that there are no tenancy proceedings initiated/pending in respect of the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

63. We have perused the RTC extract issued for the period 1968-69 to 1974-75 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Subbayya and Ashwathanarayana as the owners in terms of Inheritance.

64. We have perused the RTC extract issued for the period 1975-76 to 1979-80 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Subbayya and Ashwathanarayana as the owners in terms of Inheritance. The document denotes 'dispute' in the cultivators column for the period 1979-80.

65. We have perused the RTC extract issued for the period 1980-81 to 1983-84 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Ashwathanarayana Rao and Subbayya as the owner in terms of Inheritance, Index of Lands Register Extract and Record of Rights bearing R.R No.120. We observe from the aforesaid endorsement dated 05/11/2007 that M. K. Muniraju had initiated tenancy proceedings under Section 48 A of the Karnataka Land Reforms Act, 1961 with respect to Survey No.37 measuring 18 1/2. Further, it appears from the RTC extracts from the period 1985-86 onwards that the aforesaid dispute (L.R.F.) has been settled. In this regard, it is pertinent to note that M. K. Muniraju had purchased 8 guntas comprised in Survey No.37 under aforesaid Sale Deed dated

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08/04/1992. *However, we have not been provided with any document with respect to the aforesaid dispute.*

66. We have perused the RTC extract issued for the period 1985-86 to 1987-88 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Ashwathanarayana Rao the son of Subbayya as the erstwhile owner in terms of Record of Rights bearing R.R No.120 and the name of Venkatashamappa the son of Hanumantharayappa as the owner subsequently.

67. We have perused the RTC extract issued for the period 1988-89 to 1992-93 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the following:

(i) Venkatashamappa the son of Hanumathappa as the erstwhile owner in terms of the Record of Rights extract bearing R.R No.120.
(ii) M.K Muniraju the son of Kalappa as the owner in terms of a Sale Deed and Mutation Register Extract bearing M.R No.6/1992-93.
(iii) K. Munishamaiah the son of Kalappa as the owner in terms of the Sale Deed and Mutation Register Extract bearing M.R No.5/1992-93.

68. We have perused the RTC extract issued for the period 1993-94 to 2001-02 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting the following:

(i) Venkatashamappa the son of Hanumanthappa as the erstwhile owner in terms of the Record of Rights extract bearing R.R No.120.
(ii) M.K Muniraju the son of Kalappa as the owner of 8 guntas in terms of a Sale Deed and Mutation Register Extract bearing M.R No.6/1992-93.
(iii) K. Munishamaiah the son of Kalappa as the owner of 29 guntas in terms of the Sale Deed and Mutation Register Extract bearing M.R No.5/1992-93.

69. We have perused the RTC extract issued for the period 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06 and 2006-07 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Muniraju the son of Kalappa as the owner of 8 guntas in terms of the Mutation Register Extract bearing M.R No.6/1992-93. The document further denotes the name of Munishamaiah as the owner of 29 guntas in terms of the Mutation Register Extract bearing M.R No.5/1992-93.

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70. We have perused the RTC extract issued for the period 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14 and 2014-15 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Muniraju the son of Kalappa as the owner of 8 guntas in terms of the Mutation Register Extract bearing M.R No.6/1992-93. The document further denotes the name of Munishamaiah as the owner of 29 guntas in terms of the Mutation Register Extract bearing M.R No.5/1992-93.

71. We have perused the RTC extract issued for the period 2015-16 and 2016-17 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Muniraju the son of Kalappa as the owner of 8 guntas in terms of the Mutation Register Extract bearing M.R No.6/1992-93. The document further denotes NAK with respect to an extent of 29 guntas in terms of the Mutation Register Extract bearing M.R No.31/1992-93.

72. We have perused the Karnataka Revision Settlement Akarband issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there is no presence of Kharab land in respect of the property.

73. We have perused the Moola Tippani dated 29/01/2006 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

74. We have perused the Village Map of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting that Survey No.37 forms a part of the said village.

Encumbrances

We have perused photocopies of the following encumbrance certificates:

1. Encumbrance Certificate dated 17/07/2009 issued for the period 01/04/1958 to 31/07/1986 with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denoting the following:

   (i) Sale Deed dated 09/04/1970 executed by T. Ashwathanarayanappa and T. Krishnamurthy in favour of Venkatashamappa, registered as Document No.75.
   (ii) Sale Deed dated 13/10/1971 executed by Venkatashamappa in favour of Ashwathanarayana in favour of T. Ashwathanarayana, registered as Document No.2056.

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(iii) Sale Deed dated 08/09/1978 executed by T. Ashwathanarayana in favour of Venkatashamappa, registered as Document No.1128/1978-79.

2. Encumbrance Certificate dated 22/10/2008 issued for the period 01/01/1969 to 31/04/1986 with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting the following:

   (i) Sale Deed dated 09/09/1970 executed by T. Ashwathanarayana and T. Krishnamurthy in favour of Venkatashamappa, registered as Document No.75.
   (ii) Sale Deed dated 13/10/1971 executed by Venkatashamappa in favour of T. Ashwathanarayana, registered as Document No.2056.

3. Encumbrance Certificate dated 10/04/2007 issued for the period 01/08/1986 to 31/05/1989 with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denoting "nil" encumbrances for the aforementioned period.

4. Encumbrance Certificate dated 05/04/2007 issued for the period 01/06/1989 to 31/03/2004 with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting the following:

   (i) Sale Deed dated 08/04/1992 executed by Venkatashamappa in favour of M.K Muniraju for an extent of 8 guntas, registered as Document No.64/1992-93.
   (ii) Sale Deed dated 08/04/1992 executed by Venkatashamappa in favour of K. Munishamaiah for an extent of 29 guntas, registered as Document No.65/1992-93.
   (iii) Sale Deed dated 31/03/1997 executed by Munishamaiah represented by his constituted attorney B.G Uday in favour of Sanka represented by authorized signatory Rakesh Bathra for an extent of 10 guntas, registered as Document No.6298/1996-97.
   (iv) Sale Deed dated 31/03/1997 executed by Munishamaiah represented by his constituted attorney B.G Uday in favour of Sanka represented by authorized signatory Rakesh Bathra for an extent of 10 guntas, registered as Document No.6299/1996-97.
   (v) Sale Deed dated 31/03/1997 executed by Munishamaiah represented by his constituted attorney B.G Uday in favour of Sanka represented by authorized signatory Rakesh Bathra for an extent of 9 guntas, registered as Document No.6304/1996-97.
   (vi) Sale Deed dated 09/12/2003 executed by Sanka, represented by its Directors (a) S.N Ladhani (b) Babulal Nichani in favour of Sahara, represented by its authorized representative A.V Muralidharan, registered as Document No.12618/2003-04.

Note: *It is noted that the aforesaid Encumbrance Certificate dated 05/4/2007 does not reflect the execution of the Sale Deed dated 28/07/1997 by K Muniraju in favour Sanka,*

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registered as Document No. 3458/1997-98. Therefore, it is advised to obtain a fresh Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 reflecting the relevant transactions.

5. Encumbrance Certificate dated 20/03/2007 issued for the period 01/04/2004 to 15/03/2007 with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting Sale Deed dated 31/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, in favour of the Trust represented by its constituted attorney, B. Manamohan, registered as Document No.YAN-1-22127/2004-05, stored in CD No.YAND109.

6. Encumbrance Certificate dated 13/10/2008 issued for the period 15/03/2007 to 09/10/2008 with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting the Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09, stored in CD No.JALD21.

7. Encumbrance Certificate dated 02/07/2009 issued for the period 01/04/2008 to 19/06/2009 with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting the Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09.

8. Encumbrance Certificate dated 04/07/2011 issued for the period 19/06/2009 to 31/03/2011 with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforementioned period.

9. Encumbrance Certificate dated 13/04/2012 issued for the period 01/04/2011 to 11/04/2012 with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforementioned period.

10. Encumbrance Certificate dated 05/11/2014 issued for the period 01/04/2011 to 04/11/2014 with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforementioned period.

Note: *It is noted that the entry pertaining to the Relinquishment Deed dated 23/05/2013, registered as Document No.GNR-1-00384-2013-14 has not been reflected in said*

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Encumbrance Certificate with respect to the property. Therefore, it is advised to obtain a fresh Encumbrance Certificate for the period 01/04/2011 to 04/11/2014 reflecting the entry of the Relinquishment Deed dated 23/05/2013, registered as Document No.GNR-1-00384-2013-14.

11. Encumbrance Certificate dated 02/01/2016 issued for the period 01/11/2014 to 01/01/2016 with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforementioned period.

12. Encumbrance Certificate dated 03/05/2017 issued for the period 01/04/2015 to 27/04/2017 with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforementioned period.

13. Encumbrance Certificate issued for the period 01/04/2017 to 09/11/2017 with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforementioned period.

14. The Encumbrance Certificate for the period 01/04/2017 to 18/06/2024 with respect to the property bearing Survey No. 37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denotes the Sale Deed dated 20/03/2024 executed by the Sankhya Realtors Private Limited and others in favour of Century Dwellings Private Limited, registered as Document No.BYP-1-18572-2003-04.

Litigation: We are given to understand from the representatives of M/s. Century Dwellings Private Limited, that there are no pending litigations in relation to the land in Survey No. 37 measuring 37 guntas.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the land in Survey No. 37 measuring 37 guntas along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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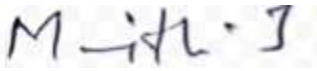
CONCLUSION

Based on the documents furnished to us for scrutiny and subject to the observations made herein above, we are of the opinion that M/s. Century Dwellings Private Limited is the owner of the property bearing Survey No. 37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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SCHEDULE PROPERTY

All that piece and parcel of the residentially converted land bearing Survey No.37, admeasuring 37 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk (earlier Yelahanka Taluk much earlier Devanahalli Taluk) and bounded on as under:

East by	:	Properties bearing Survey Nos.26/1 and 26/3C;
West by	:	Properties bearing Survey Nos.36/1, 36/2, 36/4 and 36/6;
North by	:	Portion of Property bearing Survey No.38/3; and
South by	:	Portion of Property bearing Survey Nos.28/1 and 35/1.

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LIST OF DOCUMENTS

Sl. No.	Date	Description of the Documents
1.	--	Record of Rights extract bearing R.R No.120 issued by the Shirastedar, Bangalore North Taluk with respect to the property bearing Survey No.37 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
2.	14/03/1951	Lease Deed executed by Kallappa son of Munishamappa in favour of Subbarayappa son of Shanabhoga Thippanna with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Lease Deed has been registered as Document No.2478/1950-51, Book I, Volume No.595, Pages 59 to 61 in the office of the Sub-Registrar, Devanahalli Taluk.
3.	09/04/1970	Sale Deed executed by T. Krishnamurthy the son of T. Ashwathanarayana in favour of Venkatashamappa with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.75/1970-71, Book I, Pages 81 to 82 in the Office of the Sub-Registrar, Devanahalli.
4.	13/10/1971	Sale Deed executed by Venkatashamappa son of Hanumantharayappa with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.2056/1971-72, Book I, Volume No.1085, Pages 173 to 174 in the office of the Sub-Registrar, Devanahalli Taluk.
5.	08/09/1978	Sale Deed executed by Ashwathanarayana son of Subbarayappa in favour of Venkatashamappa son of Hanumantharayappa with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.1128/1978-79, Book I, Volume No.1227, Pages 222 to 224 in the office of the Sub-Registrar, Devanahalli Taluk.
6.	08/04/1992	Sale Deed executed by Venkatashamappa son of Hanumathappa in favour of Munishamaiah son of LateKalappa with respect to the property bearing Survey No.37 admeasuring 29 guntas situated at

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		Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.65/1992-93, Book I, Volume No.238, Pages 150 to 152 in the office of the Sub-Registrar, Yelahanka.
7.	--	Mutation Register Extract bearing M.R No.5/1992-93 issued by the Village Accountant, Tarabanahalli Village with respect to the property bearing Survey No.37 admeasuring 29 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
8.	08/04/1992	Sale Deed executed by Venkatashmappa son of Hanumathappa in favour of M. K. Muniraju son of LateKalappa with respect to the property bearing Survey No.37 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.64/1992-93, Book I, Volume No.238, Pages 147 to 149 in the Office of the Sub-Registrar, Yelahanka.
9.	--	Mutation Register Extract bearing M.R No.6/1992-93 issued by the village Accountant, Tarabanahalli Village with respect to the property bearing Survey No.37 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
10.	09/04/1996	General Power of Attorney executed by K. Munishamaiah son of Kalappa in favour of B.G Uday son of B.N Garudachar with respect to the property bearing Survey No.37 admeasuring 29 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.11/1996-97, Book IV, Volume No.SF57, Pages 48 to 52 in the Office of the Sub-Registrar, Yelahanka.
11.	10/05/1996	General Power of Attorney executed by M.K Muniraju son of LateKallappa in favour B.G Uday son of B.N Garudachar with respect to the property bearing Survey No.37 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.124/1996-97, Book IV, Volume No.SF59, Pages 112 to 118 in the Office of the Sub-Registrar, Yelahanka.
12.	24/06/1996	Official Memorandum bearing No.BDS/ALN/SR(NA)/13/1996-97 issued by the Special Deputy Commissioner, Bangalore with respect to the property bearing Survey No.37 admeasuring 29 guntas situated at

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		Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
13.	24/07/1997	Official Memorandum bearing No.BDS/ALN/SR(NA)671/1996-97 issued by the Special Deputy Commissioner, Bangalore District with respect to the property bearing Survey No.37 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
14.	21/03/1997	Sale Deed executed by K. Munishamaiah son of Kalappa, represented by his constituted attorney B.G Uday son of B.N Garudachar in favour of Sanka Enterprises Private Limited ("**Sanka**") represented by their authorized signatory Rakesh Bathra with respect to the property bearing Survey No.37 admeasuring 10 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.6298/1996-97, Book I, Volume No.1012, Pages 111 to 116 in the office of the Sub-Registrar, Yelahanka.
15.	21/03/1997	Sale Deed executed by K. Munishamiah son of Kalappa, represented by his constituted attorney B.G Uday son of B.N Garudachar in favour of Sanka represented by their authorized signatory Rakesh Bathra with respect to the property bearing Survey No.37 admeasuring 10 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.6299/1996-97, Book I, Volume No.1015, Pages 52 to 58 in the office of the Sub-Registrar, Yelahanka.
16.	24/03/1997	Sale Deed executed by K. Munishamaiah son of Kalappa, represented by his constituted attorney B.G Uday son of B.N Garudachar in favour of Sanka represented by their authorized signatory Rakesh Bathra with respect to the property bearing Survey No.37 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.6304/1996-97, Book I, Volume No.1011, Pages 87 to 92 in the office of the Sub-Registrar, Yelahanka.
17.	28/07/1997	Sale Deed executed by K. Muniraju son of Kalappa, represented by his constituted attorney B.G Uday son of B.N Garudachar in favour of Sanka represented by their authorized signatory Rakesh Bathra with respect to the property bearing Survey No.37 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/3458/1997-98 in the office of the Sub-Registrar, Yelahanka.

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18.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
19.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, Calcutta to Sahara India Housing Limited.
20.	03/12/1991	Memorandum of Association of Sahara India Housing Limited.
21.	06/07/1998	Certificate of Incorporation consequent on Change of Name issued by the Registrar of Companies, Calcutta, to Sahara.
22.	15/04/2004	Partnership Deed executed between N. Devarajaiah the son of LateNarasimhaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
23.	10/11/2004	Authorization Letter signed by N.Devarajaiah and A.Ramakrishna, the partners Annapurneshwari.
24.	05/10/2004	Agreement of Sale executed between Annapurneshwari represented by its Authorized Representative P. Dayananda Pai and Sahara represented by its authorized signatory Diwakar Asthana, M/s Gauri Ganesha Real Estate ("**Gauri Ganesha**") represented by its Partner G.D.R Reddy, G.D.R Reddy son of Papi Reddy, C.M. Bopaiah son of C.B. Muthanna and B.P Srinivasa Raju son of V. Papa Raju with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte Village, Chennahalli Village and Tarabanahalli Village, admeasuring 189 acres.
25.	19/05/1993	Deed of Trust of Manipal Academy for Higher Education (the "**Trust**") executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of Manipal Academy for Higher Education for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-

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		94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
26.	05/10/2004	Agreement of Sale between Annapurneshwari represented by its Partner Devarajaiah and Manipal Academy for Higher Education with respect to the property bearing Survey No.37 admeasuring 37 guntas along with certain other properties situated at Meenukunte Village, Chennahalli Village and Tarabanahalli Village, Jala Hobli, Bangalore North Taluk admeasuring 189 acres.
27.	24/09/2004	Deed of Amendment to the Trust Deed of the Trust registered as Document No.58/2004-05, Book IV in the office of the Sub-Registrar, Udupi.
28.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan with respect to the property bearing Survey No.37 admeasuring 37 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
29.	--	Mutation Register Extract bearing M.R. No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
30.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
31.	08/09/2006	Memorandum of Association and the Articles of Association of Sankhya.
32.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust with respect to the property bearing Survey No.37 and certain other properties situated at Tarabanahalli, Chennahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk.
33.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay

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		Kumar Agarwal with respect to the property bearing Survey No.37 admeasuring 37 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore.
34.	05/01/2009	Order bearing No.R.R.T(J)C.R/739/1998-99 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 29 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
35.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company
36.	07/09/2016	General Power of Attorney executed by Dr. P. Dayananda Pai, son of Narasimha Pai in favour of his son P. Ravindra Pai, registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore
37.	05/06/2007	Partnership Deed in relation to M/s. Canara Housing Development Company
38.	27/03/2024,	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, in favour of M/s. Century Dwellings Private Limited, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore
39.	--	Certificate of Incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
40.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Bijay Kumar Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Village Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor and the Government of Karnataka with respect to the property bearing Survey No.37admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been

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		registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
41.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
42.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.37 admeasuring 37 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
43.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.37 admeasuring 37 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
44.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.37 and certain other properties in Tarabanahalli and Chennahalli villages, Jala Hobli, Bangalore North Taluk.
45.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
46.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
47.	--	Mutation Register Extract bearing M.R No.31/2008-09 issued by the Village Accountant, Bangalore North Taluk in terms of the Order dated 05/01/2009 bearing No.RRT(J)CR 739/2008-09 with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
48.	--	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
49.	--	Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
50.	--	Land Tax Demand Register Extract for the period 2008-09 issued by

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		the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
51.	05/11/2007	Endorsement bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
52.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
53.	01/12/2007	Endorsement bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
54.	11/04/2011	Endorsement bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
55.	18/08/2015	Endorsement bearing No.KHB/LAV/786/2015-16 issued by the Public Information Officer and Tahsildar, Land Acquisition Office, Karnataka Housing Board, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk..
56.	01/09/2015	Endorsement bearing No.BANGALORE/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of Special Land Acquisition-2, Karnataka Industrial Areas Development Board, Bangalore.
57.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India, Hebbal, Bangalore.
58.	06/11/2015	Endorsement bearing No. KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited, Bangalore.

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59.	12/05/2017	Endorsement bearing No.PTCL (BNA).CR.81/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
60.	05/06/2017	Endorsement issued by the Revenue Department, Bangalore in respect of the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
61.	--	RTC extract issued for the period 1968-69 to 1974-75 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
62.	--	RTC extract issued for the period 1975-76 to 1979-80 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
63.	--	RTC extract issued for the period 1980-81 to 1983-84 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
64.	--	RTC extract issued for the period 1985-86 to 1987-88 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
65.	--	RTC extract issued for the period 1988-89 to 1992-93 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
66.	--	RTC extract issued for the period 1993-94 to 2001-02 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
67.	--	RTC extract issued for the period 2002-03 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37

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		admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
68.	--	RTC extract issued for the period 2003-04 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
69.	--	RTC extract issued for the period 2004-05 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
70.	--	RTC extract issued for the period 2005-06 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
71.	--	RTC extract issued for the period 2006-07 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
72.	--	RTC extract issued for the period 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16 and 2016-17 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
73.	--	Karnataka Revision Settlement Akarband issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 admeasuring 37 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
74.	29/01/2006	Moola Tippani issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.37 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
75.	--	Village Map of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
76.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private

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		Limited along with others in favour of Catalyst Trusteeship Limited.
77.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited

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DUE DILIGENCE REPORT

We have in this report dealt with the land in Survey No. 38/1 admeasuring 26 guntas, situated at Tarabanahalli Village, Jala 2 Hobli, Bangalore North Taluk (earlier Yelahanka Taluk much earlier Devanahalli Taluk).

