

To,

24.04.2026

Casa Grande Garden City Builders Private Limited,
#34/1, 4th Floor, Salma Bizhouse, Meanne Avenue Road,
Ulsoor, Bangalore - 560042

TITLE REPORT

We have undertaken the title due diligence (hereinafter referred to as the "Title Diligence") for land admeasuring an extent of **8 Acres 39 Guntas** of agricultural land comprised in Survey Nos. 182 & 235, situated at Kambipura Village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru, within the limits of Pattan Panchayath Jali, Karnataka (hereinafter referred to as the "Schedule Properties") stated to be owned by **Mr. Arjun Sarja** (hereinafter referred to as the "Present Owner").

This Title Diligence has been undertaken on the instructions received from the Casa Grande Garden City Builders Pvt. Ltd., (the "Client") in connection with the proposed acquisition of the Schedule Properties by way of a Sale from the Present Owner (hereinafter referred to as the "Proposed Transaction").

1. Location and Extent of the Schedule Properties

The Schedule Properties are agriculture lands admeasuring **8 Acres 39 Guntas** of agricultural land comprised in Survey Nos. 182 and 235, situated at Kambipura Village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru, Karnataka.

2. Title Devolution:

2.1. Property bearing Survey No. 182 – Measuring 02 Acres 04 Guntas:

2.1.1. The earliest document available for our review is a copy of the registered Settlement Deed executed by Mrs. Chikamma, wife of late Mr. Nanjappa, in favour of her three daughters namely Mrs. Muniyamma, Mrs. Mangamma, and Mrs. Mallamma. The said Settlement Deed, bearing Document No. 2271/1974-75, was executed and registered on 06.06.1974. Under this deed, Mrs. Muniyamma was, along with other properties, allotted land bearing Sy. No. 182, measuring 2 acres and 4 guntas, situated in Kambipura Village, Kengeri Hobli, Bengaluru South Taluk.

2.1.2. Subsequently, Mrs. Muniyamma executed a Sale Deed dated 24.06.1985, registered as Document No. 998/1985-86, at the Office of the Sub-Registrar, Bengaluru South Taluk, whereby she sold land measuring 2 acres 4 guntas in Survey No. 182, situated in Kambipura Village, Kengeri Hobli, Bengaluru South Taluk, in favour of Mr. M. V. Tiwari.

