

Our Ref: SUM/PBT/ESH

12 September 2025

Re: Supplementary Title due diligence (“**Report**”) in relation to immovable property being-

- (i) Converted land bearing Property No 172/67/ABC/1, PID/khatha No 150200202600600207 issued by Sathanur Gram Panchayath, comprised in erstwhile Survey No 120 (old Survey No 67) measuring 22,257.52 square meters (equivalent to 5 acres 20 guntas) situated at Sathanur Village, Jala 2 Hobli, Yelahanka Taluk (previously Bangalore North (Additional) Taluk), Bangalore Urban District - 562149 (“**Item Property 1**”); and
- (ii) Converted land bearing Property No 173/67/ABC/2, PID/khatha No 150200202600600208 issued by Sathanur Gram Panchayath, comprised in erstwhile Survey No 120 (old Survey No 67) measuring 22,257.52 square meters (equivalent to 5 acres 20 guntas) situated at Sathanur Village, Jala 2 Hobli, Yelahanka Taluk (previously Bangalore North (Additional) Taluk), Bangalore Urban District - 562149 (“**Item Property 2**”).

‘Item Property 1’ and ‘Item Property 2’ totally admeasures 11 acres, more fully described in the Schedule hereunder written and hereinafter collectively referred to as the “**Schedule Property**”.

1. BACKGROUND

- 1.1. This Report is being issued to Emerald Haven Properties Private Limited (“**Client**”) in respect of Schedule Property from 24 December 2024 until the date of this Report (the period of review is hereinafter referred to as the “**Review Period**”).
- 1.2. For the purpose of this Report, we have placed reliance on title due diligence report issued by Khaitan & Co LLP, dated 24 December 2024 in relation to Schedule Property (“**2024 KCO Report**”) and the documents furnished for our review which is listed in the Annexure to this Report.
- 1.3. This Report is subject to the assumptions and limitations set out at **Schedule 3** (*Assumptions and Limitations*).

SCHEDULE 1 | GLOSSARY

TERM	DEFINITION
EHPPL	Emerald Haven Properties Private Limited
BDA	Bangalore Development Authority
Sale Deed	Sale deed dated 31 January 2025 registered as document No GNR-1-8350/24-25 at the office of the Sub-Registrar Gandhinagar (Ganganagar).
TCHFL	Tata Capital Housing Finance Limited

SCHEDULE 2 | UPDATED TITLE REPORT

1. Brief Title Flow:

- 1.1. Per the 2024 KCO Report, Mr Vivek Chawla was the erstwhile owner of the Schedule Property having acquired the same in terms of gift deed dated 27 November 2006 registered as document No YAN-1-22549/2006-07, Book-1, stored in CD No YAND254, at the office of the Sub-Registrar, Yelahanka and gift deed dated 27 November 2006 registered as document No YAN-1-22546/2006-07, book-1, stored in CD No YAND254, at the office of the Sub-Registrar, Yelahanka read with declaration deed dated 6 January 2023 registered as document No BYP-1-11609/2022- 23, stored in CD No BYPD1293, at the office of the Sub-Registrar, Byatarayanapura, Bangalore and declaration deed dated 6 January 2023 registered as document No BYP-1-11610/2022-23, stored in CD No BYPD1293, at the office of the Sub-Registrar, Byatarayanapura, Bangalore.
- 1.2. The said Mr Vivek Chawla as a vendor along with Ms Vedika Chawla and Ms Naina Chawla as confirming parties (both represented by their power of attorney holder and father, Mr Vivek Chawla), has conveyed the Schedule Property in favour of EHPPL in terms of the Sale Deed.

We note that both Ms Vedika Chawla and Ms Naina Chawla do not have any rights over the Schedule Property and have joined the execution of the Sale Deed at the request of EHPPL to more fully confirm and affirm the title of Mr Vivek Chawla.

Note to EHPPL: *We have not been provided with the power of attorney executed by Ms Vedika Chawla and Ms Naina Chawla in favour of Mr Vivek Chawla and it is recommended to obtain the same.*

- 1.3. Accordingly, EHPPL has acquired title to the Schedule Property.

2. Khatha and Property Taxes:

- 2.1. E-Khatha dated 17 May 2025 issued under Form – 11B by Gram Panchayat, Sathanur Village, Bangalore reflects the name of EHPPL as the owner of property bearing PID No 150200202600600207 and khatha No 172/67/ABC/1 part of new Survey No 120, measuring 22,257.52 square meters (equivalent to 5 acres 20 guntas), along with a building having a built up area of 7741 square meters.

- 2.2. E-Khatha dated 17 May 2025 issued under Form – 11B by Gram Panchayat, Sathanur Village, Bangalore reflects the name of EHPPL as the owner of land bearing PID No 150200202600600208 and khatha No 173/67/ABC/2 part of new Survey No 120, measuring 22,257.52 square meters (equivalent to 5 acres 20 guntas).

Note to EHPPL: We note that the khatha in relation to property bearing PID No 150200202600600207 and khatha No 172/67/ABC/1 reflects the details of a building having a built-up area of 7,741 square meters and in this regard, we have been informed that except for a small building, all other structures that were in existence on the said land parcel have been demolished. It is recommended that the khatha records be updated to reflect the same. Further, we note that the khatha has been obtained for an extent of land totally measuring 11 acres, ie, including of 7 guntas of 'B' kharabh (we note that the 7 guntas of 'B' kharabh was regularised under the Official Memorandum dated 27 April 1982 bearing No DIS LN SR (R) 10/81-82 as detailed in 2024 KCO Report).

- 2.3. Property tax paid receipt dated 8 August 2025 bearing No 01859/1502002042/2025-26 issued by Sathanur, Grama Panchayath, Bangalore reflects that the property tax has been paid for the financial year 2025-26 in relation to the property bearing No 172/67/ABC/1 part of new Survey No 120 and PID No 150200202600600207.
- 2.4. Property tax paid receipt dated 8 August 2025 bearing No 01858/1502002042/2025-26 issued by Sathanur, Grama Panchayath, Bangalore reflects that the property tax has been paid for the financial year 2025-26 in relation to the property bearing No 173/67/ABC/2 part of new Survey No 120 and PID No 1150200202600600208.