Flow of Title:

1. We have perused the Sale Deed dated 02/10/1927 executed by Doddachannappa the son of Dasanna in favour of Dyavappa the son of Solur Dyavappa with respect to the property bearing Survey No.38 admeasuring 29 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.592/1927-28, Book I, Volume No.272, Pages 172 to 177 in the office of the Sub-Registrar, Devanahalli Taluk.

   Note: *We have not been furnished with any document to show as to how Doddachannappa, the son of Dasanna acquired right, title and interest in the property and are given to understand that the same is not available. Given the number of years elapsed, the non-availability of the said document is not a concern.*

2. We have perused the Record of Rights extract bearing R.R No.121 with respect to the property bearing Survey No.38/1 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the Sale Deed dated 02/10/1927 executed by Doddachannappa in favour of Dyavappa the son of Dyavappa, registered as Document No.592.

3. We have perused RR Balabhagada Nakalu extract dated 28/09/1944 in respect of the property bearing Survey No.38 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the total extent of Survey No.38 as 4 acres and 16 guntas including 1 gunta of kharab land and also denotes the bifurcation of Survey No.38 into Survey Nos.38/1, 38/2, 38/3, 38/4, 38/5 and 38/6. The document further denotes the name of Dyavappa, the son of Dyavappa as the owner of the property bearing Survey No.38/1 admeasuring 26 guntas.

4. We have perused the Partition Deed dated 01/07/1970 executed amongst the sons of Late Solur Dyavappa, namely Solur Dyavappa, Bachappa, Munishamappa and Kempakka, the wife of Late Tayappa along with the sons of Solur Dyavappa, namely, Patalappa, Nanjappa, Shamanna and Kempanna with respect to the property bearing Survey No.38/1 admeasuring 26 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Partition Deed has been registered as Document No.2216/1970-71, Book I, Volume No.1065, Pages 215 to 223 in the office of the Sub-Registrar, Devanahalli Taluk. The document denotes that the partition took place before the Panchayath. The document further denotes that Munishamappa (the son of Late Solur Dyavappa) was married to Pillakkayamma the daughter of Thamanna and was considered as the adopted son of the family of Pillakkayamma and thereby has severed all ties with his family members and the aforementioned properties. It was decided by the Panchayath

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that Munishamappa being the family member needs to be paid a sum of INR 500/- (Rupees Five Hundred only). The document further denotes that an extent of 10 guntas in Survey No.38/1 was allotted in favour of Shamanna and an extent of 16 guntas in Survey No.38/1 was allotted in favour of Patalappa.

Note: *We have not been furnished with the copy of the death certificate of Late Solur Dyavappa and the Genealogical Tree of Late Solur Dyavappa disclosing all the details of his wife, children and grandchildren duly attested by the Village Accountant and are given to understand that the same is not available. We have therefore relied on the contents of the Partition Deed dated 01/07/1970.*

5. We have perused the Mutation Register Extract bearing M.R No. 4/1991-92 issued by the Village Accountant, Tarabanahalli with respect to the property bearing Survey No.38/1 admeasuring 10 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the property bearing Survey No.38/1 admeasuring 10 guntas was allotted in favour of Shamanna in terms of the Partition Deed dated 01/07/1970 registered as Document No.246/1970-71 executed amongst Patalappa, Nanjappa, Shamanna, Kempanna, the sons of Solur Dyavappa and Kempakka the wife of Solur Dyavappa. *It is noted that the said Mutation Register Extract records the registration details of the Partition Deed as 246/1970-71 instead of 2216/1970-71 and are given to understand that the same is not rectified. However, we have relied on the registered Partition Deed dated 01/07/1970 and the incorrect details in the Mutation Register Extract is not a concern.*

6. We have perused the Partition Deed executed before the Panchayath dated 18/01/1980, between Patalappa the son of Solur Dyavappa, T.P Puttaraju, T.P Devaraju, P. Chandrappa, T.P Manjunath and T.P Govindaraju the sons of Patalappa with respect to the property bearing Survey No.38/1 admeasuring 16 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that the property admeasuring 8 guntas out of 16 guntas in Survey No.38/1 was allotted in favour of P. Chandrappa and the remaining portion of 8 guntas in Survey No.38/1 was allotted in favour of T.P Puttaraju.

Note: *We have not been furnished with the copy of the Genealogical Tree of Patalappa disclosing all the details of his wife, children and grandchildren duly attested by the Village Accountant and are given to understand that the same is not available. We have therefore, relied on the contents of the Partition Deed dated 18/01/1980 executed before the Panchayath.*

7. We have perused the Mutation Register Extract bearing M.R No.9/1992-93 dated 21/09/1995 with respect to the property bearing Survey No.38/1 admeasuring 16 guntas situated at Tarabanahalli Village. The document denotes the transfer of khata in favour of Patalappa the son of Solur Dyavappa in terms of the Partition Deed executed amongst Patalappa, Nanjappa, Shamanna and Kempakka.

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8. We have perused the Mutation Register Extract dated 21/09/1995 bearing M.R No.19/1994-95 issued by the Village Accountant, Tarabanahalli with respect to the property bearing Survey No.38/1 admeasuring 16 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the transfer of khata in favour of Puttaraju, T.P Devaraj, P. Chandrappa, T.P Manjunath and T.P Govindaraj the sons of Patalappa in terms of the Partition Deed dated 18/01/1980. The document further denotes that 8 guntas in Survey No.38/1 was allotted to the share of T.P Puttaraju and 8 guntas in Survey No.38/1 was allotted to the share of P. Chandrappa.

9. We have perused the Genealogical Tree of T.P Puttaraju dated 22/05/2007 issued by the Village Accountant, Tarabanahlli Village denoting the details of all his family members. The document denotes that T.P Puttaraju's family consists of his wife Bhagyamma and three children Prathibha, Pavithra and Pradeep.

10. We have perused the General Power of Attorney dated 30/08/1996 executed by T.P Puttaraju and P. Chandrappa the sons of Late Patalappa in favour of B. G Uday the son of B.N Garudachar with respect to the property bearing Survey Nos.38/1 and 55, together admeasuring 23 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The General Power of Attorney has been registered as Document No.453/1996-97, Book IV, Volume No.SF66, Pages 7 to 13 in the Office of the Sub-Registrar, Yelahanka. The document denotes that B.G. Uday is authorized and empowered to deal with and dispose of the aforesaid properties. The document denotes that T.P Puttaraju and P. Chandrappa have agreed to sell the property for the purpose of meeting legal necessities.

11. We have perused the Sale Deed dated 12/11/1997 executed by P. Chandrappa and T.P Puttaraju the sons of Patalappa represented by their constituted attorney B.G Uday the son of B.N Garudachar in favour of Sanka Enterprises (P) Ltd. ("**Sanka**"), represented by its authorized signatory, Rakesh Bathra with respect to the property bearing Survey No.38/1 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/5654/1997-98, stored in CD No.7 in the Office of the Sub Registrar, Yelahanka. The document denotes that the proceedings initiated under Section 45-A of the Karnataka Stamp Act, 1957 (the "**Stamp Act**") and Section 80-A of the Indian Registration Act, 1908 (the "**Registration Act**") have been dismissed on the payment of the deficit amount of INR 9,853/- (Rupees Nine Thousand Eight Hundred and Fifty Three Only) and INR 1,460/- (Rupees One Thousand Four Hundred and Sixty Only) vide Challan bearing No.087855 dated 30/06/2001.

12. We have perused the Sale Deed dated 12/11/1997 executed by P. Chandrappa and T.P Puttaraju the sons of Patalappa represented by their constituted attorney B.G Uday the son of B.N Garudachar in favour of Sanka, represented by its authorized signatory, Rakesh Bathra with respect to the property bearing Survey No.38/1 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/5655/1997-98, stored in CD No.7 in the Office of the Sub Registrar, Yelahanka. The document denotes that the proceedings

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initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on the payment of the deficit amount of INR 9,853/- (Rupees Nine Thousand Eight Hundred and Fifty Three Only) and INR 1,460/- (Rupees One Thousand Four Hundred and Sixty Only) vide Challan dated 30/06/2001 bearing No.087855.

13. We have perused the General Power of Attorney dated 30/08/1996 executed by Shamanna the son of Dyavappa in favour of B.G Uday the son of B.N. Garudachar with respect to the property bearing Survey No.38/1 admeasuring 10 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The General Power of Attorney has been registered as Document No.451/1996-97, Book IV, Volume No.SF66, Pages 1 to 3 in the office of the Sub-Registrar, Yelahanka. The document denotes that B.G. Uday is authorized and empowered to deal and dispose of the aforesaid properties.

14. We have perused the Sale Deed dated 16/07/1997 executed by Shamanna the son of Dyavappa represented by his constituted attorney B.G Uday the son of B.N Garudachar in favour of Sanka represented by its authorized signatory Rakesh Bathra with respect to the property bearing Survey No.38/1 admeasuring 5 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/3134/1997-98, stored in CD No.4 in the Office of the Sub Registrar, Yelahanka. The document denotes that the proceedings initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on the payment of the deficit amount of INR 6,143/- (Rupees Six Thousand One Hundred and Forty Three Only) and INR 910/- (Rupees Nine Hundred and Ten Only) vide Challan dated 30/06/2001 bearing No.087855.

15. We have perused the Sale Deed dated 16/07/1997 executed by Shamanna the son of Dyavappa represented by his constituted attorney B.G Uday the son of B.N Garudachar in favour of Sanka represented by its authorized signatory Rakesh Bathra with respect to the property bearing Survey No.38/1 admeasuring 5 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/3135/1997-98, stored in CD No.4 in the Office of the Sub Registrar, Yelahanka. The document denotes that the proceedings initiated under Section 45-A of the Stamp Act and Section 80-A of the Registration Act have been dismissed on the payment of the deficit amount of INR 6,148/- (Rupees Six Thousand One Hundred and Forty Eight Only) and INR 910/- (Rupees Nine Hundred and Ten Only) vide Challan dated 30/06/2001 bearing No.087855.

16. We have perused the Official Memorandum dated 06/11/1997 bearing No.BDS/ALN/SR(NA)235/1997-98 issued by the Special Deputy Commissioner, Bangalore with respect to the property bearing Survey No.38/1 admeasuring 16 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the conversion of the aforementioned property from agricultural to non agricultural residential purpose pursuant to the application of T.P Puttaraju and P. Chandrappa. The document further denotes that conversion fine of INR 54,540/- per acre (Rupees Fifty Four Thousand Five Hundred and Forty only) has been paid.

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17. We have perused the Mutation Register Extract dated 18/12/2006 bearing M.R No.135/2006-07 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 16 guntas situated at Tarabanahalli Jala2 Hobli, Yelahanka Taluk, Bangalore. The document denotes that the property has been converted in terms of the Official Memorandum dated 06/11/1997 bearing No.BDS/ALN/SR(NA)235/1997-98.

18. We have perused the Official Memorandum dated 19/06/1997 bearing No.BDS/ALN/SR(NA)665/1996-97 issued by the Special Deputy Commissioner, Bangalore District with respect to the property bearing Survey No.38/1 admeasuring 10 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the conversion of the aforementioned property from agricultural to non agricultural residential purpose pursuant to the application of Shamanna. The document further denotes that a conversion fine of INR 54,540/- per acre (Rupees Fifty Four Thousand Five Hundred and Forty only) has been paid.

19. We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses, namely (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gowri Ganesha**")); (b) Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. The document denotes that Sanka had obtained an approval/sanction for the formation of a residential layout in respect of the aforementioned property from the Bangalore International Airport Area Planning Authority ("**BIAAPA**") in terms of the Order bearing No. BIAAPA/LAO/38/1997-98 and this approval has been renewed on 28/11/2003. It further denotes that the khata bearing No.409/383 has been issued in favour of Sanka in respect of the property bearing Survey No.38/1 and other properties situated at Tarabanahalli Village. The document denotes that Mahesh Deshpande has joined this Sale Deed as Consenting Witness as a registered Agreement to Sell had been executed in respect of Survey No.12 and Survey No.35/1 (prior to their acquisition by Sanka) by the predecessors in title of Sanka in favour of Mahesh Deshpande. The document further denotes that Mahesh Deshpande is also issuing a separate declaration disclosing his knowledge of this Sale Deed and an unequivocal and unconditional consent for this Sale Deed waiving all or any of his rights which might have accrued in his favour through the registered Agreements to Sell in his favour dated 15/12/1995, 09/01/1996 and 05/12/1995. The document further denotes that "*the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney B.G.Uday in favour of Sanka. B.G.Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka.*

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Therefore, B.G.Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to the Sale Deed".

20. We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited ("**Sahara India**") under the Companies Act, 1956.

21. We have perused the Memorandum of Association and the Articles of Association of Sahara India dated 03/12/1991.

22. We have perused the Certificate of Incorporation Consequent on Change of Name dated 06/07/1998 issued by the Registrar of Companies under Section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

23. We have perused the Partnership Deed dated 15/04/2004 executed between N. Devarajaiah the son of Late Narasimaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, development and sale of immovable properties in and around Bangalore.

24. We have perused an Authorization Letter dated 10/11/2004 denoting that A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Channahalli villages on behalf of Annapurneshwari.

25. We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative Dayanand Pai, Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.38/1 admeasuring 26 guntas along with other properties situated at Meenukunte, Channahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk, totally admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres.

26. We have perused the Deed of Trust dated 19/05/1993 executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed

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incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

27. We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.38/1 and certain other properties situated at Meenukunte, Channahalli and Tarabanahalli villages, Jala 2 Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Channahalli and Tarabanahalli villages, Jala 2 Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

28. We have perused the Deed of Amendment of Trust Deed dated 24/09/2004 pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV. The document denotes that an additional Clause 19 has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

29. We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gowri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan with respect to the property bearing Survey No.38/1 admeasuring 26 guntas and certain other properties situated at Tarabanahalli Village, Jala 2 Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell was entered into between Annapurneshwari and the Trust wherein substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for the Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University.

30. We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the transfer of khata in favour of the Trust in terms of a Sale Deed dated 24/01/2005 executed by Sahara, registered as Document No.22127/2005-06. It further appears that Khata No.421/383/209 has been issued in the name of Sahara with respect to the properties situated at Tarabanahalli Village.

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31. We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

32. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

33. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 with respect to the property bearing Survey No.38/1 and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala 2 Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute requisite documents with respect to the sale of 72 acres and 1.20 guntas of land situated at Channahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received. The Schedule Property is also denoted in this resolution.

    Note: *We have not seen documents to confirm that the resolution is in compliance with the Trust documents. We have therefore assumed that the resolution/extract is in compliance with the Trust Deed.*

34. We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal with respect to the property bearing Survey No.38/1 admeasuring 26 guntas and certain other properties situated at Tarabanahalli Village, Jala 2 Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust authorized the alienation of the aforementioned properties and authorized B. Manamohan to execute requisite sale deeds in terms of the resolution dated 02/02/2008.

35. We have perused the Confirmation Deed dated 18/02/2008 executed by T.P Chandrappa the son of Late Patalappa, Nirmala the wife of T.P Chandrappa and Vikas (minor) represented by his natural guardian and father T.P Chandrappa in favour of the Trust, represented by its authorized signatory Lakshminarayana Kamath with respect to the property bearing Survey No.38/1 admeasuring 16 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Confirmation Deed has been registered as Document No.JAL-1-02875-2007-08, stored in CD No.JALD17 in the Office of the Sub-Registrar, Jala. The document denotes that T.P Chandrappa, Nirmala and Vikas have confirmed the execution of the sale deeds dated 12/11/1997 registered as Document No.5654/1997-98 and Document No.5655/1997-98.

    Note: *We have not been furnished with the copy of the Genealogical Tree of P. Chandrappa disclosing the details of his wife, children and grandchildren duly attested*

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by the Village Accountant and are given to understand that the same is not available. We have therefore relied on the contents of the Confirmation Deed dated 18/02/2008.

36. We have perused the Confirmation Deed dated 25/08/2009 executed by T. P Puttaraju, the son of Late Patalappa, Bhagyamma, the wife of T.P. Puttaraju, Ms. Pratibha and Ms. Pavithra the daughters of T. P. Puttaraju and Pradeep, the son of T.P. Puttaraju in favour of Sankhya in respect of the property bearing Survey No.38/1 admeasuring 16 guntas situated at Tarabanahalli Village, Jala 2 Hobli, Bangalore North Taluk. The Deed is registered as Document No. JAL/973/2009-10, stored in CD No.JALD47. The document denotes that T. P Puttaraju, Bhagyamma, Ms. Pratibha, Ms. Pavithra and Pradeep confirm the sale deeds dated 12/11/1997 registered as Document No.5654/1997-98 and Document No.5655/1997-98.

37. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.38/1 admeasuring 26 guntas in favour of M/s. Canara Housing Development Company.

38. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

39. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

40. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra

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Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No.38/1 admeasuring 26 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Sankhya conveyed Survey No.38/1 admeasuring 26 guntas in favour of M/s. Century Dwellings Private Limited.

41. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

42. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka with respect to the property bearing Survey No.38/1 admeasuring 26 guntas and certain other properties situated at Tarabanahalli Village, Jala 2 Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 sq. meters (918.43 guntas).

43. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century

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Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

44. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.38/1 admeasuring 26 guntas and certain other properties situated at Tarabanahalli Village, Jala 2 Hobli, Bangalore North Taluk. The BIAAPA has sanctioned the formation of a residential layout in respect of these properties. The Order states that the Government had issued a Notification dated 27/01/2009 bearing No.UDD/157/BMR/2005 and the Revised Order dated 29/01/2009 stating that the conversion of any property which was converted before 17/09/2004 will have to be protected. The lands forming the subject matter of this Order are located partly in the "residential" zone and partly in the "parks" zone as per the Master Plan – 2021 prepared by the BIAAPA. However given that these lands were converted for residential purposes before 17/09/2004, the BIAAPA has treated these lands as "residential". The Order further denotes that the applicants have paid the requisite taxes and have submitted the No-Objection Certificate issued by the Karnataka State Pollution Control Board ("**KSPCB**"). The Order denotes that from out of the approved residential sites totaling to 577 sites, 40% of the sites (totaling to 230 sites) have been released as per the list annexed to the Order. The Order denotes that the applicant is permitted to collect consideration respect of the released sites for development of the layout and only the sites that have been released may be registered. The following conditions have been prescribed by the BIAAPA:

a) The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
b) Upon the development of roads, drainage system, drinking water connection, electricity connection etc. the Authorities will inspect the layout and accord their final approval.
c) Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.
d) If within the prescribed time limit, the basic amenities are not developed, then the government shall have the right to take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
e) The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.
f) No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.
g) Compulsory provision must be made in the buildings forming part of the layout plan for rain water harvesting and conservation of ground water.

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h) In accordance with the application of the developer 40% of the sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.
i) Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.
j) Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% of the sites that have been released in the sanctioned plan.

45. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.38/1 admeasuring 26 guntas and certain other properties situated at Tarabanahalli Village, Jala 2 Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 while considering additional Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

46. We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No. BIAAPA/TP3/LAO/19/2012-13 approved by BIAAPA in the 94th Meeting of BIAAPA on 31/01/2013 bearing No.94 [9(10)] in respect of the property bearing Survey No.38/1 of Tarabanahalli Village and certain other properties in Tarabanahalli and Chennahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the Layout Plan has been approved for a duration of two years from 24/05/2013 to 23/05/2015.

47. We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.38/1 and certain other properties in Tarabanahalli and Channahalli villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

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1. The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
2. The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

48. We observe that the aforesaid Sanction Renewal Letter denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

49. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

50. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

51. We have perused the Order dated 05/01/2009 bearing No.R.R.T(J)C.R/739/1998-99 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the aforementioned property has been converted for non-agricultural purposes under Section 95(2) of the Karnataka Land Revenue Act, 1964 ("**KLR Act**"). It further appears that under Section 95(7) of the KLR Act, the court is of the opinion that the aforementioned properties do not require payment of property taxes and thereby the names of the khatedars have been removed from Column 9 of the RTC extract and it will be denoted as "*Non-Agricultural Kharab*".

52. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to the property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

53. We have perused the Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Sankhya is required to pay a

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sum of Rs.1,62,102/- (Rupees One Lakh Sixty Two Thousand One Hundred Two only) towards taxes in respect of the property.

54. We have perused the Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property.

Note: *We have not been provided with the latest tax paid receipt in relation to the property. We have not been provided with the special notice assigning khata number and the khata certificate and extract in relation to the said property.*

55. We have perused the Endorsement dated 05/11/2007 bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 and certain other properties situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that there are tenancy applications/proceedings initiated under Form 7A and Section 80 (Form 11) of the Karnataka Land Reforms Act, 1961 ("**KLRA**") in respect of certain properties situated at Tarabanahalli village Jala Hobli, Bangalore North Taluk. The document further denotes that the property bearing Survey No.38/1 does not form part of the tenancy proceedings under Form 7A and Section 80 (Form 11) of the KLRA.

56. We have perused the Endorsement dated 22/08/2009 bearing No.BDA/ALAO/79/2009-10 issued by the Additional Land Acquisition Officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that as on date the aforementioned properties are not part of the acquisition process of the Bangalore Development Authority.

57. We have perused the Endorsement dated 01/12/2007 bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings/tenancy claims initiated or pending under Sections 79-A and 79-B of the KLRA with respect to the aforementioned property.

58. We have perused the Endorsement dated 11/04/2011 bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk with respect to the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the Index of Lands Register extract cannot be issued as the same is not available.

59. We have perused the Endorsement dated 01/01/2008 issued by Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38 situated at Tarabanahalli

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Village, Jala Hobli, Bangalore North Taluk. The document denotes that the RTC extracts issued for the period 1974-75 and 1984-85 are not available.

60. We have perused the Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India ("**NHAI**") with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Tarabanahalli Village does not fall under the jurisdiction of NHAI under section 3(a) of the National Highway Act.

61. We have perused the Endorsement dated 18/08/2015 bearing No. KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board with respect to the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisitions initiated or pending with respect to the aforementioned properties.

62. We have perused the Endorsement dated 01/09/2015 bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board ("**KIADB**"), Bangalore with respect to Survey Nos.26/3C, 32 and certain other properties situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk. The document denotes that a notification has been annexed with this document denoting the properties that have been acquired by KIADB. The Notification dated 09/04/2008 annexed with the Endorsement denotes the list of several survey numbers that have been acquired along with the respective owners. However, Survey No.38/1 has not been listed in the Notification.

63. We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

64. We have been provided with the Endorsement dated 12/05/2017 bearing No.PTCL (BNA).CR.84/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings initiated or pending under the Karnataka (Scheduled Castes and Scheduled Tribes) Prohibition of Transfer of Certain Lands Act, 1978 with respect to the aforementioned properties.

65. We have been provided with an Endorsement dated 05/06/2017 issued by the Revenue Department, Bangalore denoting that there are no tenancy proceedings initiated/pending in respect of the property bearing Survey No.62/4 admeasuring 9 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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66. We have perused the RTC extracts issued for the period 1968-69 to 1973-74 and 1975-76 to 1979-80 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Dyavappa as the owner in terms of a Partition.

67. We have perused the RTC extracts issued for the period 1980-81 to 1983-84 and 1985-86 to 1987-88 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the name of Dyavappa as the owner in terms of Inheritance, Index of Lands Register Extract and Record of Rights extract bearing R.R No.121.

68. We have perused the RTC extracts issued for the period 1988-89 to 1992-93 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the following:

(i) Dyavappa the son of Dyavappa as the owner in terms of the Record of Rights extract bearing R.R No.121.
(ii) Shyamappa the son of Dyavappa as the owner of 10 guntas in terms of the Partition Deed and Mutation Register Extract bearing M.R No.4/1991-92.
(iii) Patalappa the son of Dyavappa as the owner of 16 guntas in terms of the Partition Deed and Mutation Register Extract bearing M.R. No.9/1992-93.

69. We have perused the RTC extract issued for the period 1993-94 to 1997-98 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the following:

(i) Dyavappa the son of Dyavappa as the erstwhile owner in terms of the Record of Rights extract bearing R.R No121.
(ii) Shyamanna the son of Dyavappa as the owner of 10 guntas in term of the Partition Deed and Mutation Register Extract bearing M.R No.4/1991-92.
(iii) Patalappa the son of Dyavappa as the erstwhile owner of 16 guntas in terms of the Partition Deed and Mutation Register Extract bearing M.R No.8/1992-93.
(iv) P. Chandrappa the son of Patalappa as the owner of 8 guntas in terms of the Mutation Register Extract bearing M.R No.19/1994-95.
(v) T.P Chandrappa the son of Patalappa as the owner of 8 guntas in terms of the Mutation Register Extract bearing M.R No.19/1994-95.

Note: *We have not been furnished with the copy of the Mutation Register Extract bearing M.R No.8/1992-93 as referred to in the aforementioned RTC extract. It appears that MR No.9/1992-93 has been wrongly referred to as MR No.8/1992-93.*

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70. We have perused the RTC extract issued for the period 1997-98 to 2001-02 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the following:

(i) Shamanna the son of Dyavappa as the owner of 10 guntas in terms of the Mutation Register Extract bearing M.R No.4/1991-92.
(ii) P. Chandrappa the son of Patalappa as the owner in terms of the Mutation Register Extract bearing M.R No.19/1994-95.
(iii) T.P Puttaraju the son of Patalappa as the owner of 8 guntas in terms of the Mutation Register Extract bearing M.R No.19/1994-95.
(iv) Official Memorandum dated 19/06/1997 bearing No.BDS/ALNSR(NA)665/1996-97 for an extent of 10 guntas pursuant to the application of Shamanna.

71. We have perused the RTC extract issued for the period 2002-03, 2003-04, 2004-05 and 2005-06 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the following:

(i) P. Chandrappa the son of Patalappa as the owner of 8 guntas in terms of Mutation Register Extract bearing M.R No.19/1994-95.
(ii) Shamanna the son of Dyavappa as the owner of 10 guntas in terms of the Mutation Register Extract bearing M.R No.4/1991-92 and Partition Deed.
(iii) T.P Puttaraju the son of Patalappa as the owner of 8 guntas in terms of the Mutation Register Extract bearing M.R No.19/1994-95.

72. We have perused the RTC extract issued for the period 2006-07, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16 and 2016-17 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the following:

(i) Shamanna the son of Dyavappa as the owner of 10 guntas in terms of the Mutation Register Extract bearing M.R No.4/1991-92 and Partition Deed.
(ii) P. Chandrappa the son of Patalappa as the owner of 8 guntas of converted property in terms of the Mutation Register Extract bearing M.R No.135/2006-07 dated 18/12/2006.
(iii) T.P Puttaraja the son of Patalappa as the owner of 8 guntas of converted property in terms of the Mutation Register Extract bearing M.R No.135/2006-07 dated 18/12/2006.

73. We have perused the Karnataka Revision Settlement Akarband issued by Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

74. We have perused the Hissa Survey Tippani dated 03/02/2006 with respect to the property bearing Survey No.38 situated at Tarabanahalli Village, Jala Hobli, Bangalore North

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Taluk denoting that Survey No.38 has been bifurcated and renumbered as Survey Nos.38/1, 38/2, 38/3, 38/4, 38/5 and 38/6.

75. We have perused the Village Map of Tarabanahalli Village denoting that Survey No.38 forms a part of the village.

Encumbrances

We have perused photocopies of the following encumbrance certificates:

1. Encumbrance Certificate dated 27/03/2007 issued for the period 01/04/1969 to 31/03/1986 with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting the Partition Deed dated 26/10/1970 executed amongst Dyavappa, Bachanna, Munishami, Kempakka, Patalappa, Nanjappa, Shamanna and Kempanna, registered as Document No.2216, Volume No.1065, Pages 203 to 227.

2. Encumbrance Certificate dated 12/12/2008 issued for the period 01/04/1986 to 31/07/1986 with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforementioned period.

3. Encumbrance Certificate dated 10/04/2007 issued for the period 01/08/1986 and 31/05/1989 with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforementioned period.

4. Encumbrance Certificate dated 27/03/2007 issued for the period 01/06/1989 to 31/03/2004 with respect to the property bearing Survey No.38/1 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting the following:

(i) Sale Deed dated 19/07/1997 executed by Shamanna represented by his constituted attorney B.G Uday in favour of Sanka for an extent of 5 guntas, registered as Document No.3134/1997-98, stored in CD No.4.
(ii) Sale Deed dated 19/07/1997 executed by Shamanna represented by his constituted attorney B.G Uday in favour of Sanka for an extent of 5 guntas, registered as Document No.3135/1997-98, stored in CD No.4.
(iii) Sale Deed dated 14/11/1997 executed by P. Chandrappa and T.P. Puttaraju represented by their constituted attorney B.G Uday in favour of Sanka represented by its authorized signatory Rakesh Bathra for an extent of 8 guntas, registered as Document No.5654/1997-98, stored in CD No.7.
(iv) Sale Deed dated 14/11/1997 executed by P. Chandrappa and T.P. Puttaraju represented by their constituted attorney B.G Uday in favour of Sanka represented by its authorized signatory Rakesh Bathra for an extent of 8 guntas, registered as Document No.5655/1997-98, stored in CD No.7.
(v) Sale Deed dated 09/12/2003 executed by Sanka, represented by its Directors (a) S.N Ladhani (b) Babulal Nichani in favour of Sahara, represented by its authorized

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representative A.V Muralidharan and Consenting Witnesses (a) G. Dasharatha Rami Reddy (Partner, Gauri Ganesha); (b) Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, B.G. Uday, registered as Document No.12618/2003-04.

5. Encumbrance Certificate dated 20/03/2007 issued for the period 01/04/2004 to 15/03/2007 with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting the Sale Deed dated 31/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its partner G.D.R Reddy (Consenting Witness) and Annapurneshwari represented by its Partner, A. Ramakrishna (Confirming Party) in favour of the Trust represented by its constituted attorney, B. Manamohan, registered as Document No.YAN-1-22127/2004-05, stored in CD No.YAND109.

6. Encumbrance Certificate dated 02/07/2009 issued for the period 01/04/2008 to 19/06/2009 with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting the Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09, stored in CD No.JALD21.

7. Encumbrance Certificate dated 04/07/2011 issued for the period 19/06/2009 to 31/03/2011 with respect to the property bearing Survey No.38/1 admeasuring 16 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting the Confirmation Deed dated 27/08/2009 executed by P. Puttaraju the son of Late Patalappa, Bhagyamma the wife of T.P Puttaraju, Prathibha, Pavithra and Pradeep the children of P. Puttaraju in favour of Sankhya, represented by its authorized signatory K. Sreekantha Bhat, registered as Document No.JAL-1-00973-2009-10, stored in CD No.JALD47.

8. Encumbrance Certificate dated 05/07/2012 issued for the period 01/04/2004 to 04/07/2012 with respect to the property bearing Survey No.38/1 admeasuring 16 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting the following:

(i) Confirmation Deed dated 27/08/2009 executed by T.P Puttaraju the son of Late Patalappa, Bhagyamma the wife of T.P Puttaraju, Ms. Prathibha, Ms. Pavithra and Pradeep the children of T.P Puttaraju in favour of Sankhya represented by its authorized signatory Sreekantha Bhat, registered as Document No.JAL-1-00973-2009-10, stored in CD No.JALD47.
(ii) Sale Deed dated 26/03/2008 executed by the Trust represented by its special officer B. Manmohan in favour of Sankhya represented by its authorized signatory Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAl-1-00143-2008-09, stored in CD No.JALD21.
(iii) Confirmation Deed dated 19/02/2008 executed by T.P Chandrappa and his minor son Vikas represented by his natural guardian T.P Chandrappa and Nirmala in favour of

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the Trust represented by its authorized signatory Lakshminarayana Kamath, registered as Document No.JAL-1-02875-2007-08, stored in CD No.JALD17.

(iv) Sale Deed dated 14/06/2007 executed by Shamanna and Sharadamma in favour of A. Ramakrishna, registered as Document No.JAL-1-00761-2007-08, stored in CD No.JALD4.

9. Encumbrance Certificate dated 13/04/2012 issued for the period 01/04/2011 to 11/04/2012 with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforesaid period.

10. Encumbrance Certificate dated 06/11/2014 issued for the period 05/07/2012 to 04/11/2014 with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforesaid period.

11. Encumbrance Certificate dated 02/01/2016 issued for the period 01/11/2014 to 01/01/2016 with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforesaid period.

12. Encumbrance Certificate dated 03/05/2017 issued for the period 01/04/2015 to 27/04/2017 with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforesaid period.

13. The Encumbrance Certificate for the period 01/04/2017 to 18/06/2024 with respect to the property bearing Survey No. 38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denotes the Sale Deed dated 20/03/2024 executed by the Sankhya Realtors Private Limited and others in favour of Century Dwellings Private Limited, registered as Document No.BYP-1-18572-2003-04.

Litigation: We are given to understand from the representatives of M/s. Century Dwellings Private Limited, that there are no pending litigations in relation to the land in Survey No. 38/1 admeasuring 26 guntas.

Mortgages: We are given to understand from the representatives of M/s. Century Dwellings Private Limited, that there are no existing mortgages created over the land in Survey No. 38/1 admeasuring 26 guntas.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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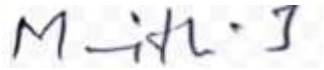
CONCLUSION

Based on the documents furnished to us for scrutiny and subject to the observations made, we are of the opinion that Century Dwellings Private Limited is the owner of the land in Survey No. 38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.



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SCHEDULE PROPERTY

All that piece and parcel of the residentially converted land bearing Survey No.38/1, admeasuring 26 guntas, situated at Tarabanahalli Village, Jala 2 Hobli, Bangalore North Taluk (earlier Yelahanka Taluk much earlier Devanahalli Taluk)and bounded on as under:

East by	:	Portion of property bearing Survey No.38/2;
West by	:	Property bearing Survey No.55 and portion of Survey No.56;
North by	:	Property bearing Survey No.38/6; and
South by	:	Property bearing Survey No.38/4.

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LIST OF DOCUMENTS REVIEWED

Sl. No.	Date	Description of the Documents
1.	02/10/1927	Sale Deed executed by Doddachannappa in favour of Dyavappa with respect to the property bearing Survey No.38 admeasuring 29 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Sale Deed has been registered as Document No.592/1927-28, Book I, Volume No.272, Pages 172 to 177 in the office of the Sub-Registrar, Devanahalli Taluk.
2.	--	Record of Rights extract bearing R.R No.121 with respect to the property bearing Survey No.38/1 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
3.	28/09/1944	RR Balabhagada Nakalu extract in respect of the property bearing Survey No.38 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
4.	01/07/1970	Partition Deed executed amongst the sons of Late Solur Dyavappa, namely Solur Dyavappa, Bachappa, Munishamappa and Kempakka, the wife of Late Tayappa along with the sons of Solur Dyavappa, namely, Patalappa, Nanjappa, Shamanna and Kempanna with respect to the property bearing Survey No.38/1 admeasuring 26 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The Partition Deed has been registered as Document No.2216/1970-71, Book I, Volume No.1065, Pages 215 to 223 in the office of the Sub-Registrar, Devanahalli Taluk.
5.	--	Mutation Register Extract bearing M.R No.4/1991-92 issued by the Village Accountant, Tarabanahalli with respect to the property bearing Survey No.38/1 admeasuring 10 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
6.	--	Mutation Register Extract bearing M.R No.9/1992-93 with respect to the property bearing Survey No.38/1 admeasuring 16 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
7.	18/01/1980	Partition Deed executed amongst Patalappa the son of Solur Dyavappa, T.P Puttaraju, T.P Devaraju, P. Chandrappa, T.P Manjunath and T.P Govindaraju the sons of Patalappa with respect to the property bearing Survey No.38/1 admeasuring 16 guntas and

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		certain other properties situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
8.	21/09/1995	Mutation Register Extract bearing M.R No.19/1994-95 issued by the Village Accountant, Tarabanahalli with respect to the property bearing Survey No.38/1 admeasuring 16 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
9.	22/05/2007	Genealogical Tree of T.P Puttaraju issued by the Village Accountant, Tarabanahlli Village denoting the details of all his family members.
10.	30/08/1996	General Power of Attorney executed by T.P Puttaraju and P. Chandrappa the sons of Late Patalappa in favour of B.G Uday the son of B.N Garudachar with respect to the property bearing Survey Nos.38/1 and 55, together admeasuring 23 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The General Power of Attorney has been registered as Document No.453/1996-97, Book IV, Volume No.SF66, Pages 7 to 13 in the Office of the Sub-Registrar, Yelahanka.
11.	12/11/1997	Sale Deed executed by P. Chandrappa and T.P Puttaraju the sons of Patalappa represented by their constituted attorney B.G Uday the son of B.N Garudachar in favour of Sanka Enterprises (P) Ltd ("**Sanka**"), represented by its authorized signatory, Rakesh Bathra with respect to the property bearing Survey No.38/1 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/5654/1997-98, stored in CD No.7 in the Office of the Sub Registrar, Yelahanka.
12.	12/11/1997	Sale Deed executed by P. Chandrappa and T.P Puttaraju the sons of Patalappa represented by their constituted attorney B.G Uday the son of B.N Garudachar in favour of Sanka, represented by its authorized signatory, Rakesh Bathra with respect to the property bearing Survey No.38/1 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/5655/1997-98, stored in CD No.7 in the Office of the Sub Registrar, Yelahanka.
13.	30/08/1996	General Power of Attorney executed by Shamanna the son of Dyavappa in favour of B.G Uday the son of B.N. Garudachar with respect to the property bearing Survey No.38/1 admeasuring 10 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore

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		North Taluk. The General Power of Attorney has been registered as Document No.451/1996-97, Book IV, Volume No.SF66, Pages 1 to 3 in the office of the Sub-Registrar, Yelahanka.
14.	16/07/1997	Sale Deed executed by Shamanna the son of Dyavappa represented by his constituted attorney B.G Uday the son of B. N Garudachar in favour of Sanka represented by its authorized signatory Rakesh Bathra with respect to the property bearing Survey No.38/1 admeasuring 5 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/3134/1997-98, stored in CD No.4 in the Office of the Sub Registrar, Yelahanka.
15.	16/07/1997	Sale Deed executed by Shamanna the son of Dyavappa represented by his constituted attorney B.G Uday the son of B.N Garudachar in favour of Sanka represented by its authorized signatory Rakesh Bathra with respect to the property bearing Survey No.38/1 admeasuring 5 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/3135/1997-98, stored in CD No.4 in the Office of the Sub Registrar, Yelahanka.
16.	06/11/1997	Official Memorandum bearing No.BDS/ALN/SR(NA)235/1997-98 issued by the Special Deputy Commissioner, Bangalore with respect to the property bearing Survey No.38/1 admeasuring 16 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
17.	18/12/2006	Mutation Register Extract bearing M.R No.135/2006-07 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 16 guntas situated at Tarabanahalli Jala2 Hobli, Yelahanka Taluk, Bangalore.
18.	19/06/1997	Official Memorandum bearing No.BDis/ALN/SR(NA)665/1996-97 issued by the Special Deputy Commissioner, Bangalore District with respect to the property bearing Survey No.38/1 admeasuring 10 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
19.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses, namely, (a) G. Dasharatha Rami Reddy (Partner, M/s Gowri Ganesha Real Estate ("**Gowri Ganesha**")); (b) Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual

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		capacity with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
20.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, West Bengal.
21.	03/12/1991	Memorandum of Association and the Articles of Association of Sahara India Housing Limited.
22.	06/07/1998	Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies under Section 21 of the Companies Act, 1956.
23.	15/04/2004	Partnership Deed executed between N. Devarajaiah the son of Late Narasimhaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
24.	10/11/2004	Authorization Letter denoting that A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Channahalli Villages on behalf of Annapurneshwari.
25.	05/10/2004	Agreement of Sale executed between Annapurneshwari represented by its Authorized Representative P. Dayananda Pai, Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M. Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte Village, Channahalli Village and Tarabanahalli Village, admeasuring 189 acres.
26.	19/05/1993	Deed of Trust of Manipal Academy for Higher Education (the "**Trust**") executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of Manipal Academy for Higher Education for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.