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- 2.1.3. Extract of the Mutation Register bearing MR No. 3 / 1985 - 86, records the sale of the land measuring 2 Acres 4 Guntas, in Survey No. 182 in the name of Mr. M. V. Tiwari and transfer of khatha vide Sale Deed bearing Document No. 998/1985-86.
- 2.1.4. A perusal of the order provided in LRF (83) 180:1986-1987 indicates that the land in Sy. No. 182 was seized or confiscated pursuant to an order dated 16.05.1988 passed by the
- 2.1.5. Tahsildar for alleged violations of Sections 79A and 80 of the Karnataka Land Reforms Act, 1961. By a subsequent order dated 30.05.1988, the Assistant Commissioner, Bengaluru South Division, set aside the aforesaid order dated 16.05.1988 passed by the Tahsildar.
- 2.1.6. 2.2. Property bearing Survey No. 235 (old - 43) - Measuring 06 Acres 35 Guntas
- 2.1.7. 2.2.1. The earliest document available for our review is a copy of the Grant Certificate dated 19.08.1964, issued in favour of Mr. M. V. Tiwari, pursuant to Government Order No. RD 26 LRD 63 dated 13/16.03.1964, in respect of land measuring 4 acres in Survey No. 43 (new No. 235), situated in Kambipura Village, Kengeri Hobli, Bengaluru South Taluk.
- 2.1.8. 2.2.2. A perusal of the Official Memorandum issued by the Office of the Divisional Commissioner, Bengaluru Division, dated 23.12.1970, indicates that Mr. M. V. Tiwari was found to be in possession of excess land to the extent of 2 acres in Sy. No. 43 (new No. 235). This excess was identified during the pucca phodi process. The Divisional Commissioner, in the said Official Memorandum, recommended that the excess land be confirmed in favour of Mr. M. V. Tiwari at a penal upset price of ₹2,000/- per acre.
- 2.1.9. 2.2.3. A perusal of the Memorandum of Appeal shows that Mr. M. V. Tiwari challenged the order of the Divisional Commissioner fixing the upset price, issued in No. LND.SR.1724/1970-71 dated 02.12.1970, by filing an appeal before the Government of Mysore in R.A. No. 09/1971. The Government of Mysore, vide Order No. RD. 9 RAP 71 dated 10.05.1971, set aside the order of the Divisional Commissioner and fixed the upset price at ₹400/- per acre.
- 2.1.10. 2.2.4. A perusal of the Order issued by the Assistant Commissioner, Bengaluru Sub-Division, bearing No. LND.120/1971-72 dated 27.08.1971, indicates that an excess extent of 35 guntas, over and above the land originally granted to Mr. M. V. Tiwari, was identified in the report submitted by the Assistant Superintendent of Land Records. The Assistant Commissioner, by this order, directed that the said excess extent of 35 guntas be granted in favour of Mr. M. V. Tiwari at an upset price of ₹400/- per acre.
- 2.1.11. 2.2.5. Thereafter, under a Grant Certificate dated 01.09.1971, the excess land measuring 2 acres 35 guntas in Sy. No. 43 (new No. 235) was granted in favour of Mr. M. V. Tiwari, subject to a pre-condition that the land shall not be alienated for a period of 15 years from 01.09.1971.
- 2.1.12. 2.3. Sale of Sy. Nos. 182 and 235 by Mr. M V Tiwari in favour of Mrs. Lakshmidevi