3. Change of Land Use:

- 3.1. Vide change of land use certificate dated 21 February 2025 bearing No BDA/[.]/CLU-26/3083/24-25 issued by the Commissioner, BDA, the land usage of land measuring 10 acres 33 guntas in new Survey No 120 (old Survey No 67) has been changed from agricultural zone to residential zone subject to the conditions mentioned therein.

We note that, pursuant to the official memorandum dated 27 April 1982 bearing No DIS LN SR (R) 10/81-82, a total extent of 10 acres and 33 guntas was converted, and an additional portion measuring 7 guntas of 'B' kharabh land was regularised, amounting in aggregate to 11 acres. However, as the 7 guntas of 'B' kharabh land pertains to katte bagge kharabh, ownership over such land cannot be claimed unless it has been expressly conveyed by the government. Accordingly, no development can be undertaken on the said portion of 'B' kharabh land. Consequently, the change of land use has been obtained only in respect of the extent measuring 10 acres and 33 guntas, excluding the 'B' kharabh land.

4. Encumbrance Certificates

In relation to khatha No 150200202600600207 and property No 172/67/ABC/1

EC bearing Certificate No 217436/25-26 for the period 12 March 2025 to 4 September 2025 only reflects the memorandum of deposit of title deeds dated 27 March 2025 registered as document No GAN-1-659/25-26 executed by EHPPL in favour of TCHFL.

In relation to khatha No 150200202600600208 and property No 172/67/ABC/2

EC bearing Certificate No 220943/25-26 for the period 12 March 2025 to 4 September 2025 only reflects the memorandum of deposit of title deeds dated 27 March 2025 registered as document No GAN-1-659/25-26 executed by EHPPL in favour of TCHFL.

Note to EHPPL: *We have not been provided with the EC for the period 1 January 1981 to 31 December 1988 in relation to Survey No 67 measuring 13 acres 13 guntas, EC for the period 30 October 2024 to 12 March 2025 and 4 September 2025 till date in relation to the Schedule Property and it is recommended to obtain the same.*

5. Charges

We have been provided with a letter dated 16 April 2025 issued by TCHFL which reflects that a charge has been created over a portion of land measuring 10 acres 33 guntas from out of the Schedule Property by executing a memorandum by deposit of title deeds by EHPPL.

Note to EHPPL: *It is recommended to obtain the memorandum of deposit of title deeds dated 27 March 2025 registered as document No GAN-1-659/25-26 executed by EHPPL in favour of TCHFL.*

6. Custody of Originals and Original Verification

All the documents mentioned in Annexure 1 of the 2024 KCO Report are in the custody of TCHFL.

SCHEDULE 3 | ASSUMPTIONS AND LIMITATIONS

Our Report is subject to the following assumptions and limitations:

1. We have placed reliance on the information set out in the documents listed in **Annexure A** (*List of Photocopies of Documents Reviewed*).
2. Capitalised terms used herein shall have the meaning ascribed to such term in the glossary set out in Schedule 1 (Glossary) to this Report
3. We have only been provided with documents listed in **Annexure A** (*List of Photocopies of Documents Reviewed*) of this Report and we have not verified any other documents other than what is listed therein.
4. This Report seeks to describe the title of EHPPL in relation to the Schedule Property on the basis of information and documents provided till [.]. We assume no obligation to advise the Client of any changes which may thereafter occur, whether or not brought to our attention.
5. The contents of this Report are confidential in nature and have been prepared solely for the benefit of the Client. Neither this Report nor any of its contents may be disclosed, without our prior written consent, to any person other than the Client, its officers and employees who are directly involved in the direct / direct acquisition of Schedule Property.
6. We have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as original, and the conformity of the copies or extracts submitted to us with that of the respective original documents, and we have assumed the existence, capacity, power and authority of each of the parties to the documents (which we have examined as above) to enter into and perform their respective obligations under the documents.
7. To the extent possible, we have relied upon documents and records provided for our review. We have assumed that the documents submitted to us in connection with any particular issue are the only documents relating to such issue.
8. Since valuation and physical verification of the Schedule Property or any assets forming part thereof, including the buildings constructed or under construction or to be constructed in future, are not included in our scope of work, we have not opined on the same in this Report.
9. This Report is limited to the matters expressly set out in it and should not be read as extending by implication to any other matter. We have also assumed that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents of immovable properties void or voidable.

10. The agreements comprised or referred to in the documents reviewed may not have been carried into effect, may have been breached or may have been amended orally or otherwise by the parties, including by conduct or by a course of dealing, without our being aware of the same. In addition, there may be agreements which are wholly oral which may not have been brought to our attention.
11. We have not conducted any independent searches at the office of the Sub-Registrar of Assurances, Registrar of Companies, Registrar of Firms, High Court of Karnataka, City Civil and Sessions Court or any other government authorities and have relied solely on the documents and information furnished to us.
12. We have reviewed the documents and records from the limited perspective of examining the title of EHPPL and have not sought to identify or evaluate financial, technical or commercial issues. Accordingly, we do not express any opinion as to commercial, technical, financial or fiscal issues.
13. We have not conducted any corporate, tax, financial, technical, elaborate environmental and/or employee due diligence.