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27.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.38/1 and certain other properties situated at Meenukunte, Channahalli and Tarabanahalli villages, Jala 2 Hobli, Bangalore North Taluk.
28.	24/09/2004	Deed of Amendment of Trust to the Trust Deed of the Trust registered as Document No.58/2004-05, Book IV.
29.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan with respect to the property bearing Survey No.38/1 admeasuring 26 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
30.	--	Mutation Register Extract bearing M.R. No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
31.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
32.	08/09/2006	Memorandum of Association and the Articles of Association of Sankhya.
33.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust with respect to the property bearing Survey No.38/1 and certain other properties situated at Channahalli, Tarabanahalli and Meenukunte Villages, Jala 2 Hobli, Bangalore North Taluk.
34.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal with respect to the property bearing Survey No.38/1 admeasuring 26 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore.

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35.	18/02/2008	Confirmation Deed executed by T. P Chandrappa the son of Late Patalappa, Nirmala the wife of T.P Chandrappa and Vikas (minor) represented by his natural guardian and father T.P Chandrappa in favour of the Trust, represented by its authorized signatory Lakshminarayana Kamath with respect to the property bearing Survey No.38/1 admeasuring 16 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Confirmation Deed has been registered as Document No.JAL-1-02875-2007-08, stored in CD No.JALD17 in the Office of the Sub-Registrar, Jala.
36.	25/08/2009	Confirmation Deed executed by T.P Puttaraju, Bhagyammaa, Pratibha, Pavithra and Pradeep in favour of Sankhya in respect of the property bearing Survey No.58/1 admeasuring 8 guntas and certain other properties situated at Tarabanahalli Village, Jala 2 Hobli, Bangalore North Taluk. The Confirmation Deed has been registered as Document No.JAL-1-00973-2009-10, stored in CD No.JALD47 in the Office of the Sub-Registrar, Jala.
37.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company
38.	07/09/2016	General Power of Attorney executed by Dr. P. Dayananda Pai, son of Narasimha Pai in favour of his son P. Ravindra Pai, registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore
39.	05/06/2007	Partnership Deed in relation to M/s. Canara Housing Development Company
40.	27/03/2024,	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, in favour of M/s. Century Dwellings Private Limited, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore
41.	--	Certificate of Incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
42.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Bijay Kumar Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Village Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of

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		Karnataka with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
43.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
44.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, Bangalore International Airport Area Planning Authority ("**BIAAPA**") with respect to the property bearing Survey No.38/1 admeasuring 26 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
45.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.38/1 admeasuring 26 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
46.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.38/1 and certain other properties in Tarabanahalli and Channahalli villages, Jala Hobli, Bangalore North Taluk.
47.	05/01/2009	Order bearing No.R.R.T(J)C.R/739/1998-99 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
48.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
49.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
50.	--	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk.
51.	--	Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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52.	--	Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property.
53.	05/11/2007	Endorsement bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
54.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
55.	01/12/2007	Endorsement bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
56.	11/04/2011	Endorsement bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
57.	01/01/2008	Endorsement issued by Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
58.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India ("**NHAI**") with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
59.	18/08/2015	Endorsement bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board with respect to the properties at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
60.	01/09/2015	Endorsement bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development

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		Board, Bangalore with respect to Survey Nos.26/3C, 32 and certain other properties situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk.
61.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
62.	12/05/2017	Endorsement bearing No.PTCL (BNA).CR.84/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
63.	05/06/2017	Endorsement issued by the Revenue Department, Bangalore in respect of the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
64.	Date not clear	RTC extracts issued for the period 1968-69 to 1973-74 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
65.	--	RTC extracts issued for the period 1975-76 to 1979-80 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
66.	--	RTC extracts issued for the period 1980-81 to 1983-84 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
67.	--	RTC extracts issued for the period 1985-86 to 1987-88 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
68.	--	RTC extracts issued for the period 1988-89 to 1992-93 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.

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69.	--	RTC extract issued for the period 1993-94 to 1997-98 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
70.	--	RTC extract issued for the period 1997-98 to 2001-02 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
71.	--	RTC extract issued for the period 2002-03 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
72.	--	RTC extract issued for the period 2003-04 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
73.	--	RTC extract issued for the period 2004-05 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
74.	--	RTC extract issued for the period 2005-06 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
75.	--	RTC extract issued for the period 2006-07 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
76.	--	RTC extract issued for the period 2008-09 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
77.	--	RTC extract issued for the period 2009-10 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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78.	--	RTC extract issued for the period 2010-11 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
79.	--	RTC extract issued for the period 2011-12 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
80.	--	RTC extract issued for the period 2012-13 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
81.	--	RTC extract issued for the period 2013-14 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
82.	--	RTC extract issued for the period 2014-15 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
83.	--	RTC extract issued for the period 2015-16 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
84.	--	RTC extract issued for the period 2016-17 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
85.	--	Karnataka Revision Settlement Akarband issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/1 admeasuring 26 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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86.	--	Hissa Tippani with respect to the property bearing Survey No.38 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
87.	--	Village Map of Tarabanahalli Village
88.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited

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DUE DILIGENCE REPORT

We have in this Due Diligence Report dealt with the land in Survey No. 38/4 admeasuring 9 ½ guntas out of 19 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk (earlier Yelahanka Taluk much earlier Devanahalli Taluk).

Flow of Title:

1. We have perused the RR Balabagada Nakalu extract dated 28/09/1944 issued in respect of property bearing Survey No.38 admeasuring 4 acres and 16 guntas including 1 gunta of kharab land situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that the property bearing Survey No.38 was bifurcated and renumbered as Survey Nos.38/1, 38/2, 38/3, 38/4, 38/5 and 38/6. The document denotes the name of Hanumanthappa the son of Dodda Muniyappa as the owner of the property bearing Survey No.38/4 admeasuring 19 guntas.

2. We have perused the Record of Rights extract bearing R.R No.124 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denoting the name of Hanumathappa the son of Dodda Muniyappa as the khatedar of the property in terms of a family partition.

   Note: *We have not been furnished with the family partition in respect of the property bearing Survey No.38/4 and the Genealogical Tree of Dodda Muniyappa disclosing all the details of his wife, children and grandchildren duly attested by the Village Accountant.*

3. We have perused the Mutation Register Extract bearing M.R No.59/1995-96 issued by the Village Accountant, Bangalore North Taluk with respect to property bearing Survey No. 38/4 admeasuring 9½ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the transfer of khata in favour of H. Shamanna the son of Chikkahanumathappa in terms of the Partition Deed dated 24/04/1979 executed amongst H. Shamanna, H. Krishnappa and H. Narayanaswamy the sons of Chikkahanumanthappa.

   Note: *We have not been furnished with the copy of the Partition Deed dated 24/04/1979 and a copy of the genealogical tree of Chikkahanumanthappa issued by the Village Accountant disclosing the details of his wife, children and grandchildren, duly attested by the Village Accountant and are given to understand that the said documents are not available. We have therefore relied on the other available revenue documents.*

4. We observe that Hanumanthappa is indicated as the owner of the property bearing Survey No.38/4. However, it appears that children of Chikkahanumanthappa have vide Partition Deed dated 24/04/1979, partitioned their joint family properties including the property bearing Survey No.38/4. Further, the RTC extracts, denote the names of Hanumanthappa and Chikkahanumanthappa as the owners of the property bearing Survey No.38/4

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admeasuring 19 guntas. It appears that Hanumanthappa and Chikkahanumanthappa were enjoying the said property bearing Survey No.38/4 measuring 19 guntas and vide a family partition Hanumanthappa and Chikkahanumanthappa were allotted 9 ½ guntas each in the property bearing Survey No.38/4. Also, it appears that upon the demise of Chikkahanumanthappa, his sons, namely- H. Shamanna, H. Krishnappa and H. Narayanaswamy had inherited the property bearing Survey No.38/4 measuring 9 ½ Guntas. *However, we have not been provided with any documents to evidence the same and have therefore relied on the RTC extracts in relation to the said land.*

5. We have perused the Official Memorandum dated 20/11/1997 bearing No. ALN/SR(NA)182/1997-98 issued by the Special Deputy Commissioner, Bangalore with respect to the property bearing Survey No. 38/4 admeasuring 9 ½ guntas situated at Tarabanahalli village, Jala Hobli, Bangalore North Taluk. The document denotes the conversion of the aforesaid property from agricultural to non-agricultural residential purpose pursuant to the application of H. Shamanna the son of Chikkahanumanthappa. The document further denotes that a conversion fine of INR 54,540/- per acre (Rupees Fifty Four Thousand Five Hundred and Forty only) has been paid towards conversion.

6. We have perused the Mutation Register Extract dated 30/08/2007 bearing M.R No.8/2007-2008 issued by the Village Accountant, Bangalore North Taluk with respect to property bearing Survey No. 38/4 admeasuring 9.08 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the conversion of the aforesaid property from agricultural to non-agricultural purpose in terms of the Official Memorandum dated 20/11/1997 bearing No. ALNSR(NA)182/1997-98.

7. We have perused the General Power of Attorney dated 26/09/1996 executed by H. Shamanna the son of Chikkahanumanthappa in favour of B.G Uday the son of B. N. Garudachar with respect to the property bearing Survey No. 38/4 admeasuring 9 ½ guntas situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore District. The Power of Attorney has been registered as Document No.587/1996-1997, Book IV, Volume SF68, Pages 1 to 3 in the office of the Sub-Registrar, Yelahanka. The document further denotes that B. G. Uday has been empowered to sell or transfer the aforesaid property and in this regard to sign and execute the sale deed or such other instruments with respect to the aforesaid property.

8. We have perused the Sale Deed dated 24/11/1997 executed by H. Shammanna the son of Chikkahanumanthappa represented by his constituted attorney B.G Uday in favour of Sanka Enterprises Private Limited ("**Sanka**") represented by its authorized signatory Rakesh Bathra with respect to the property bearing No. 38/4 admeasuring 4¾ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U) YLNK/7106/1997-98, stored in CD No.9 in the office of the Sub-Registrar, Yelahanka.

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9. We have perused the Sale Deed dated 24/11/1997 executed by H. Shammanna the son of Chikkahanumanthappa represented by his constituted attorney B.G Uday in favour of Sanka represented by its authorized signatory Rakesh Bathra with respect to the property bearing No. 38/4 admeasuring 4¾ Guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U) YLNK/7107/1997-98, stored in CD No.9 in the office of the Sub-Registrar, Yelahanka.

10. We have perused the Death Certificate of H. Shamanna dated 30/03/2000 issued by the Village Accountant. The document denotes that H. Shamanna died on 28/03/2000.

11. We have perused the Sale Deed dated 09/12/2003 executed by Sanka represented by its Directors, S.N. Ladhani and Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory A.V. Muralidharan and Consenting Witnesses namely, (a) G. Dasharatha Rami Reddy (Partner, M/s Gauri Ganesha Real Estate); (b) Mahesh Deshpande; and (c) Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity with respect to the property bearing Survey No.38/4 admeasuring 9.08 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka. The document denotes that Sanka had obtained an approval/sanction for the formation of residential layout in respect of the aforementioned property from Bangalore International Airport Area Planning Authority ("**BIAAPA**") in terms of the Order bearing No. BIAAPA/LAO/38/1997-98 and this approval has been renewed on 28/11/2003. It further denotes that the khata bearing No.409/383 has been issued in favour of Sanka in respect of the property bearing Survey No.38/4 and other properties situated at Tarabanahalli Village. The document denotes that Mahesh Deshpande has joined the said Sale Deed as Consenting Witness as a registered Agreement to Sell had been executed in respect of Survey No.12 and Survey No.35/1 (prior to their acquisition by Sanka) by the predecessors of Sanka in title in favour of Mahesh Deshpande. The document further denotes that Mahesh Deshpande is also issuing a separate declaration disclosing his knowledge of the said Sale Deed and an unequivocal and unconditional consent for the said Sale Deed waiving all or any of his rights which might have accrued in his favour through the registered Agreement to Sell in his favour dated 15/12/1995, 09/01/1996 and 05/12/1995. The document further denotes that "*the various properties as described in the Schedule to the Sale Deed have been conveyed by the various predecessors in title of Sanka through their duly constituted attorney B. G.Uday in favour of Sanka. B.G.Uday is fully aware of all the facts of the properties conveyed by this Sale Deed and has confirmed the representations made by Sanka till the time the property was conveyed to Sanka. Therefore, B.G.Uday is signing this Sale Deed as Consenting Witness in manifestation of his consent to this Sale Deed".*

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12. We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sahara India Housing Limited under the Companies Act, 1956.

13. We have perused the Memorandum of Association and the Articles of Association of Sahara dated 03/12/1991.

14. We have perused the Certificate of Incorporation Consequent on Change of Name dated 06/07/1998 issued by the Registrar of Companies under section 21 of the Companies Act, 1956. The document denotes that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

15. We have perused the Partnership Deed dated 15/04/2004 executed between N. Devarajaiah the son of Late Narasimhaiah and A. Ramakrishna the son of Anjaneyachar with respect to the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk. The document denotes that the Partnership Firm intends to carry on the business of purchase, sale and development of immovable properties in and around Bangalore.

16. We have perused the Agreement of Sale dated 05/10/2004 executed between Annapurneshwari represented by its Authorized Representative Dayanand Pai, Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy, G.D.R Reddy the son of Papi Reddy, C.M Bopaiah the son of C.B. Muthanna and B. P Srinivasa Raju the son of V. Papa Raju with respect to the property bearing Survey No.38/4 admeasuring 9.08 guntas situated at Tarabanahalli Village along with certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli Villages, Jala Hobli, Bangalore North Taluk totally admeasuring 189 acres. The document is unregistered and denotes that Annapurneshwari is desirous of purchasing the properties owned/to be procured by the other parties to the Agreement of Sale admeasuring a total extent of 189 acres.

17. We have perused the Deed of Trust dated 19/05/1993 executed by Dr. Ramdas M. Pai the son of Dr. T.M.A Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the office of the Sub-Registrar, Udupi. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipulates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

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18. We have perused the Agreement of Sale dated 05/10/2004 executed by Annapurneshwari represented by its Partner N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.38/4 admeasuring 9.08 guntas and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli villages, Jala Hobli, Bangalore North Taluk. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust an extent of 189 acres situated at Meenukunte, Chennahalli and Tarabanahalli villages, Jala Hobli, Bangalore North Taluk.

19. We have perused the Deed of Amendment of Trust Deed dated 24/09/2004 pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai the son of Dr. TMA Pai. The Deed of Amendment of Trust is registered as Document No.58/2004-05, Book IV in the office of the Sub-Registrar, Udupi. The document denotes that an additional Clause 19 has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

20. We have perused the Sale Deed dated 24/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, Gauri Ganesha represented by its Partner G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney B. Manamohan with respect to the property bearing Survey No.38/4 admeasuring 9.08 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka. The document denotes that an Agreement to Sell was entered into between Annapurneshwari and the Trust wherein a substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for the Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University.

21. We have perused the Confirmation Deed dated 18/01/2008 executed by Jayamma the wife of Late Shamanna in favour of the Trust represented by its authorized signatory Lakshminarayana Kamath with respect to property bearing Survey No.38/4 admeasuring 9 ½ guntas situated at Tarabanahalli village, Jala Hobli, Bangalore North Taluk. The Confirmation Deed has been registered as Document No.JAL-1-02449-2007-08, Book I, stored in CD No.JALD15 in the office of the Sub-Registrar, Jala, Bangalore.

    Note: *We have not been furnished with the copy of the Genealogical Tree of Shamanna disclosing all the details of his wife, children and grandchildren duly issued by the Village*

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Accountant and are given to understand that the same is not available. We have therefore relied on the contents of the Confirmation Deed dated 18/01/2008.

22. We have perused the Mutation Register Extract bearing M.R No.312/2006-07 with respect to the properties bearing Khata No.421/383/209 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting the transfer of khata in the name of the Trust in terms of a Sale Deed dated 24/01/2005, registered as Document No.22127/2004-05 executed by Sahara. It further appears that Sahara was earlier registered as the khatedar in respect of the same.

23. We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

24. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

25. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 with respect to the property bearing Survey No.38/4 and certain other properties situated at Tarabanahalli, Chennahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute requisite documents with respect to the sale of 72 acres and 1.20 guntas of land situated at Chennahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received.

26. We have perused an Authorization Letter dated 10/11/2004 denoting that A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Chennahalli villages on behalf of Annapurneshwari.

27. We have perused the Sale Deed dated 26/03/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya represented by its Director, Bijay Kumar Agarwal with respect to the property bearing Survey No.38/4 admeasuring 9.08 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.JAL-1-00143-2008-09, Book I, stored in CD No.JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore. The document denotes that the Board of Trustees of the Trust has authorized the alienation of the aforementioned properties and have authorized B. Manamohan to execute requisite sale deeds in terms of the resolution dated 02/02/2008.

28. We have perused the Order dated 05/01/2009 bearing No. R.R.T(J)C.R/739/1998-99 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 9.08 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore

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North Taluk. The document denotes that the aforementioned property has been converted for non-agricultural purposes under Section 95(2) of the Karnataka Land Revenue Act, 1964 ("**KLR Act**"). It further appears that under Section 95(7) of the KLR Act, the court is of the opinion that the aforementioned properties do not require payment of property taxes and thereby the names of the khatedars have been removed from Column 9 of the RTC extract and it will be denoted as "*Non-Agricultural Kharab*".

29. We have perused the Mutation Register Extract bearing M.R No.31/2008-09 issued by the Village Accountant, Bangalore North Taluk in terms of the Order dated 05/01/2009 bearing No. RRT(J)CR 739/2008-09 with respect to the property bearing Survey No.38/4 admeasuring 9 ½ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the transfer of khata from Shamanna the son of Chikkahanumanthappa, the owner in terms of Mutation Register Extract bearing M.R No.8/2007-08, to Non-Agricultural Kharab in terms of the Official Memorandum dated 20/11/1997 bearing No.B.dis ALN SR(SA)182/1997-98.

30. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.38/4 measuring 9 ½ guntas in favour of M/s. Canara Housing Development Company.

31. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

32. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy (10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain

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changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

33. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No. 38/4 measuring 9 ½ guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Sankhya conveyed Survey No. 38/4 measuring 9 ½ guntas in favour of M/s. Century Dwellings Private Limited.

34. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

35. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor with respect to the property bearing Survey No.38/4 admeasuring 9.08 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No. GNRD66 in the office of the Sub-Registrar, Ganganagar.

    The document denotes that BIAAPA in its 94th Meeting held on 31/01/2013 bearing Issue N. 94[9(10)] has approved the layout plan in terms of Plan bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have been relinquished for residential/buffer/public purpose and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

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It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 sq. meters (918.43 guntas).

36. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

37. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.38/4 admeasuring 9 ½ guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The BIAAPA has sanctioned the formation of a residential layout in respect of these properties. The Order states that the Government had issued a Notification dated 27/01/2009 bearing No.UDD/157/BMR/2005 and the Revised Order dated 29/01/2009 stating that the conversion of any property which was converted before 17/09/2004 will have to be protected. The lands forming the subject matter of this Order are located partly in the "residential" zone and partly in the "parks" zone as per the Master Plan – 2021 prepared by the BIAAPA. However given that these lands were converted for residential purposes before 17/09/2004, the BIAAPA has treated these lands as "residential". The Order further denotes that the applicants have paid the requisite taxes and have submitted the No-Objection Certificate issued by the Karnataka State Pollution Control Board ("**KSPCB**"). The Order denotes that from out of the approved residential sites totaling to 577 sites, 40% of the sites (totaling to 230 sites) have been released as per the list annexed to the Order. The Order denotes that the applicant is permitted to collect consideration respect of the released sites for development of the layout and only the sites that have been released may be registered. The following conditions have been prescribed by the BIAAPA:

    a) The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
    b) Upon the development of roads, drainage system, drinking water connection, electricity connection etc. the Authorities will inspect the layout and accord their final approval.
    c) Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.
    d) If within the prescribed time limit, the basic amenities are not developed, then the government shall have the right to take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.

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e) The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.
f) No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.
g) Compulsory provision must be made in the buildings forming part of the layout plan for rain water harvesting and conservation of ground water.
h) In accordance with the application of the developer 40% of the sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.
i) Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.
j) Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% of the sites that have been released in the sanctioned plan.
k) The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

38. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.38/4 admeasuring 9 ½ guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 while considering additional Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% of the sites have been released as per the list annexed to this Letter and only the said sites may be registered.