- 2.1.13. 2.3.1. A perusal of the copy of the registered Sale Deed dated 02.07.1987, registered as Document No. 385/1987-88 at the Office of the Sub-Registrar, Bengaluru South Taluk, indicates that Mr. M. V. Tiwari sold the lands in Sy. Nos. 182 and 235, measuring 2 acres 4 guntas and 6 acres 35 guntas respectively, in favour of Mrs. Lakshmidevi.
- 2.1.14. 2.3.2. Extract of the Mutation Register dated 22.07.1987 bearing MR No. 9 / 1987 - 88, records the transfer of land measuring 1 Acre 0.08 Guntas, in Survey Nos. 182 and 235 (Old No. 43) in the name of Mrs. Lakshmidevi vide Sale Deed bearing Document No. 385/ 1987 - 88 dated 22.07.1987.
- 2.1.15. 2.3.3. A perusal of the order dated 30.08.2017 passed by the Karnataka Appellate Tribunal in Appeal No. 794/2016, filed by Mrs. Lakshmidevi challenging the order passed in LRF(83)39/1989-90 dated 28.08.1997, indicates that the land in Sy. No. 235 to the extent of 2 acres 35 guntas had been confiscated by the Tahsildar for alleged violations of Sections 79A and 80 of the Karnataka Land Reforms Act, 1961. By the said order, the Appellate Tribunal set aside the order of the Tahsildar in LRF(83)39/1989-90 dated 28.08.1997.
- 2.1.16. 2.3.4. A perusal of the application dated 26.09.2017 filed before the Karnataka Appellate Tribunal indicates that, pursuant to the Tribunal's order dated 30.08.2017 passed in Appeal No. 794/2016, Mrs. Lakshmidevi sought a direction to the Tahsildar for removal of the entry relating to the confiscation order from the RTC in respect of Sy. No. 235, to the extent of 2 acres 35 guntas, which had been recorded pursuant to the order dated 28.08.1991 in LRF(83)/39/1989-90. She also sought cancellation of the corresponding mutation entry M.R. No. 23/2003-04.
- 2.1.17. 2.3.5. Subsequently, Mrs. Lakshmidevi executed a registered Gift Deed dated 30.06.2015 in favour of Mr. Arjun S @ Sreenivasa Sarja and Mr. Suraj Shakthi Sarja in respect of land in Sy. No. 182, measuring 2 acres 04 guntas, under Document No. SHR-1-00815-201516, stored in CD No. SHRD54.
- 2.1.18. 2.3.6. Extract of the Mutation Register bearing MR No. H2 / 2015 - 16, records the gift of the land measuring 2 Acres 4 Guntas, in Survey No. 182 in the name of Mr. Arjun S @ Sreenivasa Sarja and Mr. Suraj Shakthi Sarja and transfer of khatha vide Gift Deed bearing Document No. SHR-1-00815-2015-16.
- 2.1.19. 2.3.7. Thereafter, during her lifetime, Mrs. Lakshmidevi executed a registered Will bequeathing land in Sy. No. 182, measuring 2 acres 4 guntas, in favour of Ms. Anjana Sarja, and an extent of 2 acres 15 guntas out of 6 acres 35 guntas in Sy. No. 235 in favour of Ms. Aishwarya Sarja, while retaining the remaining extent of 4 acres 25 guntas for herself. The said Will was registered on 19.11.2020 as Document No. JAY-3-00321-2020-21, stored in CD No. JAYD852. As per the Death certificate issued by the Chief Registrar of births and deaths Mrs. Lakshmidevi passed away on 23.07.2022.
- 2.1.20. 2.3.8. Thereafter, Mr. Suraj Shakthi Sarja executed a Relinquishment Deed dated 21.12.2022 in favour of Mr. Arjun S @ Sreenivasa Sarja in respect of Sy. No. 182 measuring 2 acres 4 guntas, whereby Mr. Suraj relinquished all his rights over the said land, which he had acquired under the Gift Deed executed by Mrs. Lakshmidevi. The said Relinquishment Deed was registered as Document No. JPN-1-09514-2022-23, stored in