Yours faithfully
For KHAITAN & CO LLP



Sudheer Madamaiah
Partner

ANNEXURE A

LIST OF PHOTOCOPIES OF DOCUMENTS REVIEWED

#	DATE	PARTICULARS OF THE DOCUMENT
1.	31 January 2025	Sale deed registered as document No GNR-1-8350/24-25 at the office of the Sub-Registrar Gandhinagar (Ganganagar).
2.	17 May 2025	E-Khatha issued by Gram Panchayat, Sathanur Village, Bangalore in relation to property bearing PID No 150200202600600207.
3.	17 May 2025	E-Khatha issued by Gram Panchayat, Sathanur Village, Bangalore in relation to property bearing PID No 150200202600600208.
4.	21 February 2025	Change of Land Use Certificate bearing No BDA/[.]/CLU-26/3083/24-25 issued by the Commissioner, BDA.
5.	8 August 2025	Property tax paid receipt bearing No 01859/1502002042/2025-26 issued by Sathanur, Grama Panchayath.
6.	8 August 2025	Property tax paid receipt bearing No 01858/1502002042/2025-26 issued by Sathanur, Grama Panchayath.
7.	27 March 2025	EC bearing Certificate No 217436/25-26 for the period 12 March 2025 to 4 September 2025
8.	27 March 2025	EC bearing Certificate No 220943/25-26 for the period 12 March 2025 to 4 September 2025
9.	16 April 2025	Letter issued by TCHFL in favour of EHPPL.

Our Ref: SUM/PBT/ESH

17 December 2024

To

Emerald Haven Properties Private Limited
4th Floor, Ispahani Centre, Nos 123, 124
Uthamar Gandhi Salai, Chennai 600 034

Attn: Mr Rajaraman A

Dear Mr Rajaraman

Re: Title due diligence Report in relation to immovable property being-

- (i) Converted land bearing Property No 172/67/ABC/1, PID/khatha No 150200202600600207 issued by Sathanur Gram Panchayath, comprised in erstwhile Survey No 120 (old Survey No 67) measuring 22257.52 square meters (equivalent to 5 acres 20 guntas) situated at Sathanur Village, Jala 2 Hobli, Yelahanka Taluk (previously Bangalore North (Additional) Taluk), Bangalore Urban District - 562149 ("**Item Property 1**"); and
- (ii) Converted land bearing Property No 173/67/ABC/2, PID/khatha No 150200202600600208 issued by Sathanur Gram Panchayath, comprised in erstwhile Survey No 120 (old Survey No 67) measuring 22257.52 square meters (equivalent to 5 acres 20 guntas) situated at Sathanur Village, Jala 2 Hobli, Yelahanka Taluk (previously Bangalore North (Additional) Taluk), Bangalore Urban District - 562149 ("**Item Property 2**").

'Item Property 1' and 'Item Property 2' totally admeasures 11 acres, more fully described in the Schedule hereunder written and hereinafter collectively referred to as the "**Schedule Property**".

1. Description of Schedule Property

Item Property 1

All that piece and parcel of the converted land bearing Property No 172/67/ABC/1, PID/khatha No 150200202600600207 issued by Sathanur Gram Panchayath, comprised in erstwhile Survey No 120 (old Survey No 67) measuring 22257.52 square meters (equivalent to 5 acres 20 guntas) situated at Sathanur Village, Jala 2 Hobli, Yelahanka Taluk (previously Bangalore North (Additional) Taluk), Bangalore Urban District is bounded as follows:

East By	:	Private property;
West By	:	Private property;
North By	:	Remaining half portion of the same land; and
South By	:	Chaglate Baglur Road.

The above boundaries are gathered from Khatha dated 25 January 2023 issued by Gram Panchayat, Sathanur Village, Bangalore (refer **Document No 13**).

Item Property 2

All that piece and parcel of the converted land bearing Property No 173/67/ABC/2, PID/khatha No 150200202600600208 issued by Sathanur Gram Panchayath, comprised in erstwhile Survey No 120 (old Survey No 67) measuring 22257.52 square meters (equivalent to 5 acres 20 guntas) situated at Sathanur Village, Jala 2 Hobli, Yelahanka Taluk (previously Bangalore North (Additional) Taluk), Bangalore Urban District is bounded as follows:

East By	:	Private property;
West By	:	Private property;
North By	:	Land belonging to Mr Abdul Habib Khan; and
South By	:	Remaining portion of the converted land in Survey No 67.

The above boundaries are gathered from the Khatha dated 25 January 2023 issued by Gram Panchayat, Sathanur Village, Bangalore (refer **Document No 14**).

Village Map of Sathanur Village (refer **Document No 21**), reflects that Survey No 67 (from which new Survey No 120 is carved out) is located within the said village.

2. Flow of title:

- 2.1. From the documents provided for our review, it appears that the Schedule Property is not a grant land. Additionally, we note from the various inam notifications issued by the Government of Karnataka that, Sathanur village is not an inam village.

- 2.2. From the documents provided for our review, we note that one Mr Mohammad Sanavulla Khan was the erstwhile owner of larger land in Survey No 67 and the said Mr Mohammad Sanavulla Khan under the Sale Deed dated 24 February 1953, registered as document No 2421/1952-53, Book-1, volume 625, pages 89 and 90, at the office of the Sub-Registrar, Devanahalli (**Document No 1**), has conveyed a portion of land measuring 40 acres in Survey No 67 in favour of Mr Ms Sultana Bi.
- 2.3. Pursuant to the death of Ms Sultana Bi, her children, namely, Mr Mustafa Ali Khan, Ms Mumtaj Ali Khan, Ms Subeda Bhanu, Mr Souzath Ali Khan, Mr Iqbal and Ms Raziya, conveyed the said portion of land measuring 40 acres in Survey No 67 in favour of Mr R Rangaswamy son of Mr Magadi Rangappa, Mr B Chuchanna son of Mr Byralingappa and Mr P Chandrappa son of Mr Ganti Puttanna, under the Sale Deed dated 10 October 1961 registered as document No 1848/1961-62, Book-1, volume 831, pages 14 and 21, at the office of the Sub-Registrar, Devanahalli (**Document No 2**).
- 2.4. From out of the portion of land measuring 40 acres purchased jointly by Mr R Rangaswamy son of Mr Magadi Rangappa, Mr B Chuchanna son of Mr Byralingappa and Mr P Chandrappa son of Mr Ganti Puttanna, under the Sale Deed dated 29 September 1969, registered as document No 2137/1969-70, Book-1, volume-1039, pages 51 and 52, at the office of the Sub-Registrar, Devanahalli (**Document No 3**), Mr R Rangaswamy conveyed his portion of land measuring 13 acres 13 guntas in Survey No 67 in favour of Mr Y S Puttaraju son of Mr Subbanna.