39. We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No. BIAAPA/TP3/LAO/19/2012-13 approved by BIAAPA in the 94th Meeting of BIAAPA on 31/01/2013 bearing No.94 [9(10)] in respect of the property bearing Survey No.38/4 of Tarabanahalli Village and certain other properties in Tarabanahalli and Chennahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the Layout Plan has been approved for a duration of two years from 24/05/2013 to 23/05/2015.

40. We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary,

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Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.38/4 of Tarabanahalli Village and certain other properties in Tarabanahalli and Chennahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

1. The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
2. The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

41. We observe that the aforesaid Sanction Renewal Letter denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

42. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

43. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

44. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

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45. We have perused the Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property.

46. We have perused the Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property. The document denotes that Sankhya is required to pay a sum of Rs.1,62,102/- (Rupees One Lakh Sixty Two Thousand One Hundred Two only) towards taxes in respect of the property.

    Note: *We have not been provided with the latest tax paid receipt in relation to the property. We have not been provided with the special notice assigning khata number and the khata certificate and extract in relation to the said property.*

47. We have perused the Endorsement dated 05/11/2007 bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes that there are no tenancy applications/proceedings initiated under Sections 48A and 77A and no applications are pending under Section 80 (Form 11) of the Karnataka Land Reforms Act, 1961.

48. We have perused the Endorsement dated 22/08/2009 bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the aforementioned properties are not part of acquisition process of the Bangalore Development Authority.

49. We have perused the Endorsement dated 01/12/2007 bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings/tenancy claims initiated or pending under Sections 79-A and 79-B of the KLRA with respect to the aforementioned property.

50. We have perused the Endorsement dated 11/04/2011 bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that that the Index of Lands Register extract cannot be issued as the same is not available.

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51. We have perused the Endorsement dated 01/01/2008 issued by Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the RTC extracts for the period 1974-75 and 1984-85 are not available.

52. We have perused the Endorsement dated 18/08/2015 bearing No.KHB/SLA/786/2015-16 issued by the Public Information Officer and Tahsildar, Land Acquisition Office, Karnataka Housing Board, Bangalore in respect of properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that none of the lands in Tarabanahalli Village, Jala Hobli, Bangalore have been acquired for the purpose of formation of residential layout by the Karnataka Housing Board

53. We have perused the Endorsement dated 01/09/2015 bearing No.BANGALORE/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of Special Land Acquisition-2, Karnataka Industrial Areas Development Board, Bangalore in respect of properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that a notification pertaining to acquisition has been annexed to the said endorsement. The Notification annexed to the said endorsement denotes that certain lands situated at Bagaluru, Hoovinayakanahalli and Mahadevakodigehalli have been acquired. It is pertinent to note that the document does not denote any acquisition with respect to lands in Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, Bangalore.

54. We have perused the Endorsement deed 13/08/2015 bearing No.LAQ/NHAI/NH7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India, Hebbal, Bangalore in respect of properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the Tarabanahalli village does not fall under the jurisdiction of the National Highway Authority of India.

55. We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited, Bangalore in respect of properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the properties bearing Survey Nos.26 to 63 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk does not fall under acquisition for Yelahanka-Andhra Pradesh Border.

56. We have been provided with the Endorsement dated 12/05/2017 bearing No.PTCL (BNA).CR.85/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 9 ½ guntas and certain other

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properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings initiated or pending under the Karnataka (Scheduled Castes and Scheduled Tribes) Prohibition of Transfer of Certain Lands Act, 1978 with respect to the aforementioned properties.

57. We have been provided with an Endorsement dated 05/06/2017 issued by the Revenue Department, Bangalore denoting that there are no tenancy proceedings initiated/pending in respect of the property bearing Survey No.38/4 admeasuring 9 ½ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

58. We have perused the RTC extract issued for the period 1968-69 to 1973-74 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the names of Hanumanthappa and Chikkahanumanthappa as the owners with respect to the aforementioned property.

59. We have perused the RTC extract issued for the period 1975-76 to 1979-80 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the names of Hanumanthappa and Chikkahanumanthappa as the owners with respect to the aforementioned property. The document denotes the name of Nanjappa as the cultivator with respect to the aforementioned property.

60. We have perused the RTC extract issued for the period 1980-81 to 1983-84 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the names of Hanumanthappa the son of Dodda Muneppa as the owner in respect of the said period. The document further denotes the names of Chikkahanumanthappa and Nanjappa as the cultivators with respect to the aforementioned property.

61. We have perused the RTC extract issued for the period 1985-86 to 1987-88 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Hanumathappa the son of Dodda Muneppa as the owner in terms of the Record of Rights extract bearing R.R No.124. The document further denotes the names of Chikkahanumanthappa and Nanjappa as the cultivator for the period 1985-86.

62. We have perused the RTC extract issued for the period 1988-89 to 1992-93 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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The document denotes the name of Hanumanthappa the son of Dodda Muneppa as owner in terms of the Record of Rights extract bearing R.R No.124.

63. We have perused the RTC extract issued for the period 1993-94 to 1997-98 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the following:
    (i) Hanumanthappa the son of Dodda Muneppa as owner in terms of Record of Rights extract bearing R.R No.124.
    (ii) H. Shamanna the son of Chikkahanumanthappa as the owner in terms of Mutation Register Extract bearing M.R No.59/1995-96.

64. We have perused the RTC extract issued for the period 2002-03 and 2003-04 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the names of Shamanna the son of Chikkahanumanthappa as the owner in terms of the Mutation Register extract bearing M.R No.59/1995-96 and Nanjamma the wife of Late Nanjappa as owner in terms of the Mutation Register Extract bearing M.R No.75/2004-05 dated 03/03/2005.

65. We have perused the RTC extract issued for the period 2004-2005, 2005-06, 2006-07 and 2007-08 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the names of Shamanna the name of Chikkahanumanthappa in terms of Mutation Register Extract bearing M.R No.59/1995-96 and A Ramakrishna the son of Anjaneyachar in terms of the Mutation Register Extract bearing M.R No.52/2005-06 and Sale Deed dated 23/02/2006.

66. We have perused the RTC extract issued for the period 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16 and 2016-17 by the by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes Non Agricultural Kharab for an extent of 9 ½ guntas in the property bearing Survey No.38/4 in terms of Mutation Register extract bearing MR No.31/2008-09 dated 24/01/2009.The document further denotes the name of A Ramakrishna the son of Anjaneyachar in terms of the Mutation Register Extract bearing M.R No.52/2005-06.

67. We have perused the Karnataka Revision Settlement Akarbandh issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

68. We have perused the Hissa Tippani with respect to the property bearing Survey No.38 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes

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that the property bearing Survey No.38 was bifurcated and renumbered as Survey Nos.38/1, 38/2, 38/3, 38/4, 38/5 and 38/6.

69. We have perused the Atlas issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

70. We have perused the Village Map of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting that Survey No.38 forms part of the aforementioned village.

Encumbrances

We have perused photocopies of the following encumbrance certificates:

1. Encumbrance Certificate dated 08/06/2009 issued for the period of 01/04/1946 to 31/03/1969 with respect to the property bearing Survey No.38/4 admeasuring 9 ½ guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denoting "nil" encumbrances for the aforesaid period.

2. Encumbrance Certificate dated 27/03/2007 issued for the period of 01/04/1969 to 31/03/1986 with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denoting "nil" encumbrances for the aforesaid period.

3. Encumbrance Certificate dated 20/07/2009 issued for the period of 01/04/1986 to 31/07/1986 with respect to the property bearing Survey No.38/4 admeasuring 9 ½ guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denoting "nil" encumbrances for the aforesaid period.

4. Encumbrance Certificate dated 10/04/2007 issued for the period of 01/08/1986 to 31/05/1989 with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforesaid period.

5. Encumbrance Certificate dated 05/04/2007 issued for the period of 01/06/1989 to 31/03/2004 with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting the following transactions:
   (i) Sale Deed dated 03/02/1998 executed by H. Shamanna represented by his constituted attorney B.G Uday in favour of Sanka represented by his constituted attorney Rakesh Bathra for an extent of 4 ¾ guntas, registered as Document No.7106/1997-98.

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(ii) Sale Deed dated 03/02/1998 executed by H. Shamanna represented by his constituted attorney B.G Uday in favour of Sanka represented by his constituted attorney Rakesh Bathra for an extent of 4 ¾ guntas, registered as Document No.7107/1997-98.

(iii) Sale Deed dated 09/12/2003 executed by Sanka, represented by its Directors (a) S.N Ladhani (b) Babulal Nichani in favour of Sahara, represented by its authorized representative A.V Muralidharan registered as Document No.12618/2003-04.

6. Encumbrance Certificate dated 20/03/2007 issued for the period 01/04/2004 to 15/03/2007 with respect to the property bearing Survey No.38/4 admeasuring 9 ½ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting Sale Deed dated 31/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, in favour of the Trust represented by its constituted attorney, B. Manamohan, registered as Document No.YAN-1-22127/2004-05.

7. Encumbrance Certificate issued for the period of 16/03/2007 to 18/12/2008 with respect to the property bearing Survey No.38/4 admeasuring 9 ½ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting the following transactions:
   (i) Confirmation Deed dated 18/01/2008 executed by Jayamma in favour of the Trust, registered as Document No.JAL-1-02449-2007-08.
   (ii) Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09.

8. Encumbrance Certificate dated 02/07/2009 issued for the period 01/04/2008 to 19/06/2009 with respect to the property bearing Survey No.38/4 admeasuring 9 ½ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting the Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09.

9. Encumbrance Certificate issued for the period of 19/06/2009 to 31/03/2011 with respect to the property bearing Survey No.38/4 admeasuring 9 ½ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforesaid period.

10. Encumbrance Certificate dated 06/11/2014 issued for the period 01/04/2011 to 04/11/2014 with respect to the property bearing Survey No.38/4 admeasuring 9 ½ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforesaid period.

Note: *It is noted that the Relinquishment Deed dated 23/05/2013, registered as Document No.GNR-1-00384-2013-14 has not been reflected in the said Encumbrance Certificate.*

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Therefore, it is advised to obtain a fresh Encumbrance Certificate issued for the period 01/04/2011 to 04/11/2014 reflecting the entry pertaining to the Relinquishment Deed dated 23/05/2013.

11. Encumbrance Certificate dated 02/01/2016 issued for the period 01/11/2014 to 01/01/2016 with respect to the property bearing Survey No.38/4 admeasuring 9 ½ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforesaid period.

12. Encumbrance Certificate dated 03/05/2017 issued for the period 01/04/2015 to 27/04/2017 with respect to the property bearing Survey No.38/4 admeasuring 9 ½ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforesaid period.

13. Encumbrance Certificate issued for the period 01/04/2017 to 09/11/2017 with respect to the property bearing Survey No.38/4 admeasuring 9 ½ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting 'nil' encumbrances during this period.

14. The Encumbrance Certificate for the period 01/04/2017 to 18/06/2024 with respect to the property bearing Survey No. 38/4 measuring 9 ½ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denotes the Sale Deed dated 20/03/2024 executed by the Sankhya Realtors Private Limited and others in favour of Century Dwellings Private Limited, registered as Document No.BYP-1-18572-2003-04.

Litigation: We are given to understand from the representatives of M/s. Century Dwellings Private Limited, that there are no pending litigations in relation to the land in Survey No. 38/4 measuring 9 ½ guntas.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the land in Survey No. 38/4 measuring 9 ½ guntas along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

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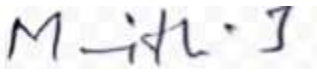
CONCLUSION

Based on the documents furnished to us and subject to the observations made above, we are of the opinion that Century Dwellings Private Limited is the owner in the property bearing Survey No. 38/4 admeasuring 9 ½ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, in favour of Catalyst Trusteeship Limited.



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SCHEDULE PROPERTY

All that piece and parcel of the residentially converted land bearing Survey No.38/4, admeasuring 9 ½ Guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk (earlier Yelahanka Taluk much earlier Devanahalli Taluk) and bounded on as under:

East by	:	Portion of property bearing Survey No.38/2;
West by	:	Portion of property bearing Survey Nos.56 and 58/1;
North by	:	Property bearing Survey No.38/1; and
South by	:	Property bearing Survey No.38/5.

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LIST OF DOCUMENTS REVIEWED

Sl. No.	Date	Description of the Documents
1.	28/09/1944	RR Balabagada Nakalu extract issued in respect of property bearing Survey No.38 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
2.	--	Record of Rights extract bearing RR No.124 issued by the Tahsildar, Devanahalli Taluk with respect to the property bearing Survey No.38/4 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
3.	--	Mutation Register Extract bearing M.R No.59/1995-96 issued by the Village Accountant, Bangalore North Taluk with respect to property bearing Survey No. 38/4 admeasuring 9½ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
4.	20/11/1997	Official Memorandum bearing No. ALN/SR(NA)187/1997-98 issued by the Special Deputy Commissioner, Bangalore with respect to the property bearing Survey No.38/4 admeasuring 9 ½ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
5.	30/08/2007	Mutation Register Extract bearing M.R No.8/2007-2008 issued by the Village Accountant, Bangalore North Taluk with respect to property bearing Survey No.38/4 admeasuring 9.08 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
6.	26/09/1996	General Power of Attorney executed by Mr. H. Shamanna in favour of Mr. B.G Uday with respect to the property bearing Survey No. 38/4 admeasuring 9 ½ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore District. The Power of Attorney has been registered as Document No.587/1996-1997, Book IV, Volume SF68, Pages 1 to 3 in the office of the Sub-Registrar, Yelahanka.
7.	24/11/1997	Sale Deed executed by Mr. H. Shammanna represented by his constituted attorney Mr. B.G Uday in favour of Sanka Enterprises Private Limited ("**Sanka**") represented by its authorized signatory Mr. Rakesh Bathra with respect to the property bearing Survey No.38/4 measuring 4 ¾ Guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No. BNG(U) YLNK/7106/1997-98, stored in CD No.9 in the office of the Sub-Registrar, Yelahanka.
8.	24/11/1997	Sale Deed executed by Mr. H. Shammanna represented by his constituted attorney Mr. B. G Uday in favour of Sanka represented by

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		its authorized signatory Mr. Rakesh Bathra with respect to the property bearing Survey No.38/4 measuring 4 ¾ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG(U) YLNK/7107/1997-98, stored in CD No.9 in the office of the Sub-Registrar, Yelahanka.
9.	30/03/2000	Death Certificate of Mr. H. Shamanna issued by the Village Accountant.
10.	09/12/2003	Sale Deed executed by Sanka represented by its Directors, Mr. S.N. Ladhani and Mr. Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its authorized signatory Mr. A.V. Muralidharan and Consenting Witnesses, namely, (a) Mr. G. Dasharatha Rami Reddy (Partner, M/s Gauri Ganesha Real Estate ("**Gauri Ganesha**")); (b) Mr. Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, Mr. B.G. Uday and Mr. B.G. Uday in his individual capacity with respect to the property bearing Survey No.38/4 admeasuring 9.08 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
11.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, West Bengal.
12.	03/12/1991	Memorandum of Association and the Articles of Association of Sahara India Housing Limited.
13.	06/07/1998	Certificate of Incorporation Consequent on Change of Name issued by the Registrar of Companies under Section 21 of the Companies Act, 1956.
14.	15/04/2004	Partnership Deed executed between Mr. N. Devarajaiah the son of (late) Mr. Narasimhaiah and Mr. A. Ramakrishna the son of Mr. Anjaneyachar with respect to the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**") with its principal place of business at No.972, New Street, Yelahanka, Bangalore North Taluk.
15.	05/10/2004	Agreement of Sale executed between Annapurneshwari represented by its Authorized Representative Mr. P. Dayananda Pai, Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gauri Ganesha represented by its Partner Mr. G.D.R Reddy, Mr. G.D.R Reddy the son of Mr. Papi Reddy, Mr. C.M. Bopaiah the son of Mr.

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		C.B. Muthanna and Mr. B.P Srinivasa Raju the son of Mr. V. Papa Raju with respect to the property bearing Survey No.38/4 admeasuring 9.08 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk along with other properties situated at Meenukunte Village, Chennahalli Village and Tarabanahalli Village, admeasuring 189 acres.
16.	19/05/1993	Deed of Trust of Manipal Academy for Higher Education (the "**Trust**") executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai denoting the formation of Manipal Academy for Higher Education for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the office of the Sub-Registrar, Udupi.
17.	05/10/2004	Agreement of Sale executed by Annapurneshwari represented by its Partner Mr. N Devarajaiah in favour of the Trust with respect to the property bearing Survey No.38/4 and certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli villages, Jala Hobli, Bangalore North Taluk.
18.	24/09/2004	Deed of Amendment of Trust to the Trust Deed of the Trust registered as Document No.58/2004-05, Book IV in the office of the Sub-Registrar, Udupi.
19.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gauri Ganesha represented by its Partner Mr. G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner Mr. A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney Mr. B. Manamohan with respect to the property bearing Survey No.38/4 admeasuring 9.08 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
20.	18/01/2008	Confirmation Deed executed by Mrs. Jayamma the wife of (Late) Shamanna in favour of the Trust represented by its authorized signatory Mr. Lakshminarayana Kamath with respect to property bearing Survey No.38/4 admeasuring 9½ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Confirmation Deed has been registered as Document No.JAL-1-02449-2007-08, Book I, stored in

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		CD No.JALD15 in the office of the Sub-Registrar, Jala, Bangalore.
21.	--	Mutation Register Extract bearing M.R. No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
22.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
23.	08/09/2006	Memorandum of Association and the Articles of Association of Sankhya.
24.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust with respect to the property bearing Survey No.38/4 and certain other properties situated at Chennahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk.
25.	10/11/2004	Authorization Letter denoting that Mr. A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to properties situated at Meenukunte, Tarabanahalli and Chennahalli villages on behalf of Annapurneshwari.
26.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, Mr. B. Manmohan in favour of Sankhya represented by its Director, Mr. Bijay Kumar Agarwal with respect to the property bearing Survey No.38/4 admeasuring 9.08 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No. JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore.
27.	05/01/2009	Order bearing No.RRT(J)CR/739/1998-99 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 9.08 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
28.	--	Mutation Register Extract bearing M.R No.31/2008-09 issued by the Village Accountant, Bangalore North Taluk in terms of the Order dated 05/01/2009 bearing No. RRT(J)CR 739/2008-09 with respect to the property bearing Survey No.38/4 admeasuring 9.08 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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29.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company
30.	07/09/2016	General Power of Attorney executed by Dr. P. Dayananda Pai, son of Narasimha Pai in favour of his son P. Ravindra Pai, registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore
31.	05/06/2007	Partnership Deed in relation to M/s. Canara Housing Development Company
32.	27/03/2024,	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, in favour of M/s. Century Dwellings Private Limited, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore
33.	--	Certificate of Incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
34.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Mr. Bijay Kumar Agarwal who is represented by his Power of Attorney Holder Mr. R. Lakshmi Narayana Kamath in favour of the Village Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor and the Government of Karnataka with respect to the property bearing Survey No.38/4 admeasuring 9 ½ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.
35.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
36.	24/05/2013	Order bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.38/4 admeasuring 9 ½ guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
37.	24/05/2013	Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint

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		Directorate, BIAAPA with respect to the property bearing Survey No.38/4 admeasuring 9 ½ guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
38.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.38/4 and certain other properties in Tarabanahalli and Chennahalli villages, Jala Hobli, Bangalore North Taluk.
39.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
40.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
41.	--	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
42.	--	Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
43.	--	Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
44.	05/11/2007	Endorsement bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
45.	22/08/2009	Endorsement bearing No.79/2009-10 issued by the Land Acquisition officer, Bangalore Development Authority, Bangalore with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
46.	01/12/2007	Endorsement bearing No.MaHa(A)/CR.94/2007-08 issued by the Assistant Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas and certain

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		other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
47.	11/04/2011	Endorsement bearing No.R.K/C.R/156/2011-12 issued by the Tahsildar, Bangalore North Taluk with respect to the properties situated in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
48.	01/01/2008	Endorsement issued by Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
49.	18/08/2015	Endorsement bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board with respect to the properties at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
50.	01/09/2015	Endorsement bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board, Bangalore with respect to Survey Nos.26/3C, 32 and certain other properties situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk.
51.	13/08/2015	Endorsement bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India ("**NHAI**") with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
52.	06/11/2015	Endorsement bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
53.	12/05/2017	Endorsement bearing No.PTCL (BNA).CR.85/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 9 ½ guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
54.	05/06/2017	Endorsement issued by the Revenue Department, Bangalore in respect of the property bearing Survey No.38/4 admeasuring 9 ½ guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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55.	--	RTC extract issued for the period 1968-69 to 1973-74 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
56.	--	RTC extract issued for the period 1975-76 to 1979-80 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
57.	--	RTC extract issued for the period 1980-81 to 1983-84 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
58.	--	RTC extract issued for the period 1985-86 to 1987-88 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
59.	--	RTC extract issued for the period 1988-89 to 1992-93 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
60.	--	RTC extract issued for the period 1993-94 to 1997-98 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
61.	--	RTC extract issued for the period 2002-03 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
62.	--	RTC extract issued for the period 2003-04 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
63.	--	RTC extract issued for the period 2004-2005 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey

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		No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
64.	--	RTC extract issued for the period 2005-06 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
65.	--	RTC extract issued for the period 2006-07 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
66.	--	RTC extract issued for the period 2007-08 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
67.	--	RTC extract issued for the period 2008-09 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
68.	--	RTC extract issued for the period 2009-10 to 2016-17 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
69.	--	Karnataka Revision Settlement Akarband issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/4 admeasuring 19 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
70.	--	Hissa Tippani with respect to the property bearing Survey No.38 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
71.	--	Atlas issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
72.	--	Village Map of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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73.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
74.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited

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DUE DILIGENCE REPORT

We have in this Due Diligence Report dealt with the land in Survey No. 38/5 measuring 6 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk (earlier Yelahanka Taluk much earlier Devenahalli Taluk).