C.D. No. JPND1540. In light of this Relinquishment Deed, Mr. Arjun S @ Sreenivasa Sarja became the sole and absolute owner of the land in Sy. No. 182 measuring 2 acres 4 guntas.

- 2.1.21. 2.3.9. Subsequently, Mr. Arjun S @ Arjun Ramaswamy @ Arjun S @ Srinivasa Sarja, along with Mrs. Aparna Kishor Sarja (wife of his deceased brother Mr. Kishor Sarja), their son Mr. Suraj Shakthi Sarja, and his elder sister Mrs. Ammaji, entered into a registered
- 2.1.22. Partition Deed dated 08.10.2024, registered on 09.10.2024 as Document No. KEN-108971-2024-25. Under this Partition Deed, Mr. Arjun was allotted the lands in Sy. No. 182 and Sy. No. 235, measuring 2 acres 4 guntas and 6 acres 35 guntas respectively. The other parties have expressly consented to the said partition and the allocation of the properties in favour of Mr. Arjun S
- 2.1.23. 2.3.10 Thereafter, the aforesaid Late. Mrs. .Lakshmidevi @ Lakshmidevamma inadvertently has bequeathed the property measuring 2 Acres 4 Guntas in Survey No. 182, in favour of Ms. Anjana Sarja and the said Ms. Anjana Sarja covenants that she has not acted upon the said Will, and the said Will cannot be effected in the backdrop of the fact that the testator had lost her vested interest in the property much prior to the will taking force after the death of the Testator, and Ms. Anjana Sarja hereby confirms that, she does not have any vested interest with respect to the Schedule property and in addition declares that she will not claim any title, right or interest over any of the Schedule Property and Mrs. Anjana Sarja covenants and confirms the Gift Deed dated 30.06.2015 executed by Smt. Lakshmidevi @ Lakshmidevamma and the Partition Deed dated 08.10.2024 entered between the legal heirs of late. Mrs. Lakshmidevi @ Lakshmidevamma and she is added as a "CONFIRMING PARTY" to this Agreement of Sale and Power of Attorney to mitigate the complexities and to make perfect title in favour of PURCHASER or its nominee.
- 2.1.24. 2.3.11. From the above, it therefore appears that (i) Mr Arjun Sarja is the owner of Sy. No. 182 measuring 2 acres four guntas, and (ii) Mr Arjun Sarja and Ms Aishwarya Sarja are the owners of Sy. No. 235 in all measuring 6 acres 35 guntas.
- 2.1.25. Thereafter, Mr. Arjun Sarja @ Arjun. S @ Srinivas Sarja and Ms. Anjana Sarja @ Anjana Arjun, along with Confirming Party Ms. Anjana Sarja @ Anjana Arjun, with an intention to sell the Schedule property entered into Agreement of sale with CASA GRANDE GARDEN CITY BUILDERS PRIVATE LIMITED, a company incorporated under the Companies Act, 2013, Represented by its Authorized Signatory Mr. Barthiba Cholan, by way Agreement of sale Dated; 22.12.2025, Registered as Document No. KEN-1-06363-2025-26, in Book-01, in the office of Sub-Registrar Kengeri.
- 2.1.26. In furtherance of Agreement of sale, Mr. Arjun Sarja @ Arjun. S @ Srinivas Sarja and Ms. Aishwarya Sarja @ Aishwaraya Arjun and Ms. Anjana Sarja @ Anjana Arjun appointed and Nominated CASA GRANDE GARDEN CITY BUILDERS PRIVATE LIMITED, a company incorporated under the Companies Act, 2013, Represented by its Authorized Signatory Mr. Barthiba Cholan, as a Power of Attorney to Sell and Develop of the Schedule property, by way of GPA Dated; 22.12.2025, Registered as Document No. KEN-4-00609-2025-25, in Book-04, in the office of Sub-Registrar Kengeri.

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3. Revenue Records:

3.1. Land bearing Sy. No. 182

- 3.1.1. The Record of Rights, Tenancy and Crops ("RTC") extract for the period from 1969-70 to 1970-71, 1979-80 to 1983-84 for the extent of 2 Acres 4 Guntas, reflects the name of Mrs. Chikkamma as the owner of the property.
- 3.1.2. RTC extract for the period from 1984-85 for the extent of 2 Acres 4 Guntas, reflects the name of Mrs. Muniyamma as the owner of the property.
- 3.1.3. The Index of land for the year 1985 in respect of land measuring 2 acres 4 guntas reflects the name of Mr. M V Tiwari.
- 3.1.4. RTC extract for the period from 1985-86 to 1986-87 for the extent of 2 Acres 4 Guntas, reflects the name of Mr. M V Tiwari as the owner of the property.
- 3.1.5. RTC extract for the period from 1987-88, 1989-90 to 1990-91, 1994-95 to 1995-96, 1998-99 to 2015-16 for the extent of 2 Acres 4 Guntas, reflects the name of Mrs. Lakshmidevi as the owner of the property.
- 3.1.6. RTC extract for the period from 2016-17 to 2023-24 for the extent of 2 Acres 4 Guntas, reflects the names of Mr. Arjun S and Mr. Suraj Shakthi Sarja as the owners of the property.
- 3.1.7. RTC extract for the period from 2024-25 to 2025-26 for the extent of 2 Acres 4 Guntas, reflects the name of Mr. Arjun S as the owner of the property.