We note that Mr R Rangaswamy son of Mr Magadi Rangappa, Mr B Chuchanna son of Mr Byralingappa and Mr P Chandrappa son of Mr Ganti Puttanna had jointly acquired land measuring 40 acres in Survey No 67 and under the Sale Deed dated 29 September 1969, Mr Rangaswamy has conveyed his 1/3rd share in the same, which is equivalent to 13 acres 13 guntas.

- 2.5. Thereafter, the said portion of land measuring 13 acres 13 guntas in Survey No 67 was conveyed by Mr Y S Puttaraju in favour of Mr I M Magdum son of Mr M D Magdum in terms of Sale Deed dated 16 August 1978, registered as document No 986/1978-79, Book-1, volume 1228, pages 56 and 58, at the office of the Sub-Registrar, Devanahalli (**Document No 4**).

- 2.6. Index of Lands (**Document No 5**) reflects the name of Mr I M Magdum son of Mr M D Magdum owner of land measuring 13 acres 13 guntas in larger Survey No 67 in terms of Records of Rights bearing RR No 666.
- 2.7. Under the Sale Deed dated 18 March 1981 registered as document No 2173/1980-81, Book-1, volume 1262, pages 213 - 215 at the office of the Sub-Registrar Devanahalli (**Document No 6**), the said Mr I M Magdum conveyed a portion of land measuring 11 acres from out of land totally measuring 13 acres 13 guntas in larger Survey No 67 in favour of Mr Vidya Chawla son of Late Mr G C Chawla. Accordingly, *vide* Mutation Register Extract bearing MR No 30/80-81 (**Document No 41**), the name of Ms Vidya Chawla was mutated in the revenue records as the owner of land measuring 11 acres in larger Survey No 67.
- 2.8. Index of Lands (refer **Document No 5**) reflects the name of Ms Vidya Chawla as the owner of land measuring 11 acres in larger Survey No 67 in terms of Records of Rights bearing RR No 736 (**Document No 42**).
- 2.9. The portion of land measuring 11 acres in larger Survey No 67 purchased by Mr Vidya Chawla was converted from agricultural to non-agricultural industrial purposes in terms of the Official Memorandum dated 27 April 1982 bearing No DIS LN SR (R) 10/81-82 (refer **Document No 12**).
- 2.10. Thereafter, as gathered from the Re-Survey Tippani issued on 27 December 1988 (**Document No 7**), land measuring 4 hectares 50 ares (approximately equivalent to 11 acres 4.7897 guntas) inclusive of 12 ares of kharabh (approximately equivalent to 11.8611 guntas) in larger Survey No 67, was subsequently assigned with a new Survey No 120.
- 2.11. Ms Vidya Chawla under two separate gift deeds has gifted the land in Survey No 120 (old Survey No 67)-
 - 2.11.1 A portion of land measuring 5 acres 20 guntas or 2,26,512 square feet from out of land measuring 11 acres in property bearing No 67/ABC/1 being a portion of Survey No 67 (new Survey No 120) in favour of her son Mr Vivek Chawla under the Gift Deed dated 27 November 2006 registered as document No YAN-1-22549/2006-07, Book-1, stored in CD No YAND254, at the office of the Sub-Registrar, Yelahanka (**Document No 8**); and

2.11.2 Balance portion of 5 acres 20 guntas or 2,26,512 square feet from out of land measuring 11 acres in property bearing No 67/ABC/2 being a portion of Survey No 67 (new Survey No 120) in favour of her son Mr Vivek Chawla under the Gift Deed dated 27 November 2006 registered as document No YAN-1-22546/2006-07, book-1, stored in CD No YAND254, at the office of the Sub-Registrar, Yelahanka **(Document No 9)**.

We note that the Gift Deed dated 27 November 2006 registered as document No YAN-1-22546/2006-07 refers to a family settlement deed executed between Mr Vidya Chawla and his family members on 3 April 1995, the copy of which has not been provided for our review and in this regard, we have been informed by the landowner that the family settlement pertains to several properties that were owned by Mr Vidya Chawla and that, the terms of the settlement will not materially impact the title in view of the fact that the Schedule Property was the self-acquired property of Mr Vidya Chawla.

2.12. We note that in both the Gift Deeds dated 27 November 2006, the extent of land in square feet has been mentioned as '2,26,512 square feet' instead of '2,39,580 square feet' and in this regard, we have been provided with Declaration Deed dated 6 January 2023 registered as document No BYP-1-11609/2022- 23, stored in CD No BYPD1293, at the office of the Sub-Registrar, Byatarayanapura, Bangalore **(Document No 10)** and Declaration Deed dated 6 January 2023 registered as document No BYP-1-11610/2022-23, stored in CD No BYPD1293, at the office of the Sub-Registrar, Byatarayanapura, Bangalore **(Document No 11)**, wherein the Mr Vivek Chawla has confirmed that the extent which was gifted under both the Gift Deeds dated 27 November 2006 was '2,39,580 square feet'.

We note that the said error in mentioning the extent in square feet will not materially impact the title in view of the fact that the extent of land was correctly mentioned in acres, ie, 5 acres 20 guntas.

As detailed in the Karnataka Revision Settlement Akarbandh, we note that the total extent of land in Survey No 120 is 4 hectares 50 ares (approximately equivalent to 11 acres 4.7897 guntas) inclusive of 12 ares (approximately equivalent to 11.8611 guntas) of 'B' kharabh and under the Official Memorandum dated 27 April 1982 bearing No DIS LN SR (R) 10/81-82, land measuring 10 acres 33 guntas was converted and a portion of 7 guntas of 'B' kharabh land was regularised (in all totally measuring 11 acres). Therefore, though the 7 guntas of kharabh has been regularised under the said Official Memorandum, in view of the fact that the same is 'B' kharabh which pertains to katte bagge kharabh, one cannot have ownership to 'B' kharabh lands unless the same is conveyed by the government.

- 2.13. Accordingly, Mr Vivek Chawla is entitled to land measuring 10 acres 33 guntas (excluding the 7 guntas of 'B' kharabh), in right, title and interest.