Flow of Title:

1. We have perused the RR Balabhagada Nakalu extract dated 28/09/1944 in respect of the property bearing Survey No. 38 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk. The document denotes the total extent of Survey No.38 as 4 acres and 16 guntas including 1 gunta of kharab land and also denotes the bifurcation of Survey No.38 into Survey Nos.38/1, 38/2, 38/3, 38/4, 38/5 and 38/6. The document further denotes the name of Muniswamy, son of Kempannappa as the owner of the property bearing Survey No.38/5 admeasuring 8 guntas.

2. We have perused the Record of Rights extract bearing R.R No.125 issued by the Shirastedar, Bangalore North Taluk with respect to the property bearing Survey No. 38/5 situated at Tarabanahalli Village, Jala Hobli denoting the name of Muniswamy as the owner of the property in terms of a family partition.

   Note: *We have not been furnished with the copy of the family partition under which Muniswamy acquired title to the said land. However, we have relied on the reference made in the Record of Rights in No. 125.*

3. We have perused the Memorandum of Partition recording partition dated 20/02/1985 executed among (i) Kempaiah (ii) Ramaiah (sons of Late Muniswamy alias Munishamappa), (iii) Rajanna, (iv) Nagaraj and (v) Chandrappa (sons of Late Muniyappa (son of Late Muniswamy)) and Manjunatha (son of Late Chowdappa (son of Late Muniswamy)) with respect to the property bearing Survey No. 38/5 admeasuring 8 guntas and certain other properties, wherein Nagaraj was allotted 2 guntas in Survey No. 38/5 and Ramaiah was allotted 6 guntas in Survey No. 38/5. We observe that the legal heirs of Late Munishamappa, Late Muniyappa and Late Chowdappa have orally partitioned their joint family properties including property bearing Survey No. 38/5 admeasuring 8 guntas and the said oral partition has been recorded under the aforesaid Memorandum of Partition.

   Note: *We have not been furnished with the copy of the genealogical tree of Late Muniswamy alias Munishamappa, however we have relied on the other available documents.*

4. We have perused the Mutation Register Extract bearing M.R No. 23/1995-96 issued by Tahsildar, Bangalore North Taluk which bears out that the katha was transferred and registered in the names of (i) Nagaraj with respect to the property bearing Survey

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No.38/5 measuring 2 guntas and (ii) Ramaiah with respect to the property bearing Survey No. 38/5 measuring 6 guntas in terms of the aforesaid partition dated 20/02/1985.

5. We have perused the General Power of Attorney dated 31/08/1996, registered as Document No.462/1996-97, Book IV, Volume No.SF66, Pages 35 to 37 in the Office of the Sub-Registrar, Yelahanka which bears out that Ramaiah son of Munisamappa has authorized and empowered B.G Uday son of B.N Garudachar to sign, execute and present sale deeds before the Sub-Registrar with respect to Survey No. 38/5 measuring 6 guntas along with other lands.

6. We have perused the Official Memorandum dated 24/07/1997 bearing No. BDS/ALN/SR(NA)/660/1996-97 issued by the Special Deputy Commissioner, Bangalore which bears out that the land in Survey No. 38/5 admeasuring 6 guntas along with certain other properties have been converted from agricultural to non-agricultural residential purposes.

7. We have perused the Sale Deed dated 29/07/1997, registered as Document No. BNG(U) YLNK/3452/1997-98, stored in CD No.4 in the Office of the Sub-Registrar, Yelahanka which bears out that Ramaiah son of Munishamappa (represented by power of attorney B.G Uday) conveyed Survey No.38/5 admeasuring 6 guntas in favour of Sanka Enterprises (P) Ltd. ("**Sanka**").

8. We have perused the Sale Deed dated 22/08/1997, registered as Document No.BNG (U)-YLNK/4429/1997-98, stored in CD No.6 in the office of the Photo Registrar, Yelahanka which bears out that Ramaiah (son of Munishamappa represented by his constituted attorney B.G Uday) conveyed the land in Survey No.38/5 admeasuring 6 guntas in favour of Sanka (represented by its authorized signatory Rakesh Bathra).

   Note: *It is noted that Ramaiah has conveyed the Survey No. 38/5 measuring 6 guntas in favour of Sanka under two Sale Deeds dated 29/07/1997 and 22/08/1997, respectively. However, from the Confirmation Deed dated 29/04/2008 (explained below) we observe that the second sale deed dated 22/08/1997 has been executed by oversight.*

9. We have perused the Inheritance Register Extract bearing IHC No.17/2006-07 issued by the Shirastedar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 6 guntas and another property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the transfer of khata in favour of T.R Prakash pursuant to the death of Late Ramaiah on 16/12/2002. The document further denotes that Late Ramaiah is survived by his wife Susheelamma and children Pushpa, T.R Prakash, Shobha, Pramila and Geetha and that the daughters have been married and living with their husband.

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10. We have perused the Mutation Register Extract dated 03/08/2007 bearing M.R No.190/2006-07 issued by Village Accountant, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 6 guntas and another property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the transfer of khata in favour of T.R Prakash the son of Late Ramaiah in terms of the Inheritance Register Extract bearing IHC No.17/2006-07 dated 20/06/2007.

    Note: *We observe that pursuant to the conveyance of the property bearing 38/5 by Late Ramaiah in favour of Sanka under sale deeds dated 29/07/1997 and 22/08/1997, the said property has been inherited by the legal heirs of Late Ramaiah vide IHC No. 17/2006-07. In view of the said conveyance in favour of Sanka, being prior to the inheritance, the said inheritance is invalid. Notwithstanding the same, T. R. Prakash and his family and Susheelamma, wife of Late Ramaiah have confirmed the aforesaid sale deeds vide a Confirmation Deed dated 29/04/2008 registered as Document No.JAL-1-00376-2008-09 and Confirmation Deed dated 22/07/2008, registered as Document No.JAL-1-01084-2008-09.*

11. We have perused the Confirmation Deed dated 29/04/2008 executed by Susheelamma the wife of Late Ramaiah, Prakash T.R the son of Late Ramaiah, Shobha the wife of Prakash T.R, Karthik Gowda (minor) and Rakshitha (minor), minors represented by their natural guardian Prakash T.R in favour of the Trust represented by its authorized signatory Chetan Kumar with respect to the property bearing Survey No.38/5 admeasuring 6 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Confirmation Deed has been registered as Document No.JAL-1-00376-2008-09, stored in CD No. JALD22 in the office of the Sub-Registrar, Jala. In terms of the aforesaid Confirmation Deed, Susheelamma and others have confirmed the conveyance of the said property by Ramaiah in favour of Sanka.

12. We have been provided with the Confirmation Deed dated 22/07/2008, registered as Document No.JAL-1-01084-2008-09 executed by the (i) Pushpa (ii) Shobha, (iii) Pramila and (iv) Geetha (daughters of Late Ramaiah) in favour of the Trust, denoting that they have confirmed the Sale Deed dated 22/08/1997 executed by Ramaiah in favour of Sanka, in respect of the property bearing Survey No.38/5 admeasuring 06 guntas.

    Note: *We have not been furnished with* the *copy of the Genealogical Tree of Ramaiah disclosing the names wife children and grandchildren duly attested by the Village Accountant to confirm if all the legal heirs of Late Ramaiah have been made parties to the above-mentioned Confirmation Deeds and have therefore relied on the details captured in the Inheritance Certificate in IHC No. 17/2006-07.*

13. We have perused the Genealogical Tree of Prakash T.R issued by the Village Accountant, Tarabanahalli Village denoting the details of all his family members. The

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document denotes that Prakash T.R is survived by his wife Shobha and children Karthik Gowda (minor) and Rakshitha (minor).

Thus, by virtue of the Sale Deed detailed above, Sanka became the owner of the land in Survey No. 38/5 measuring 6 guntas.

14. We have perused the Sale Deed dated 09/12/2003, registered as Document No.BNG (U)-YLNK/ 12618/2003-04, in the Office of the Sub-Registrar, Yelahanka which bears out that Sanka (represented by its Directors, S.N. Ladhani and Babu Lal Nichani) conveyed the Survey No.38/5 admeasuring 6 guntas in favour of Sahara India Commercial Corporation Limited ("**Sahara**") (represented by its authorized signatory A.V. Muralidharan) along with (a) G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate ("**Gowri Ganesha**")); (b) Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, B.G. Uday and B.G. Uday in his individual capacity, as Consenting Witnesses.

    From the recitals of the said Deed, it is noted that Sanka had obtained an approval/sanction for the formation of a residential layout in respect of the aforementioned property from the Bangalore International Airport Area Planning Authority ("**BIAAPA**") in terms of the Order bearing No. BIAAPA/LAO/38/1997-98 and this approval has been renewed on 28/11/2003. Further, it is noted that khata bearing No.409/383 has been issued in favour of Sanka with respect to the property bearing Survey No. 38/5.

    Furter, it is noted that Mahesh Deshpande being an Agreement Holder as per the registered Agreements to Sell in his favour dated 15/12/1995, 09/01/1996 and 05/12/1995, has joined this Sale Deed as Consenting Witness.

    Note: *We have not been furnished with the copies of the Agreements to Sell dated 15/12/1995, 09/01/1996 and 05/12/1995 executed in favour of Mahesh Deshpande and are given to understand that the same are not available. Given that Mahesh Deshpande has signed the said Sale Deed as a consenting witness, the non-availability of the said agreements is not a concern.*

15. We have perused the Certificate of Incorporation dated 02/01/1992 issued by the Registrar of Companies, West Bengal bearing out the incorporation of Sahara India Housing Limited under the Companies Act, 1956.

16. We have perused the Memorandum of Association and the Articles of Association of Sahara India dated 03/12/1991.

17. We have perused the Certificate of Incorporation Consequent on Change of Name dated 06/07/1998 issued by the Registrar of Companies under Section 21 of the Companies

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Act, 1956 which bears out that the name of Sahara India Housing Limited has been changed to Sahara India Commercial Corporation Limited.

18. We have perused the Partnership Deed dated 15/04/2004 which bears out that N. Devarajaiah son of Late Narasimhaiah and A. Ramakrishna son of Anjaneyachar have formed a partnership firm in the name and style of M/s Annapurneshwari Investments ("**Annapurneshwari**"). The document denotes that the Partnership Firm intends to carry on the business of purchase, sale and development of immovable properties in and around Bangalore.

19. We have perused an Authorization Letter dated 10/11/2004 denoting that A. Ramakrishna has been authorized to sign Agreements of Sale, Sale Deeds and other documents pertaining to the properties situated at Meenukunte, Tarabanahalli and Chennahalli villages on behalf of Annapurneshwari.

20. We have perused the Agreement of Sale dated 05/10/2004 which bears out that Sahara (represented by its authorized signatory Diwakar Asthana,) along with M/s Gauri Ganesha Real Estate ("**Gauri Ganesha**") (represented by its Partner G.D.R Reddy) G.D.R Reddy son of Papi Reddy, C.M. Bopaiah the son of C.B. Muthanna and B.P Srinivasa Raju son of V. Papa Raju agreed to convey lands admeasuring a total extent of 189 acres (including Survey No. 38/5 measuring 6 guntas), situtated at Meenukunte Village, Chennahalli Village and Tarabanahalli Village, in favour of Annapurneshwari (represented by its Authorized Representative P. Dayananda Pai).

21. We have perused the Deed of Trust dated 19/05/1993, registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi, executed by Dr. Ramdas M. Pai son of Dr. T.M.A Pai which bears out the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The document denotes that the Trust may in accordance with its objects establish new educational institutions and it may carry out all other acts, deeds and things as are deemed incidental or conducive to attain this objective. The Trust Deed stipuLates that the Trustees shall also have the power to sell, mortgage, lease, or otherwise transfer the properties belonging to the Trust; moveable or immovable, for the benefit and purpose of the Trust. However, the Trustees shall exercise this power sparingly and, when it concerns immovable property of the Trust, by 2/3rd majority in the meeting of the Board of Trustees.

22. We have perused the Agreement of Sale dated 05/10/2004 which bears out that Annapurneshwari (represented by its Partner N Devarajaiah) agreed to convey the land in Survey No. 38/5 along with certain other properties situated at Meenukunte, Chennahalli and Tarabanahalli villages, Jala Hobli, Bangalore North Taluk in favour of the Trust. The document is unregistered and denotes that Annapurneshwari offered to sell to the Trust

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an extent of 189 acres situated at Meenukunte, Chennahalli and Tarabanahalli villages, Jala Hobli, Bangalore North Taluk for the purpose of establishing an educational institution as an extension of its University.

23. We have perused the Deed of Amendment of Trust Deed dated 24/09/2004, is registered as Document No.58/2004-05, Book IV in the Office of the Sub-Registrar, Udupi pertaining to the Trust, represented by its Trustee and President Dr. Ramdas M. Pai son of Dr. TMA Pai.. The document denotes that an additional Clause 19 has been added which states that the Trust may offer immovable assets as security; however, powers under this clause are exercisable only by a resolution passed by 2/3rd majority in the meeting of the Board of Trustees.

24. We have perused the Sale Deed dated 24/01/2005, registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka which bears out that Sahara (represented by its authorized signatory Diwakar Asthana), Gowri Ganesha (represented by its Partner G.D.R Reddy) as the "Consenting Witness" and Annapurneshwari (represented by its Partner A. Ramakrishna) as the "Confirming Party" have together conveyed Survey No.38/5 admeasuring 6 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk in favour of the Trust (represented by its constituted attorney B. Manamohan). The document denotes that an Agreement to Sell was entered into between Annapurneshwari and the Trust wherein substantial amount of money was paid to Annapurneshwari to procure clear lands measuring approximately 189 acres for the Trust and carry out certain civil works agreed to between them. The consideration under this Sale Deed was paid to both Sahara and Annapurneshwari. The Trust has stated in the sale deed that it intends to acquire the aforementioned property for establishing an educational institution as an extension of its University.

25. We have perused the Mutation Register Extract bearing M.R. No.312/2006-07 which bears out that the khata in relation to the land in Survey No. 38/5 was transferred and registered in the name of Trust. It further appears that Khata No.421/383/209 has been issued in the name of Sahara with respect to the properties situated at Tarabanahalli Village.

26. We have perused the Certificate of Incorporation dated 03/10/2006 issued by the Registrar of Companies, West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.

27. We have perused the Memorandum of Association and the Articles of Association of Sankhya dated 08/09/2006.

28. We have perused the copy of the Extract from the Minutes of the Meeting of the Board of Trustees of the Trust dated 02/02/2008 with respect to the property bearing Survey

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No.38/5 and certain other properties situated at Chennahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk. The document denotes that B Manamohan has been authorized to execute requisite documents with respect to the sale of 72 acres and 1.20 guntas of land situated at Chennahalli, Tarabanahalli and Meenukunte Villages belonging to the Trust and also acknowledge the receipt of consideration received.

Note: *We have not seen documents to confirm that the resolution is in compliance with the Trust documents. We have therefore assumed that the resolution/extract is in compliance with the Trust Deed.*

29. We have perused the Sale Deed dated 26/03/2008, registered as Document No. BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No. JALD21, pages 1 to 37 in the Office of the Sub-Registrar, Jala, Bangalore which bears out that the Trust (represented by its Special Officer, B. Manamohan) conveyed Survey No.38/5 admeasuring 6 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk in favour of Sankhya (represented by its Director, Bijay Kumar Agarwal). The document denotes that the Board of Trustees of the Trust authorized the alienation of the aforementioned properties and authorized B. Manamohan to execute requisite sale deeds in terms of the resolution dated 02/02/2008.

30. We have perused a copy of the Agreement of Sale dated 06/05/2015 entered between Sankhya and M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, which bears out that Sankhya has agreed to sell various land parcels located in Channahalli, Tarabanahalli and Meenukunte villages including Survey No.38/5 admeasuring 6 guntas in favour of M/s. Canara Housing Development Company.

31. We have perused a copy of the General Power of Attorney dated 07/09/2016, executed by Dr. P. Dayananda Pai, son of Narasimha Pai appointing his son P. Ravindra Pai as his authortised attorney. The said document has been registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore, The document denotes that Dr. P. Dayananda Pai has empowered his son P. Ravindra Pai to do various acts and deeds for and on behalf of him, including the power to sign and execute agreements and sale deeds and to present the same before the Sub-Registrar and admit execution of the same.

32. We have perused the partnership deed dated 05/06/2007, entered amongst (1) P Dayananda Pai (2) P. Satish Pai (3) A. Abdul Rafeekh (4) Ramakrishna Nayak (5) K. N. Yellappa (6) S. Raghunath (7) Mohini D. Pai (8) Sabitha Pai (9) H. Jayawanth Shenoy

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(10) M. Yeshwanth Shenoy (11) Ashwin Pai (12) Ravindra Pai (13) A. Ramakrishna (14) M.S. Madadevaiah (15) Dev S Patel (16) P. Dayananda Pai HUF, represented by its Karta P. Dayananda Pai (17) S. Satish Pai HUF, represented by its Karta P. Satish Pai. The said deed denotes that the partners have been carrying on business of real estate development in and around Bangalore in the name of style of M/s. Canara Housing Development Company in terms of partnership deed dated 01/04/2005. The parties have entered into this deed to revise their share of profit or loss of the partnership business. We understand that the partnership has undergone certain changes and there have been few reconstitution deeds executed. We note that P. Dayananda Pai is the Managing Partner of the said partnership.

33. We have perused the Sale Deed dated 27/03/2024, executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, with regard to various properties including Survey No.38/5 admeasuring 6 guntas, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Sankhya conveyed Survey No.38/5 admeasuring 6 guntas in favour of M/s. Century Dwellings Private Limited.

34. We have perused the certificate of incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India, which denotes that M/s. Century Dwellings Private Limited was incorporated as a private limited company on 02/02/2024. We have also perused Memorandum of Association and Articles of Association of M/s. Century Dwellings Private Limited.

35. We have perused the Relinquishment Deed dated 23/05/2013 executed by Sankhya represented by its Director, Bijay Agarwal who is represented by his Power of Attorney Holder R. Lakshmi Narayana Kamath in favour of the Panchayath Development Officer, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor of Karnataka with respect to the property bearing Survey No.38/5 admeasuring 6 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

    The document denotes that BIAAPA in its 94th Meeting dated 31/01/2013 bearing case No.94[9(10)] has approved the layout plan in terms of approval bearing No.BIAAPA/TP3/LAO/19/2012-13. It further appears that the following extents have

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been reserved for residential, commercial, parks and buffer zones, civic amenities and roads:

Purpose	**Extent**
Residential Purpose	1,07,100.02 sq. meters (1058.62 guntas)
Commercial Purpose	1,470.14 sq. meters (14.54 guntas)
Buffer Zone and Park Purposes	20,223.89 sq. meters (199.90 guntas)
Public Purpose (civic amenities)	10,104.74 sq. meters (99.88 guntas)
Roads	62,588.14 sq. meters (618.65 guntas)
Total	**2,01,486.93 sq. meters**

It is to be noted that the total extent of lands reserved for buffer zone and park purposes, public purpose (civic amenities) and roads is 92,916.77 sq. meters (918.43 guntas).