3.2. Land bearing Sy. No. 235 (old 43)

- 3.2.1. The Index of land for the year 1965-66 to 1968-69 in respect of land measuring 4 acres reflects the name of Mr. M V Tiwari.
- 3.2.2. RTC extract for the period from 1969-70 to 1972-73 for the extent of 4 Acres reflects the name of Mr. M V Tiwari as the owner of the property.
- 3.2.3. RTC extract for the period from 1973-74 to 1986-87 for the extent of 4 Acres reflects the name of Mr. M V Tiwari as the owner of the property.
- 3.2.4. RTC extract for the period from 1987-88 to 1992-93, 1994-95 to 1999-2000 and 2001-02 to 2003-04 for the extent of 6 Acres 35 guntas reflects the name of Mrs. Lakshmidevi as the owner of the property.
- 3.2.5. RTC extracts for the period from 2020-21 to 2022-23 for the extent of 6 acres 35 guntas reflect Mrs. Lakshmidevi as the owner of the property.
- 3.2.6. RTC extracts for the period from 2023-24 to 2025-26 for the extent of 6 acres 35 guntas reflect Mr. Arjun S as the owner of the property.

4. Survey Records:

- 4.1. The Karnataka Revision Settlement Akarband discloses the total and actual extent of Sy. No. 235 as 6 acres 35 guntas and there being no kharab.
- 4.2. On review of the copy of the Hissa Tippani in respect of Sy. No. 235, we note that Survey No. 43 was bifurcated and assigned a new survey No. 235. As per the Hissa Tippani new Sy. No. 235 does not have any kharab land.

5. Encumbrances:

- 5.1. On perusal of the Encumbrance Certificate in respect of land bearing Sy. No. 235 (old no. 43) in S.A No. 5253/1999-2000 issued for the period from 01.06.1989 to 31.07.1999, we note that on 24.01.1992 land bearing Sy. No. 235 measuring 6 acres 35 guntas was mortgaged to Primary Cooperative Agricultural and Rural Development Bank for a sum of ₹3,01,900/-. On 15.04.1999 there is one more transaction with the same bank for a sum of ₹4,95,000/-.
- 5.2. On perusal of the Encumbrance Certificates in S.A No. 11920/2000-01 issued for the period from 01.04.1999 to 10.12.2000 and in S.A. No. 9028/2015-2016 issued for the period from 04.08.1999 to 31.03.2004, we note that in addition to the aforesaid transactions, Sy. No. 235 was mortgaged to Syndicate Bank for a sum of ₹35,40,000/- on 25.09.1999.
- 5.3. On perusal of the below mentioned mortgage deeds, it is noted that the schedule properties were mortgaged by late Mrs. Lakshmidevi in favour of the Primary Cooperative Agricultural and Rural Development Bank:

Mortgage Deed dated	Amount
24.01.1992	3,01,900/-
03.03.1999	4,95,000/-
31.12.1992	3,42,154/-
08.01.1994	3,75,200/-

Further, The NOC's bearing No.PRD. Bank:BES/225/2025-26, dated; 27-03-20206 has been issued reflecting that the aforesaid mortgages has been closed.

- 5.4. On perusal of the Encumbrance Certificate in respect of land bearing Sy. No. 235 (old no. 43) and 182 issued for the period from 01.04.2004 to 04.06.2025. We found the following transactions:
- 5.5. On 22.06.2015 - Discharge Deed in respect of Sy. Nos. 235 and 182 executed by Syndicate Bank in favour of Mrs. Lakshmidevi vide document no. KEN-1-02900-2015-16.
- 5.6. On 30.06.2015 - Gift Deed in respect of Sy. No. 182 executed by Mrs. Lakshmidevi in favour of Mr. Arjun S and Mr. Suraj Shakthi Sarja vide document no. SHR-1-00815-201516.

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- 5.7. On 21.12.2022 - Release Deed in respect of Sy. No. 182 executed by Mr. Suraj Shakthi Sarja in favour of Mr. Arjun S vide document no. JPN-1-09514-2022-23.
- 5.8. On 21.12.2022 - Release Deed in respect of Sy. No. 182 executed by Mr. Suraj Shakthi Sarja in favour of Mr. Arjun S vide document no. JPN-1-09514-2022-23.
- 5.9. On 08.10.2024 - Partition Deed between Mr. Arjun S, Mrs. Aparna Kishor, Mr. Suraj Shakthi Sarja and Mrs. Ammaji vide document no. KEN-1-08971-2024-25.



Advocate