3 Conversion:

- 3.1. *Vide* Official Memorandum dated 27 April 1982 bearing No DIS LN SR (R) 10/81-82, issued by the Special Deputy Commissioner, Bangalore District (**Document No 12**), land measuring 11 acres was converted from agricultural to non-agricultural industrial purposes.

As detailed hereinabove, we note that, under the Official Memorandum dated 27 April 1982 bearing No DIS LN SR (R) 10/81-82, a portion of 7 guntas of 'B' kharabh land was regularised. It is recommended that the said extent of 'B' kharabh land be demarcated and ensure that there is no development on the same.

Further, as per the present Comprehensive Development Plan, the Schedule Property is demarcated as agricultural zone and, in this regard, we have been informed by the landowner that they have applied for the change of land use to residential usage.

4 Khatha and Property Taxes

- 4.1 Khatha dated 25 January 2023 issued by Gram Panchayat, Sathanur Village, Bangalore (**Document No 13**), reflects the name of Mr Vivek Chawla as the owner of property bearing PID No 150200202600600207 and khatha No 172/67/ABC/1, measuring 22,257.52 square meters (equivalent to 5 acres 20 guntas), along with a building having a built up area of 7741 square meters.
- 4.2 Khatha dated 25 January 2023 issued by Gram Panchayat, Sathanur Village, Bangalore (**Document No 14**), reflects the name of Mr Vivek Chawla as the owner of land bearing PID No 150200202600600208 and measuring 22,257.52 square meters and khatha No 173/67/ABC/2, measuring 22,257.52 square meters (equivalent to 5 acres 20 guntas).

We note that the khatha in relation to property bearing PID No 150200202600600207 and khatha No 172/67/ABC/1 reflects the details of a building having a built-up area of 7741 square meters and in this regard, we have been informed by the landowners that except for a small building, all other structures that were in existence on the said land parcel have been demolished. It is recommended that the khatha records be updated to reflect the same. Further, we note that the khathas have been obtained for an extent of land totally measuring 11 acres, ie, including of 7 guntas of 'B' kharabh (we note that the 7 guntas of 'B' kharabh was regularised under the Official Memorandum dated 27 April 1982 bearing No DIS LN SR (R) 10/81-82 as detailed hereinabove).

- 4.3 Property tax paid receipt dated 20 April 2024 bearing No 00130/1502002042/2024-25 issued by Sathanur, Grama Panchayath, Bangalore (**Document No 15**), reflects that the property tax has been paid for the financial year 2024-25 in relation to the property bearing No 172/67/ABC/1 and PID No 150200202600600207.
- 4.4 Property tax paid receipt dated 20 April 2024 bearing No 00131/1502002042/2024-25 issued by Sathanur Grama Panchayath, Bangalore (**Document No 16**), reflects that the property tax has been paid for the financial year 2024-25 in relation to the property bearing No 173/67/ABC/2 and PID No 150200202600600208.

5 Revenue and Survey Documents

5.11 Record of Tenancy and Crops (RTC)

In relation to Survey No 67 measuring 307 acres 10 guntas inclusive of 4 acres 30 guntas of kharabh (collectively **Document No 17**)

RTCs for the period 1976 to 1978 reflects the name of Mr Puttaraju as the cultivator of land measuring 13 acres 13 guntas.

RTC for the period 1978 to 1979 reflects the name of Mr I M Magdum as the owner of land measuring 13 acres 13 guntas.

RTC for the period 1979 to 1980 reflects the name of Mr I M Magdum as the cultivator of land measuring 13 acres 13 guntas.

In relation to Survey No 67 measuring 13 acres 11 guntas (collectively **Document No 18**)

RTC for the period 1980 to 1981 and 1983 to 1988 reflects that the name of Mr IM Magdum has been deleted and reflects the name of Mr Vidya Chawla as the owner of land measuring 11 acres in terms of RR No 736.

We have been provided with the RTCs for the period 1973 to 1976, however, the contents therein are not legible. Further, we have not been provided with the RTCs for the period 1981 to 1984 and 1988 till date and in this regard, we have been informed by the landowners that the same is not available. It is recommended that necessary non-availability endorsements be obtained in this regard.

5.12 Karnataka Revision Settlement Akarbandh

Karnataka Revision Settlement Akarbandh in relation to Survey No 120 (**Document No 19**), reflects the total extent of land in the said survey number as 4 hectares 50 ares (approximately equivalent to 11 acres 4.7897 guntas) inclusive of 12 ares (approximately equivalent to 11.8611 guntas) of 'B' kharabh.

5.13 Re-Survey Extract

Re-Survey Tippani in relation to Survey No 120 dated 27 December 1988 (refer **Document No 7**), records the total extent of land in Survey No 120 as 4 hectares 50 ares (approximately equivalent to 11 acres 4.7897 guntas) inclusive of 12 ares (approximately equivalent to 11.8611 guntas) of kharabh and reflects the name of Mr Vidya Chawla as the kardha of the same. Further, the sketch therein depicts the shape of the said survey number. The extent of kharabh pertains to a katte bagge kharabh.

5.14 Sketch issued by the Assistant Director of Land Records ("ADLR")

The Sketch issued by ADLR, Yelahanka Taluk, Bangalore Urban District (**Document No 20**), records the total extent of land in Survey No 120 as 11 acres 5 guntas inclusive of 5 guntas kharabh. Further, it reflects that the portion of kharabh pertains to a katte bagge kharabh.

5.15 Village Map:

Village Map of Sathanur Village (**Document No 21**), reflects that larger Survey No 67 (from out of which Survey No 120 has been carved out) is located within the said village. We note that there is halla, cart road, foot path, pump well and pond passing through / situated in Survey No 67.

6 Endorsements

6.1. Endorsement under Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 ("PTCL Act"):

Endorsement dated 22 May 2024 bearing No PTCL/YLK/CR-141/2024-25, issued by the Office of the Assistant Commissioner, Bangalore North Sub-Division (**Document No 22**), reflects that there are no proceedings under the PTCL Act in relation to the land in new Survey No 120 (old Survey No 67).