36. We have perused a copy of the Cancellation Deed dated 20/02/2025 (registered as Document No. 8259/2024-25) between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited, which bears out that the above-mentioned relinquishment deed was cancelled.

37. We have perused the Order dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.38/5 admeasuring 6 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The BIAAPA has sanctioned the formation of a residential layout in respect of these properties. The Order states that the Government had issued a Notification dated 27/01/2009 bearing No.UDD/157/BMR/2005 and the Revised Order dated 29/01/2009 stating that the conversion of any property which was converted before 17/09/2004 will have to be protected. The lands forming the subject matter of this Order are located partly in the "residential" zone and partly in the "parks" zone as per the Plan – 2021 prepared by the BIAAPA. However, given that these lands were converted for residential purposes before 17/09/2004, the BIAAPA has treated these lands as "residential". The Order further denotes that the applicants have paid the requisite taxes and have submitted the No-Objection Certificate issued by the Karnataka State Pollution Control Board ("**KSPCB**"). The Order denotes that from out of the approved residential sites totaling to 577 sites, 40% of the sites (totaling to 230 sites) have been released as per the list annexed to the Order. The Order denotes that the applicant is permitted to collect consideration respect of the released sites for development of the layout and only the sites that have been released may be registered. The following conditions have been prescribed by the BIAAPA:

a) The Approval provided is valid for a period of 2 years (24/05/2013 to 23/05/2015).
b) Upon the development of roads, drainage system, drinking water connection, electricity connection etc. the Authorities will inspect the layout and accord their final approval.

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c) Within 24 months of this approval, the development of the parks, civic amenities, miscellaneous areas, roads, drainage system, water supply and electricity supply must be completed. If the development of the layout has not been completed as stated above, an application for renewal of the approval may be made to the authorities. If after obtaining a renewal of the approval for the layout, the development is still not completed as required hereinabove, the approval shall be cancelled without any reference to the developer.
d) If within the prescribed time limit, the basic amenities are not developed, then the government shall have the right to take up the development of these facilities and the developer shall not have the right to sell/lease the sites as released by BIAAPA pursuant to this order.
e) The Sewage Treatment Plant must be constructed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117.
f) No change shall be made in the measurement and figures as sanctioned by this approval in the buildings and sites of the layout. As far as possible the existing plants and trees must be retained during the development of the layout and on either side of the roads and in parks planting of trees must be undertaken.
g) Compulsory provision must be made in the buildings forming part of the layout plan for rain water harvesting and conservation of ground water.
h) In accordance with the application of the developer 40% of the sites have been released (as detailed in the letter) vide Government Notification No.UDD/157/BMR/2005 dated 27/01/2009 and guidelines of Amendment Order dated 29/01/2009 and in accordance with guidelines issued in the recent Government Circular No.UDD/599/MDA/2012 dated 03/12/2012.
i) Approval for the layout has been accorded based on the Sanctioned Plan and consideration may be collected for development of the layout by selling the 230 sites released and only these may be registered.
j) Commencement Certificate as per Section 15(1) of the Karnataka Town and Country Planning Act, 1961 must be obtained from BIAAPA before the construction of any building in the 40% of the sites that have been released in the sanctioned plan.
k) The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

38. We have perused the Letter dated 24/05/2013 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.38/5 admeasuring 6 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the residential layout has been approved as per resolution passed in the 94th Meeting of BIAAPA on 31/01/2013 while considering additional Subject No.94 [9(10)] and that there are a total of 577 sites of various sizes. The document further denotes that as per Government Circular No.UDD/599/MDA/2012 dated 03/12/2012 a total of 40% sites have been released as per the list annexed to this Letter and only the said sites may be registered.

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39. We have perused the Residential Sanctioned Layout Plan dated 24/05/2013 bearing No. BIAAPA/TP3/LAO/19/2012-13 approved by BIAAPA in the 94th Meeting of BIAAPA on 31/01/2013 bearing No.94 [9(10)] in respect of the property bearing Survey No.38/5 and certain other properties in Tarabanahalli and Chennahalli Villages, Jala Hobli, Bangalore North Taluk. The document denotes that the Layout Plan has been approved for a duration of two years from 24/05/2013 to 23/05/2015.

40. We have perused the Sanction Renewal Letter dated 27/04/2015 bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.38/5 and certain other properties in Tarabanahalli and Chennahalli villages, Jala Hobli, Bangalore North Taluk. The document denotes that the application bearing No.2525 dated 31/01/2013 for sanction of a residential layout was made and vide a Sanction Letter dated 24/05/2013 issued by BIAAPA, 60% of the sites (totaling to 230 sites) were released for the purpose of registration. The document further denotes that an application dated 18/03/2015 for renewal of Sanction of Residential Layout was made to extend the sanction for formation of residential layout for a period of one year and pursuant to the payment of a renewal fee of Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) vide a Demand Draft dated 04/04/2015 bearing No.713358, the sanction is renewed for a period of one year starting from 24/05/2015 to 23/05/2016. The document further denotes that following conditions have been prescribed by the BIAAPA:

    1. The Sewage Treatment Plant must be installed and must abide by the conditions prescribed in the No-Objection Certificate dated 20/04/2013 bearing No.PCB/417/CNP/10/H 117 issued by the KSPCB;
    2. The details of the approval number and the date of sanction issued by BIAAPA should be denoted at the time of offering the residential layouts for sale.

41. We observe that the aforesaid Sanction Renewal Letter denotes that 230 sites out of 577 sites in the residential layout were released for the purpose of registration. The said document denotes that the sites released in terms of the Sanction Renewal Letter dated 27/04/2015 is 60% of the total number of sites. But, the number of sites released for registration under the Sanction Letter dated 24/05/2013 is 40% (totaling to 230). Since the Renewal Letter dated 27/04/2015 refers to the Sanction Letter dated 24/05/2013 we are of the view that the reference of 60% of the sites having been released for the purpose of registration is a typographical error and it should read as "40%".

42. We have perused a copy of the Temporary Sanction Plan Work Order dated 01.03.2025 which bears out that BIAAPA has approved the plan for residential layout, with respect to the Schedule

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Property along with other lands of Tarabanahalli Village and Channahalli Village measuring in total 49 acres 18 ½ guntas (2,00,164.84 square meters) ("**Project Land**").

43. We have perused a copy of the modified residential layout plan dated 01.03.2025 issued by the Bangalore International Airport Area Planning Authority (BIAAPA) bearing LP No. 36/2024-25, which bears out that Century Dwellings Private Limited was permitted to form residential layout over the Project Land.

44. We have perused the Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sahara as the khatedar of the aforementioned property.

45. We have perused the Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property.

46. We have perused the Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes the name of Sankhya as the owner of the aforementioned property. The document denotes that Sankhya is required to pay a sum of Rs.1,62,102/- (Rupees One Lakh Sixty Two Thousand One Hundred Two only) towards taxes in respect of the property.

    Note: *We have not been provided with the latest tax paid receipt in relation to the property. We have not been provided with the special notice assigning khata number and the khata certificate and extract in relation to the said property.*

47. We have perused the Endorsement dated 05/11/2007 bearing No.LRF/CR/631/2007-08 issued by the Special Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 situated at Chennahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that no proceedings have been initiated or pending with respect to the Form 7 and 7(A) of the Karnataka Land Reforms Act, 1961.

48. We have perused the Endorsement dated 01/12/2007 bearing No.Maha(A)/CR.94/2007-08 issued by the Sub-Divisional Officer, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Bnagalore North Taluk. The document denotes that there are no proceedings

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initiated or pending under Section 79 (A) and (B) of the Karnataka Land Reforms Act, 1961 in respect of the said property.

49. We have perused the Endorsement dated 01/01/2008 bearing No.R.K/CR/135/2007-08 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that RTC extracts issued for the period 1974-75 and 1984-85 are not available with respect to the aforesaid property.

50. We have perused the Endorsement dated 16/06/2009 bearing No.KHB/Vibhuswa/73/2008-09 issued by the Special Deputy Commissioner, Karnataka Housing Board with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisition proceedings with respect to the aforementioned properties.

51. We have perused the Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India ("**NHAI**") with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that Tarabanahalli Village does not fall under the jurisdiction of NHAI under section 3(a) of the National Highway Act.

52. We have perused the Endorsement dated 18/08/2015 bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board with respect to the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no acquisitions initiated or pending with respect to the aforementioned properties.

53. We have perused the Endorsement dated 01/09/2015 bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board ("**KIADB**"), Bangalore with respect to Survey Nos.26/3C, 32 and certain other properties situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk. The Notification annexed to the said endorsement denotes that certain lands situated at Bagaluru, Hoovinayakanahalli and Mahadevakodigehalli have been acquired. It is pertinent to note that the document does not denote any acquisition with respect to lands in Tarabanahalli Village, Jala Hobli, Devanahalli Taluk, Bangalore.

54. We have perused the Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that the said survey numbers do not fall under acquisition for Yelahanka-AP Border Road.

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55. We have been provided with the Endorsement dated 12/05/2017 bearing No.PTCL (BNA).CR.85/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 6 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings initiated or pending under the Karnataka (Scheduled Castes and Scheduled Tribes) Prohibition of Transfer of Certain Lands Act, 1978 with respect to the aforementioned properties.

56. We have been provided with an Endorsement dated 05/06/2017 issued by the Revenue Department, Bangalore denoting that there are no tenancy proceedings initiated/pending in respect of the property bearing Survey No.38/5 admeasuring 6 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

57. We have been provided with the Endorsement dated 12/05/2017 bearing No.PTCL (BNA).CR.84/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 6 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The document denotes that there are no proceedings initiated or pending under the Karnataka (Scheduled Castes and Scheduled Tribes) Prohibition of Transfer of Certain Lands Act, 1978 with respect to the aforementioned properties.

58. We have perused the RTC extract issued for the period 1968-69 to 1973-74 and 1975-76 to 1979-80 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denoting the name of Kempaiah as the owner with respect to the aforementioned property.

59. We have perused the RTC extract issued for the period 1980-81 to 1983-84 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denoting the name of Kempaiah the son of Munishamappa as the owner in terms of Index of Lands Register Extract and Sale Deed with respect to the aforementioned property.

60. We have perused the RTC extract issued for the period 1985-86 to 1987-88 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denoting the name of Kempaiah the son of Munishamappa as the owner in terms of the Index of Lands Register Extract, Record of Rights extract bearing R.R No.445 and Sale Deed.

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61. We have perused the RTC extract issued for the period 1988-89 to 1992-93 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denoting the name of Kempaiah the son of Munishamappa as the owner in terms of Record of Rights extract bearing R.R No.445 and Sale Deed.

62. We have perused the RTC extract issued for the period 1993-94 to 1997-98 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denoting the name of Kempaiah the son of Munishamappa as the erstwhile owner in terms of Record of Rights extract bearing R.R No.445 and Sale Deed. The document further denotes the names of Ramaiah the son of Munishamappa as the owner of 6 guntas in terms of the Mutation register Extract bearing M.R No.23/1995-96 and Nagaraj as the owner of 2 guntas in terms of the Mutation Register Extract bearing M.R No.23/1995-96.

63. We have perused the RTC extract issued for the period 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07 and 2008-09 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denoting the name of Ramaiah the son of Munishamappa as the owner of 6 guntas in terms of the Mutation register Extract bearing M.R No.23/1995-96 and Nagaraj as the owner of 2 guntas in terms of the Mutation Register Extract bearing M.R No.23/1995-96.

64. We have perused the RTC extract issued for the period 2009-10, 2010-11, 2011-2, 2012-13, 2013-14, 2014-15, 2015-16 and 2016-17 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk denoting NAK in respect of an extent of 6 guntas in terms of the Mutation register Extract bearing M.R No.25/2009-10 and Nagaraj as the owner of 2 guntas in terms of the Mutation Register Extract bearing M.R No.23/1995-96.

65. We have perused the Karnataka Revision Settlement Akarband issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

66. We have perused the Atlas issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

67. We have perused the Village Map of Tarabanahalli Village denoting that Survey No.38 forms a part of the said village.

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Encumbrances

We have perused photocopies of the following encumbrance certificates:

68. Encumbrance Certificate dated 27/03/2007 issued for the period 01/04/1969 to 31/03/1986 with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforementioned period.

69. Encumbrance Certificate dated 24/09/2009 issued for the period 01/04/1986 to 31/07/1986 with respect to the property bearing Survey No.38/5 admeasuring 6 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforementioned period.

70. Encumbrance Certificate dated 10/04/2007 issued for the period 01/08/1986 to 31/05/1989 with respect to the property bearing Survey No.38/5 admeasuring 6 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforementioned period.

71. Encumbrance Certificate dated 05/04/2007 issued for the period 01/06/1989 to 31/03/2004 with respect to the property bearing Survey No.38/5 admeasuring 6 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denotes the following transactions:

    (i) Sale Deed dated 31/07/1997 executed by Ramaiah represented by his constituted attorney B.G Uday in favour of Sanka represented by its constituted attorney Rakesh Bathra for an extent of 6 guntas, registered as Document No.3452/1997-98.
    (ii) Sale Deed dated 01/09/1997 executed by Ramaiah represented by his constituted attorney B.G Uday in favour of Sanka represented by its constituted attorney Rakesh Bathra for an extent of 6 guntas, registered as Document No.4429/1997-98.
    (iii) Sale Deed dated 09/12/2003 executed by Sanka, represented by its Directors (a) S.N Ladhani (b) Babulal Nichani in favour of Sahara, represented by its authorized representative A.V Muralidharan registered as Document No.12618/2003-04.

72. Encumbrance Certificate dated 20/03/2007 issued for the period 01/04/2004 to 15/03/2007 with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahlli Village, Jala Hobli, Bangalore North Taluk denoting Sale Deed dated 31/01/2005 executed by Sahara represented by its authorized signatory Diwakar Asthana, in favour of the Trust represented by its constituted attorney, B. Manamohan, registered as Document No.YAN-1-22127/2004-05.

73. Encumbrance Certificate dated 13/10/2008 issued for the period 15/03/2007 to 09/10/2008 with respect to the property bearing Survey No.38/5 admeasuring 8 guntas

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situated at Tarabanahlli Village, Jala Hobli, Bangalore North Taluk denoting the following transactions:

(i) Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09.
(ii) Confirmation Deed dated 07/05/2008 executed by Susheelamma, Prakash T.R, Karthik Gowda (minor) and Rakshitha (minor) represented by their natural guardian and father Prakash T.R and Shobha in favour of the Trust, represented by its authorized signatory S. Chetan Kumar, registered as Document No.JAL-1-00376-2008-09.
(iii) Confirmation Deed dated 22/07/2008 executed by T.R Pushpa, Shoba, T.R Pramila and T.R Geetha in favour of the Trust, represented by its authorized signatory S. Chetan Kumar, registered as Document No.JAL-1-01084-2008-09.

74. Encumbrance Certificate dated 02/07/2009 issued for the period 01/04/2008 to 19/06/2009 with respect to the property bearing Survey No.38/5 admeasuring 6 guntas situated at Tarabanahlli Village, Jala Hobli, Bangalore North Taluk denoting the following transactions:
    (i) Sale Deed dated 11/04/2008 executed by the Trust represented by its Special Officer, B. Manamohan in favour of Sankhya, represented by its Director Bijay Kumar Agarwal represented by his constituted attorney Ashwin Sancheti, registered as Document No.JAL-1-00143/2008-09.
    (ii) Confirmation Deed dated 07/05/2008 executed by Susheelamma, Prakash T.R, Karthik Gowda (minor) and Rakshitha (minor) represented by their natural guardian and father Prakash T.R and Shobha in favour of the Trust, represented by its authorized signatory S. Chetan Kumar, registered as Document No.JAL-1-00376-2008-09.

75. Encumbrance Certificate dated 04/07/2011 issued for the period 19/06/2009 to 31/03/2011 with respect to the property bearing Survey No.38/5 admeasuring 6 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforementioned period.

76. Encumbrance Certificate dated 13/04/012 issued for the period 01/04/2011 to 11/04/2012 with respect to the property bearing Survey No.38/5 admeasuring 6 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforementioned period.

77. Encumbrance Certificate dated 05/11/2014 issued for the period 01/04/2011 to 04/11/2014 with respect to the property bearing Survey No.38/5 admeasuring 6 guntas

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situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforementioned period.

Note: *It is noted that the Relinquishment Deed dated 23/05/2013 has not been reflected in the said Encumbrance Certificate. Therefore, it is advised to obtain a fresh Encumbrance Certificate issued for the aforementioned period reflecting the Relinquishment Deed dated 23/05/2013 in respect of the said property.*

78. Encumbrance Certificate dated 02/01/2016 issued for the period 01/11/2014 to 01/01/2016 with respect to the property bearing Survey No.38/5 admeasuring 6 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforementioned period.

79. Encumbrance Certificate dated 03/05/2017 issued for the period 01/04/2015 to 27/04/2017 with respect to the property bearing Survey No.38/5 admeasuring 6 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting "nil" encumbrances for the aforementioned period.

80. Encumbrance Certificate issued for the period 01/04/2017 to 09/11/2017 with respect to the property bearing Survey No.38/5 admeasuring 6 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk denoting ‘nil’ encumbrances during this period.

81. Encumbrance Certificate dated 19/06/2024 for the period 01/04/2017 to 18/06/2024 issued by the office of the Sub Registrar, Jala with regard to the property bearing Survey No. 38/5 measuring 6 guntas situated at Tarabanahalli Village, Jala Hobli, depicts the following transaction:

    a) Sale Deed dated 20/03/2024 executed by Sankhya in favour of Century Dwellings Private Limited, registered as Document No.18572/23-24.

Mortgages: We have perused a copy of the Memorandum of Entry dated 30.10.2024 which bears out that M/s. Century Dwellings Private Limited along with others have created mortgage over the land in Survey No. 38/5 measuring 6 guntas along with other land parcels in favour of Catalyst Trusteeship Limited.

We have perused a copy of the Supplemental Deed dated 17/03/2025 which bears out that M/s. Century Dwellings Private Limited has created mortgage over the Schedule Property along with other land parcels in favour of Catalyst Trusteeship Limited.