6.2. Nil tenancy certificate

We have not been provided with the nil tenancy certificate in relation to the Schedule Property, however, it shall not materially be an issue in view of the fact that the Schedule Property has been converted to non-agricultural industrial purposes in the year 1982.

7 Encumbrance Certificates and Charges

7.1. Encumbrance Certificates ("EC")

In relation to Survey No 67 measuring 11 acres

EC bearing SA No 6718/22-23 for the period 1 April 1961 to 31 July 1986 (**Document No 23**), reflects the following transactions–

- i. Sale deed registered as document No 1848/1961-62;
- ii. Sale deed registered as document No 2137/1969-70;
- iii. Sale deed registered as document No 986/1978-79;
- iv. Sale deed registered as document No 987/1978-79;
- v. Sale deed registered as document No 361/1979-80; and
- vi. Sale deed registered as document No 2173/1980-81.

It appears from the review of the sale deed registered as document No 987/1978-79 and sale deed registered as document No 361/1979-80, that the said documents pertain to the other portions of land in larger Survey No 67.

EC bearing SA No 9186/20-21 for the period 1 April 1930 to 31 July 1986 (**Document No 24**), only reflects the Sale Deed registered as document No 2173/1980-81.

In relation to Item Property 1

EC bearing SA No 2449/20-21 for the period 1 June 1989 to 31 March 2004 (**Document No 25**), does not reflect any registered transactions.

In relation to Item Property 2

EC bearing SA No 9130/20-21 for the period 1 August 1986 to 31 May 1989 (**Document No 26**), does not reflect any registered transactions.

EC bearing SA No 2448/20-21 for the period 1 June 1989 to 31 March 2004 (**Document No 27**), does not reflect any registered transactions.

In relation to Survey No 67

EC bearing SA No 5621/22-23 for the period 1 April 2004 to 28 October 2022 (**Document No 28**), reflects the following transaction–

- i. Gift deed registered as document No YAN-1-22549/2006-07; and
- ii. Gift deed registered as document No YAN-1-22546/2006-07.

In relation to Survey No 120

EC bearing SA No 17220/22-23 for the period 1 April 2010 to 31 January 2023 (**Document No 29**), only reflects the declaration deed dated 6 January 2023 registered as document No BYP-1-11610/2022-23.

In relation to khatha No 172

EC bearing SA No 17221/22-23 for the period 1 April 2010 to 31 January 2023 (**Document No 30**), only reflects declaration deed dated 6 January 2023 registered as document No BYP-1-11609/2022-23.

EC bearing certificate No 248751/24-25 for the period 1 April 2004 to 3 May 2024 (**Document No 31**), reflects the following transactions–

- i. Gift deed registered as document No YAN-1-22549/2006-07;
- ii. Gift deed registered as document No YAN-1-22546/2006-07;
- iii. Deed of Declaration registered as document No BYP-1-11610/2022- 23; and

- iv. Deed of Declaration registered as document No BYP-1-11609/2022- 23.

In relation to Item Property 1

EC bearing certificate No 207177/24-25 for the period 3 May 2024 to 30 October 2024 (**Document No 39**), does not reflect any registered transactions.

In relation to Item Property 2

EC bearing certificate No 210234/24-25 for the period 3 May 2024 to 30 October 2024 (**Document No 40**), does not reflect any registered transactions.

It is recommended to obtain EC for the period 1 January 1981 to 31 December 1988 in relation to Survey No 67 measuring 13 acres 13 guntas and EC for the period 30 October 2024 till date in relation to the Schedule Property.

7.2. Charges:

From the documents provided for our review, we have been informed by the landowner that there are no subsisting charges with respect to the Schedule Property.

8 Details of acquisition and Litigation

8.11 Acquisition:

Order passed by the Tahsildar:

It is gathered from the Order dated 26 July 2022 passed by the Tahsildar, Yelahanka Taluk in case No LND/JALA/ors/CR/70/2021-22 (**Document No 32**), that-

- i. There was already a road connecting Sathanur to Hunasamaranahalli which consisted of potholes and therefore, one Mr Nagaraj was instructed to form a road by the government to facilitate the traffic.
- ii. The Zilla Panchayath had requested to issue a land acquisition letter to the Engineering Sub-Division for the construction of the 30-meter-wide dirt road from Reva College junction to Hosahalli NH-7 to facilitate the flow of traffic and drainage.

- iii. *Vide* notification dated 11 May 2022, government issued notification for the construction of the 31-meter road which includes an extent of 6 guntas in Survey No 120.
- iv. The Tahsildar has passed an Order dated 26 July 2022 in the present case No LND/JALA/ors/CR/70/2021-22 that the subject land needs to be handed over to concerned implementation agency.

We have been informed by the Client that there are no roads passing through the Schedule Property. In this regard, it is recommended that a confirmation letter from the Zilla Panchayath be obtained confirming that no portion of the land in Survey No 120 was a part of any road widening / formation.

Endorsement from Karnataka Housing Board (“KHB”)

Endorsement dated 24 May 2024 issued by Special Land Acquisition Officer, KHB (**Document No 33**), reflects that the land in Survey No 120 (old Survey No 67), measuring 12 acres, is not subject to any acquisition proceedings from the said authority.

Endorsement from National Highway Authorities of India (“NHAI”):

Endorsement dated 21 June 2024 bearing No LAQ/NH-44,/NH-44(old No 7)/CR/06/2024-25, issued by Special Land Acquisition Officer, NHAI, Bengaluru (**Document No 34**), records that the land measuring 11 acres in new Survey No 120 (old Survey No 67), is not subject to any acquisition proceedings from the said authority, for the purpose of road widening of national highway 44 (old No 7).

Endorsement from Karnataka Industrial Area Development Board (“KIADB”)

Endorsement dated 30 May 2024 bearing No Bengaluru/449/24-25, issued by Special Land Acquisition Officer, KIADB, Bengaluru (**Document No 35**), reflects that the land measuring 11 acres in new Survey No 120 (old Survey No 67), is not subject to any acquisition proceedings from the said authority.