Litigation:

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82. We are given to understand that there is a litigation in relation to Survey No. 38/5 measuring 6 guntas in O. S. No. 2028/2006 before the Civil Court, Devanahalli. The said suit is for partition and separate possession filed by grandchildren of late Ramaiah. The details of the said suit are detailed in the below table

Case No.	O.S. No. 2028/2006
Court	Senior Civil Judge and JMFC, Devenahalli
Plaintiff/s	K. Nagalakshmi @Ammaiah (w/o K. Rajanna) ,Muniakkayamma (w/o late Kempanna)
Defendant/s	M. Rajanna (s/o late Muniyappa), Nagaraju (s/o late Muniyappa), Chandrappa (s/o late Muniyappa), Ramaiah (since dead by LRs - Smt. Susheelamma, Sri. Prakash, Smt. Pushpa, Smt. Shobha, Smt. Prameela, Smt. Geetha), Manjunath (s/o late Chowdappa), Sri. E. Bhaskar Rao (s/o late Varda Rao), M/s Sankhya Realtors Pvt.Ltd.
Filed on	August 23, 2005
Filed For	Suit filed for partition and separate possession.
Brief Facts of the case	**I. Facts** ⇒ Plaintiffs submits as follows – a. Plaintiffs and Defendant Nos. 1 to 5 constituted Hindu Undivided Family with Plaintiff's father, Munishamappa, as Kartha. b. Plaintiff is the only legal heir of late Kempaiah, son of prepositus Munishamappa. Rajanna, Nagaraju and Chandrappa (Defendants Nos. 1 to 3) are the legal heirs of late Muniyappa, son of prepositus Munishamappa. Manjunath (Defendant No. 5) is the only legal heir of late Chowdappa, son of prepositus Munishamappa. (As per the cause title and family tree provided in the plaint). c. Ramaiah, the only living son of prepositus Munishamappa is acting as Kartha after death of Kempaiah. d. Without Plaintiff's knowledge, Defendants changed

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	revenue properties to their names and Ramaiah (Defendant No.4) demolished house property in item No.11 and deed not pay heeds to the request of the Plaintiffs for partition on March 12, 1998 for partition. The cause of action according the Plaintiff arose on the said date. e. Plaintiff demanded partition and separate possession of her 1/4th share in suit schedule properties. f. The Plaintiff has produced the following documents – a) Tax Demand Register in respect of Kaneshumari No. 56/1 b) Certified copies of Tax Demand Register, Assessment Register in respect of Kaneshumari No. 689/1987 Internal Note – The Plaintiff has not produced documents evidencing title. **Prayer** ⇒ The Plaintiffs prays for partition and separate possession of 1/4th share in the suit Schedule Property.
Schedule Property	• Item No.1: Sy. No.2/1 measuring 2 Acres 21 Guntas • Item No.2: Sy. No.5/21 measuring 1 Acres 34 Guntas. • Item No.3: Sy. No.6 measuring 1 Acres 4 Guntas. • Item No.4: Sy. No.25/2 measuring 25 Guntas. • Item No.5: Sy. No.25/4 measuring 9 Guntas. • Item No.6: Sy. No.27 measuring 1 Acres 19 Guntas. • Item No.7: Sy. No.28/3 measuring 20 Guntas. • **Item No.8: Sy. No.38/5 measuring 8 Guntas.** • Item No.9: Sy. No.99/2 measuring 1 Acres 20 Guntas (The Plaintiff has filed an application under Order XXII Rule of the CPC (IA No. 20) to abandon the claim on the said property.) • Item No.10: Vacant site bearing khaneshumari No. 56/1 and 56/2 Item Nos. 1-10 are situated at Tharabanahalli Village, Jala

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	Hobli, Bangalore North Taluk, Bangalore.
Defendant/s contention	The Defendant No.6 contends that – a. Defendant only concerned with Item No. 6 of suit schedule property, who is the bona fide purchaser. b. Plaintiff manipulated, forged documents to knock off portion of Item No. 6 of suit schedule property by not mentioning specific boundaries in the schedule. Hence, suit filed by Plaintiff is frivolous. c. Plaintiff is not a family member and Item No. 6 of the suit schedule property is not ancestral property of Plaintiff. d. Court fee paid by Plaintiff totally insufficient. e. Suit barred by limitation as filed after lapse of several decades. f. Plaintiffs have no locus standi and suit is bad for non-joinder of proper and necessary parties. g. Defendant pleads ignorance to Plaintiff's contention at (c) and (d).
IAs and its status	Upon checking the Order sheet and online case status, it is discernible file to us that - ⇨ I.A No.1: IA under Order XXXIX Rule 1 and 2 of the CPC dated August 23, 2005 filed before the Trial Court. The Trial Court passed an *ex-parte* Order dated August 26, 2005 restraining the Defendants, their agents, heirs or anybody claiming through them from alienating the suit Schedule Property till the next date of hearing. ⇨ I.A No.2: IA under Order XXXIX Rule 1 and 2 of the CPC to injunct Ramaiah (Defendant No.4) from cutting and removing eucalyptus tree from the Suit Schedule Property. ⇨ I.A No. 15: IA file under Order IX Rule 7 (IA No. 15) seeking to set-aside order setting the Defendant Nos. 1 and 3 *ex-parte.* =. IA No. 15 has been filed on June 18, 2016 i.e., after 10 years from the date of filing of the said suit.

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	⇨ The counsel for Defendant Nos. 1 and 3 filed an IA under Section 151 of the CPC seeking permission of the Court to file a written statement at the stage of cross-examination of PW-1. The IA for allowed with costs vide Order dated March 09, 2023. ⇨ IA No. 19: The counsel for the Defendant No. 4(b) filed an IA under Order VI Rule 17 of the CPC for carrying out amendments to the written statement. The IA is allowed vide Order dated March 13, 2023. ⇨ IA No. 20: The Plaintiff filed the IA under Order XXIII Rule 1 of the CPC (Withdrawal and Adjustment of Suits) seeking permission to abandon her claim over Item No.9 of the suit Schedule Property. The same was allowed vide Order dated December 21, 2023.
Monetary Claim, if any.	None
Present status of the case	For cross-examination of PW-1 on July 15, 2024.
Next date of hearing	July 15, 2024
Documents Annexed	The Plaintiff has produced the following documents along with chief affidavit – i. RTC records for the year 1996-97 in the land bearing Sy. Nos. 5/2, 6, 25/2, 25/4, 7, 28/3, 38/5, 99/2, 122/2 reflecting the name of Ramaiah. ii. Tax Demand Register in respect of site no. 56/1 and 56/2.

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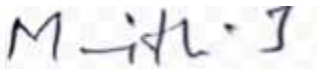
CONCLUSION

Based on the documents furnished to us and subject to the observations made above, we are of the opinion that Century Dwellings Private Limited is the owner of the land bearing Survey No. 38/5 admeasuring 6 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk, subject to the mortgage created in favour of Catalyst Trusteeship Limited.



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SCHEDULE PROPERTY

All that piece and parcel of the residentially converted land bearing Survey No.38/5, admeasuring 6 guntas (out of 8 guntas), situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk (earlier Yelahanka Taluk much earlier Devanahalli Taluk) and bounded on as under:

East by	:	Portion of property bearing Survey No.38/2;
West by	:	Portion of property bearing Survey No.58/1;
North by	:	Property bearing Survey No.38/1; and
South by	:	Property bearing Survey No.38/5.

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LIST OF DOCUMENTS REVIEWED

Sl. No.	Date	Description of the Documents
1.	28/09/1944	RR Balabhagada Nakalu extract in respect of the property bearing Survey No.38 situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
2.	--	Record of Rights extract bearing R.R No.125 issued by the Shirastedar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
3.	20/02/1985	Memorandum of Partition recording partition executed amongst Mr. Kempaiah, Mr. Ramaiah, Mr. Rajanna, Mr. Nagaraj and Mr. Chandrappa and Mr. Manjunath with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
4.	--	Mutation Register Extract bearing M.R No.23/1995-96 issued by Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
5.	31/08/1996	General Power of Attorney executed by Mr. Ramaiah in favour of Mr. B.G Uday with respect to the property bearing Survey Nos.25/2, 28/3 and 38/5 together admeasuring 1 acre and 3 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The General Power of Attorney has been registered as Document No.462/1996-97, Book IV, Volume No.SF66, Pages 35 to 37 in the Office of the Sub-Registrar, Yelahanka.
6.	24/07/1997	Official Memorandum bearing No.BDS/ALN/SR(NA)/660/1996-97 issued by the Special Deputy Commissioner, Bangalore with respect to the property bearing Survey No.38/5 admeasuring 6 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
7.	29/07/1997	Sale Deed executed by Mr. Ramaiah represented by his constituted attorney Mr. B.G Uday in favour of Sanka Enterprises (P) Limited ("**Sanka**") with respect to the property bearing Survey No.38/5 admeasuring 6 guntas situated at Tarabanahalli Village, Jala Hobli,

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		Bangalore North Taluk. The sale Deed has been registered as Document No.BNG(U) YLNK/3452/1997-98, stored in CD No.4 in the Office of the Sub-Registrar, Yelahanka.
8.	22/08/1997	Sale Deed executed by Mr. Ramaiah represented by his constituted attorney Mr. B.G Uday in favour of Sanka represented by its authorized signatory Mr. Rakesh Bathra with respect to the property bearing Survey No.38/5 admeasuring 6 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The sale deed has been registered as Document No.BNG (U)-YLNK/4429/1997-98, stored in CD No.6 in the office of the Sub Registrar, Yelahanka.
9.	09/12/2003	Sale Deed executed by Sanka represented by its Director, Mr. S.N Ladhani and Mr. Babu Lal Nichani in favour of Sahara India Commercial Corporation Limited ("**Sahara**") represented by its Director Mr. A.V. Muralidharan and Consenting Witnesses (a) Mr. G. Dasharatha Rami Reddy (Partner, Gowri Ganesha Real Estate); (b) Mr. Mahesh Deshpande and (c) Garuda Builders Private Limited represented by its Managing Director, Mr. B.G. Uday with respect to the property bearing Survey No.38/5 admeasuring 6 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.BNG (U)-YLNK/12618/2003-04, in the Office of the Sub-Registrar, Yelahanka.
10.	02/01/1992	Certificate of Incorporation issued by the Registrar of Companies, Calcutta to Sahara India Housing Limited.
11.	03/12/1991	Memorandum and Articles of Association of Sahara India Housing Limited.
12.	06/07/1998	Certificate of Incorporation Consequent On Change of Name issued by the Registrar of Companies, Calcutta, to Sahara.
13.	15/04/2004	Partnership Deed executed between Mr. N. Devarajaiah and Mr. A. Ramakrishna with respect to the formation of M/s Annapurneshwari Investments ("**Annapurneshwari**").
14.	10/11/2004	Authorisation Letter signed by the partners of Annapurneshwari.
15.	05/10/2004	Agreement of Sale between Annapurneshwari represented by its Authorized Representative Mr. Dayanand Pai, Sahara represented by

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		its authorized signatory Mr. Diwakar Asthana, M/s Gauri Ganesha Real Estate ("**Gauri Ganesha**") represented by its Partner Mr. G.D.R Reddy, Mr. G.D.R Reddy, Mr. C.M Bopaiah and Mr. B.P Srinivasa Raju with respect to the property bearing Survey No.38/5 admeasuring 6 guntas along with certain other properties situated at Meenukunte Village, Chennahalli Village and Tarabanahalli Village, Jala Hobli, Bangalore North Taluk admeasuring 189 acres.
16.	19/05/1993	Deed of Trust executed by Dr. Ramdas M. Pai denoting the formation of Manipal Academy of Higher Education (the "**Trust**") for promoting education and advanced studies in Medicine, Science and Technology. The Deed of Trust is registered as Document No.5/1993-94, Book IV, Volume No.89, Pages 145 to 160, in the Office of the Sub-Registrar, Udupi.
17.	05/10/2004	Agreement of Sale between Annapurneshwari represented by its Partner Mr. Devarajaiah and the Trust with respect to the property bearing Survey No.38/5 along with certain other properties situated at Meenukunte Village, Chennahalli Village and Tarabanahalli Village, Jala Hobli, Bangalore North Taluk admeasuring 189 acres.
18.	24/09/2004	Deed of Amendment of the Trust Deed pertaining to the Trust, registered as Document No.58/2004-05, Book IV in the Office of the Sub-Registrar, Udupi.
19.	24/01/2005	Sale Deed executed by Sahara represented by its authorized signatory Mr. Diwakar Asthana, Gauri Ganesha represented by its Partner Mr. G.D.R Reddy as the "Consenting Witness" and Annapurneshwari represented by its Partner Mr. A. Ramakrishna as the "Confirming Party" in favour of the Trust represented by its constituted attorney Mr. B. Manamohan with respect to the property bearing Survey No.38/5 admeasuring 6 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed is registered as Document No.YAN-1-22127-2004-05, Book I, stored in CD No.YAND109, in the Office of the Sub-Registrar, Yelahanka.
20.	--	Mutation Register Extract bearing M.R. No.312/2006-07 with respect to the property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
21.	03/10/2006	Certificate of Incorporation issued by the Registrar of Companies,

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		West Bengal denoting the incorporation of Sankhya Realtors Private Limited ("**Sankhya**") under the Companies Act, 1956.
22.	08/09/2006	Memorandum of Association and the Articles of Association of Sankhya.
23.	02/02/2008	Extract from the Minutes of the Meeting of the Board of Trustees of the Trust with respect to the property bearing Survey No.38/5 and certain other properties situated at Chennahalli, Tarabanahalli and Meenukunte Villages, Jala Hobli, Bangalore North Taluk.
24.	26/03/2008	Sale Deed executed by the Trust represented by its Special Officer, Mr. B. Manamohan in favour of Sankhya represented by its Director, Mr. Bijay Kumar Agarwal with respect to the property bearing Survey No.38/5 admeasuring 6 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No. BNG(U)-JAL-1-00143-2008-09, Book I, stored in CD No.JALD21 in the Office of the Sub-Registrar, Jala, Bangalore.
25.	07/02/2009	Inheritance Register extract bearing IHC No.17/2006-07 issued by the Tahsildar, Bangalore North Taluk in respect of property bearing Survey No.38/5 admeasuring 6 guntas and another property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
26.	03/08/2007	Mutation register Extract bearing M.R No.190/2006-07 issued by Village Accountant, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 6 guntas and another property situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
27.	29/04/2008	Confirmation Deed executed by Mrs. Susheelamma, Mr. Prakash, Mrs. Shobha, Master Karthik Gowda (minor) and Kumari Rakshitha (minor), minors represented by their natural guardian Mr. Prakash T.R in favour of the Trust represented by its authorized signatory Mr. Chetan Kumar with respect to the property bearing Survey No.38/5 admeasuring 6 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk. The Confirmation Deed has been registered as Document No.JAL-1-00376-2008-09, stored in CD No.JALD22 in the office of the Sub-Registrar, Jala.

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28.	22/07/2008	Confirmation Deed registered as Document No.JAL-1-01084-2008-09 executed by Mrs. T.R Pushpa, Mrs. Shoba, Mrs. T.R Pramila and Mrs. T.R Geetha in favour of the Trust in respect of the property bearing Survey No.38/5 admeasuring 24 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
29.	--	Genealogical Tree of Mr. Prakash T.R issued by the Village Accountant, Tarabanahalli Village denoting the details of all his family members.
30.	06/05/2015	Agreement of Sale entered between Sankhya and M/s. Canara Housing Development Company
31.	07/09/2016	General Power of Attorney executed by Dr. P. Dayananda Pai, son of Narasimha Pai in favour of his son P. Ravindra Pai, registered as Document No.MLS-4-00206-2016-17 in Book-4, stored in C.D. No.MLSD120, at the office of the Senior Sub Registrar, Malleshwaram, Bangalore
32.	05/06/2007	Partnership Deed in relation to M/s. Canara Housing Development Company
33.	27/03/2024	Sale Deed executed by Sankhya in favour of M/s. Century Dwellings Private Limited, a company represented by its Director P. Ravindra Pai, along with (i) M/s. Canara Housing Development Company, a partnership firm, represented by its Managing Partner P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, and (ii) P. Dayananda Pai, represented by his general power of attorney holder P. Raveendra Pai, as confirming parties, in favour of M/s. Century Dwellings Private Limited, registered as Document No.18572/2023-24, Book-I, at the office of the Senior Sub Registrar, Byatarayanapura, Bangalore
34.	--	Certificate of Incorporation of M/s. Century Dwellings Private Limited issued by the Ministry of Corporate Affairs, Government of India.
35.	23/05/2013	Relinquishment Deed executed by Sankhya represented by its Director, Mr. Bijay Agarwal who is represented by his Power of Attorney Holder Mr. R. Lakshmi Narayana Kamath in favour of Village Panchayath Development, Chikka Jala Village, Jala Hobli, Bangalore North Taluk on behalf of the Governor with respect to the property bearing Survey No.38/5 admeasuring 6 guntas situated at Chennahalli Village, Jala Hobli, Bangalore North Taluk. The Relinquishment Deed has been registered as Document No.GNR-1-00384-2013-14, Book I, stored in CD No.GNRD66 in the Office of the Sub-Registrar, Ganganagar.

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36.	20/02/2025	Cancellation Deed (registered as Document No. 8259/2024-25) executed between (i) Sankhya (ii) Panchayath Development Officer and Century Dwellings Private Limited.
37.	24/05/2013	Order bearing No. BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, Bangalore International Airport Area Planning Authority ("**BIAAPA**") with respect to the property bearing Survey No.38/5 admeasuring 6 guntas and certain other properties situated at Chennahalli Village, Jala Hobli, Bangalore North Taluk.
38.	24/05/2013	Letter bearing No. BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Directorate, BIAAPA with respect to the property bearing Survey No.38/5 admeasuring 6 guntas and certain other properties situated at Chennahalli Village, Jala Hobli, Bangalore North Taluk.
39.	27/04/2015	Sanction Renewal Letter bearing No.BIAAPA/TP3/LAO/19/2012-13 issued by the Joint Director and Member Secretary, Town and Country Planning, BIAAPA, Devanahalli in respect of the property bearing Survey No.38/5 and certain other properties in Tarabanahalli and Chennahalli villages, Jala Hobli, Bangalore North Taluk.
40.	01.03.2025	Temporary Sanction Plan Work Order issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
41.	01.03.2025	Modified residential layout plan issued by the Bangalore International Airport Area Planning Authority (BIAAPA)
42.	--	Land Tax Assessment Extract for the period 2006-07 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with regard to property bearing Khata No.421/383/209, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
43.	--	Land Tax Assessment Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
44.	--	Land Tax Demand Register Extract for the period 2008-09 issued by the Grama Panchayath Officer, Chikka Jala Gram Panchayath, Bangalore North Taluk with respect to the property bearing Khata No.772, situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk..
45.	05/11/2007	Endorsement bearing No.LRF/CR/631/2007-08 issued by the Special

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		Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
46.	01/12/2007	Endorsement bearing No.Maha(A)/CR.94/2007-08 issued by the Sub-Divisional Officer, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
47.	01/01/2008	Endorsement bearing No.R.K/CR/135/2007-08 issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
48.	16/06/2009	Endorsement bearing No.KHB/Vibhuswa/73/2008-09 issued by the Special Deputy Commissioner, Karnataka Housing Board with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
49.	13/08/2015	Endorsement dated 13/08/2015 bearing No.LAQ/NHAI/NH-7/RTI/CR/115/2015-16 issued by the Special Land Acquisition Officer, National Highway Authority of India ("**NHAI**") with respect to the properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
50.	18/08/2015	Endorsement dated 18/08/2015 bearing No.KHB/BHUSWAVI/786/2015-16 issued by the Public Information Officer and Tahsildar, Karnataka Housing Board with respect to the properties in Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
51.	01/09/2015	Endorsement dated 01/09/2015 bearing No.Bangalore/SLAO-2/1332/2015-16 issued by the Public Information Officer, Office of the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board ("**KIADB**"), Bangalore with respect to Survey Nos.26/3C, 32 and certain other properties situated at Tarabanahalli, Jala Hobli, Bangalore North Taluk.
52.	06/11/2015	Endorsement dated 06/11/2015 bearing No.KRDCL/PIO/RTI/2015-16/2331 issued by the Divisional Engineer and PIO, Karnataka Road Development Corporation Limited with respect to Survey Nos.26 to 63 of Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.

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53.	12/05/2017	Endorsement bearing No.PTCL (BNA).CR.85/2017-18 issued by the Deputy Commissioner, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 06 guntas and certain other properties situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
54.	05/06/2017	Endorsement issued by the Revenue Department, Bangalore in respect of the property bearing Survey No.38/5 admeasuring 06 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
55.	--	RTC extract issued for the period 1968-69 to 1973-74 and 1975-76 to 1979-80 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
56.	--	RTC extract issued for the period 1980-81 to 1983-84 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
57.	--	RTC extract issued for the period 1985-86 to 1987-88 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
58.	--	RTC extract issued for the period 1988-89 to 1992-93 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
59.	--	RTC extract issued for the period 1993-94 to 1997-98 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Devanahalli Taluk.
60.	--	RTC extract issued for the period 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2008-09, 2009-10 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16 and 2016-17 by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala

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		Hobli, Devanahalli Taluk.
61.	--	Karnataka Revision Settlement Akarband issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38/5 admeasuring 8 guntas situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
62.	--	Atlas issued by the Tahsildar, Bangalore North Taluk with respect to the property bearing Survey No.38 situated at Tarabanahalli Village, Jala Hobli, Bangalore North Taluk.
63.	--	Village Map of Tarabanahalli Village.
64.	30.10.2024	Memorandum of Entry executed by M/s. Century Dwellings Private Limited along with others in favour of Catalyst Trusteeship Limited.
65.	17/03/2025	Supplemental Deed executed by M/s. Century Dwellings Private Limited in favour of Catalyst Trusteeship Limited