Endorsement from Bangalore Development Authority (“BDA”)

We have not been provided with a no acquisition endorsement issued by BDA, in this regard, we have placed reliance on the Internal Office Note (Tippani) dated 11 August 2023 issued by Deputy Land Acquisition Officer, BDA during the process of change of land use

from agricultural to residential use (**Document No 36**), which records that the land measuring 10 acres 33 guntas in new Survey No 120 (old Survey No 67), is not subject matter of the proposal *vide* Government Order No 24/BengaluruLandAcquisition/2021 dated 24 February 2021, which is for extension of Sathanur layout.

We note that as the above Internal Office Note does not confirm that the Schedule Property is not subject to any acquisition proceedings from BDA and only records that it is not subject matter of the proposal for extension of Sathanur layout. It is recommended to obtain no acquisition endorsement issued by BDA.

Additionally, it is also recommended to obtain no-acquisition endorsement from KIADB (BMRCL department) in relation to the Schedule Property, to confirm that the Schedule Property is not subject to any acquisition by KIADB for the purpose of Bangalore Metro Rail Project.

8.12 Litigation:

From the review of the documents, we note that there are no subsisting litigations with respect to the title of Mr Vivek Chawla and/or the erstwhile landowners of the Schedule Property. Additionally, we have been informed by Mr Vivek Chawla that there are no subsisting litigations with respect to the Schedule Property.

9 Public Notice

The advocates of the landowner have published public notices in Times of India and Vijay Karnataka on 18 October 2024 with respect of the Schedule Property (**Document No 37**), inviting claims, if any.

With regard to the public notice, the advocates of the landowner have issued a Letter dated 28 November 2024 (**Document No 38**), stating that they have received an objection dated 12 November 2024 from two former workmen of factories operating on the Schedule Property and that there exists an industrial dispute between the erstwhile tenants and its workmen. The advocates of the landowner have confirmed that apart from the said objection, they have not received any other objection / third party claims with respect to the Schedule Property.

Further, in relation to the objection dated 12 November 2024 received from two former workmen, the advocates of the landowner have opined that the response does not make any valid objections or third-party claims regarding the title of the Schedule Property.

10 Inspection of Originals

Our report is based on the documents provided for our review as set out in the list annexed hereto as **Annexure 1**.

11 Opinion

On the basis of our scrutiny and examination of the photocopies of the documents produced and listed in the **Annexure – 1** and subject to the scope of work, limitation and assumptions as set out in **Annexure – 2** and subject further to the observations and recommendations suggested hereinabove, we are of the opinion that from out of the Schedule Property (ie, 11 acres), Mr Vivek Chawla is entitled to only land measuring 10 acres 33 guntas (ie, excluding the 7 guntas of 'B' kharabh), in right, title and interest.

Yours faithfully

For **KHAITAN & CO LLP**



Sudheer Madamaiah

Partner

ANNEXURE 1

List of documents perused in relation to Schedule Property

Sl No	Date	Description of Documents	Original/Certified copy/Photocopy
1.	24 February 1953	Sale Deed registered as document No 2421/1952-53, Book-1, volume 625, pages 89 and 90, at the office of the Sub-Registrar, Devanahalli	Certified copy
2.	10 October 1961	Sale Deed registered as document No 1848/1961-62, Book-1, volume 831, pages 14 and 21, at the office of the Sub-Registrar, Devanahalli	Certified copy
3.	29 September 1969	Sale Deed registered as document No 2137/1969-70, book-1, volume-1039, pages 51 and 52, at the office of the Sub-Registrar, Devanahalli	Certified copy
4.	16 August 1978	Sale Deed registered as document No 986/1978-79, book-1, volume 1228, pages 56 and 58, at the office of the Sub-Registrar, Devanahalli	Certified copy
5.		Index of Lands	Certified Copy
6.	18 March 1981	Sale Deed registered as document No 2173/1980-81, Book-1, volume 1262, pages 213 - 215 at the office of the Sub-Registrar Devanahalli	Certified copy + Original
7.	27 December 1988	Re-Survey Tippani	Photocopy
8.	27 November 2006	Gift Deed registered as document No YAN-1-22549/2006-07, Book-1, stored in CD No YAND254, at the office of the Sub-Registrar, Yelahanka	Original
9.	27 November 2006	Gift Deed registered as document No YAN-1-22546/2006-07, book-1, stored in CD No YAND254, at the office of the Sub-Registrar, Yelahanka	Original
10.	6 January 2023	Declaration Deed registered as document No BYP-1-11609/2022- 23, stored in CD No BYPD1293, at the office of the Sub-Registrar, Byatarayanapura, Bangalore	Original
11.	6 January 2023	Declaration Deed registered as document No BYP-1-11610/2022-23, stored in CD No BYPD1293, at the office of the Sub-Registrar, Byatarayanapura, Bangalore	Original

12.	27 April 1982	Official Memorandum bearing No DIS LN SR (R) 10/81-82, issued by the Special Deputy Commissioner, Bangalore District	Original
13.	25 January 2023	Khatha issued by Gram Panchayat, Sathanur Village, Bangalore in relation to property bearing PID No 150200202600600207	Original
14.	25 January 2023	Khatha issued by Gram Panchayat, Sathanur Village, Bangalore in relation to property bearing PID No 150200202600600208	Original
15.	20 April 2024	Property tax paid receipt bearing No 00130/1502002042/2024-25 issued by Sathanur, Grama Panchayath, Bangalore	Original
16.	20 April 2024	Property tax paid receipt bearing No 00131/1502002042/2024-25 issued by Sathanur Grama Panchayath, Bangalore	Original
17.		RTCs for the period 1973 to 1980 in relation to Survey No 67 measuring 307 acres 10 guntas inclusive of 4 acres 30 guntas of kharabh	Original
18.		RTC for the period 1980 to 1981 and 1983 to 1988 in relation to Survey No 67 measuring 13 acres 11 guntas	1980 to 1981 - Original 1983 to 1988 - Certified copy
19.		Karnataka Revision Settlement Akarbandh in relation to Survey No 120	Photocopy
20.		Sketch issued by the Assistant Director of Land Records	Original
21.		Village Map of Sathanur Village	Photocopy
22.	22 May 2024	Endorsement bearing No PTCL/YLK/CR-141/2024-25, issued by the Office of the Assistant Commissioner, Bangalore North Sub-Division	Original
23.		EC bearing SA No 6718/22-23 for the period 1 April 1961 to 31 July 1986	Certified Copy
24.		EC bearing SA No 9186/20-21 for the period 1 April 1930 to 31 July 1986	Certified Copy

25.		EC bearing SA No 2449/20-21 for the period 1 June 1989 to 31 March 2004	Certified Copy
26.		EC bearing SA No 9130/20-21 for the period 1 August 1986 to 31 May 1989	Certified Copy
27.		EC bearing SA No 2448/20-21 for the period 1 June 1989 to 31 March 2004	Certified Copy
28.		EC bearing SA No 5621/22-23 for the period 1 April 2004 to 28 October 2022	Certified Copy
29.		EC bearing SA No 17220/22-23 for the period 1 April 2010 to 31 January 2023	Photocopy
30.		EC bearing SA No 17221/22-23 for the period 1 April 2010 to 31 January 2023	Photocopy
31.		EC bearing certificate No 248751/24-25 for the period 1 April 2004 to 3 May 2024	Photocopy
32.	26 July 2022	Order passed by the Tahsildar, Yelahanka Taluk in case No LND/JALA/ors/CR/70/2021-22	Photocopy
33.	24 May 2024	Endorsement issued by Special Land Acquisition Officer, KHB	Original
34.	21 June 2024	Endorsement bearing No LAQ/NH-44,/NH-44(old No 7)/CR/06/2024-25, issued by Special Land Acquisition Officer, NHAI, Bengaluru	Photocopy
35.	30 May 2024	Endorsement bearing No Bengaluru/449/24-25, issued by Special Land Acquisition Officer, KIADB, Bengaluru	Photocopy
36.	11 August 2023	Internal Office Note (Tippani) issued by Deputy Land Acquisition Officer, BDA	Photocopy
37.	18 October 2024	Public Notices in Times of India and Vijay Karnataka	Photocopy
38.	28 November 2024	Letter from the advocates of the landowner.	Photocopy
39.		EC bearing certificate No 207177/24-25 for the period 3 May 2024 to 30 October 2024	Digitally signed
40.		EC bearing certificate No 210234/24-25 for the period 3 May 2024 to 30 October 2024	Digitally signed
41.		Mutation Register Extract bearing MR No 30/80-81	Certified Copy
42.		Records of Rights bearing RR No 736	Certified Copy

ANNEXURE-2

Scope of work, limitations and assumptions

The scope of our legal review and issuance of title due diligence report in relation to the Schedule Property at the request of Client, is limited by the following general parameters:

- (i) This Report is strictly based on the review of documents and clarifications provided to us by Emerald Haven Properties Private Limited (“**Client**”) till the date hereof.
- (ii) This Report is limited to review of title to the Schedule Property.
- (iii) This Report is limited to diligence for the past 70 (Seventy) years only.
- (iv) This Report seeks to describe the legal issues in relation to the title of the Schedule Property as on the date of its issue, on the basis of information and documents provided. We assume no obligation to advise Client of any changes which may thereafter occur, whether or not brought to our attention.
- (v) The contents of this Report are confidential in nature and have been prepared solely for the benefit of the Client. Neither this Report nor any of its contents may be disclosed, without our prior written consent, to any person other than Client, its officers and employees who are directly involved in the proposed transaction.
- (vi) We have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as original, and the conformity of the copies or extracts submitted to us with that of the respective original documents.
- (vii) We have assumed the existence, capacity, power and authority of each of the parties to the documents (which we have examined as above) to enter into and perform their respective obligations under the documents.
- (viii) We have assumed that the documents submitted to us by Client in connection with any particular issue are the only documents relating to such issue.
- (ix) To the extent possible, we have relied upon documents and records maintained by Client. Where such documents/records were not available for review, we have relied upon the veracity of statements made by representatives of Client.

- (x) To the extent that this Report contains or refers to reports, memorandums, opinions or advice from any other person, that person remains exclusively responsible for the contents of such reports, memorandums, opinions or advice.
- (xi) Since valuation and physical verification of the Schedule Property or any assets forming part thereof, including the buildings constructed or under construction or to be constructed in future, are not included in our scope of work, we have not opined on the same in this Report.
- (xii) This Report is limited to the matters expressly set out in it and should not be read as extending by implication to any other matter.
- (xiii) We have also assumed that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents of immovable properties void or voidable.
- (xiv) It is recommended that specific legal advice be sought before taking any remedial steps in pursuance of the findings and/or observations made by us in this Report.
- (xv) The agreements comprised or referred to in the documents reviewed may not have been carried into effect, may have been breached or may have been amended orally or otherwise by the parties, including by conduct or by a course of dealing, without our being aware of the same. In addition, there may be agreements which are wholly oral which may not have been brought to our attention.
- (xvi) We have not conducted any independent searches at the office of the Sub-Registrar of Assurances, Registrar of Companies, Registrar of Firms, High Court of Karnataka, City Civil and Sessions Court or any other government authorities and have relied solely on the documents and information furnished by the Client.
- (xvii) We have reviewed the documents and records from the limited perspective of examining the title and legal compliance and have not sought to identify or evaluate financial, technical or commercial issues. Accordingly, we do not express any opinion as to commercial, technical, financial or fiscal issues.
- (xviii) This Report is issued for the sole use of the addressees and without our consent it is not to be referred to and relied upon by any other person whatsoever but may be relied upon by potential syndicate lenders or assignees and can be shared with them. The contents of this Report are confidential. Neither this Report nor any of its contents shall be copied, quoted, disclosed, referred to in any document or given to any third party, in whole or in part, other than you, your

professional advisor, officer, employees, without our express written consent. We accept no responsibility or legal liability to any person in relation to the contents of this Report.