

Report on Title

July 16, 2024

To**ISHTIKA VIBRANIUM DEVELOPERS LLP**Hereunder referred to as '**the Client**'**Dear Sir,**

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Report on Title. Please find below Report on Title issued based on the copies of the documents furnished to us.

Report on Title

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I. SCHEDULE PROPERTY

SCHEDULE PROPERTY

All that piece and parcel of the residentially converted land bearing Survey No. 5 (Old Survey No. 149) measuring 05 Acre 04 Guntas (including 03 Guntas Kharab), situated at Sametanahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, duly converted from agriculture to non-agriculture residential purpose vide Official Memorandum bearing No. A.L.N.(H).S.R.105/2004-05 dated 24.03.2005, issued by the Deputy Commissioner, Bangalore Rural District. Presently the land is coming under the administrative jurisdiction of Samethanahalli Village Panchayath and allotted with E- Khata No. 150300402500501201, Property No. 1209/139/304/5, totally measuring 20537.80 Square Meters, and bounded on the:

East by	Road
West by	Land belonging to Dasara Timmanna (Survey Nos. 4/1, 15/3 and 15/4)
North by	Land belonging to Doddamuniappa and his children (present owners Baiyamma/ Nanjundappa and Survey Nos. 6/1 and 6/2)
South by	Land belonging to Munibattamma W/o Devarabettappa (present owners to Gopalappa/ Siddesh/ Eshwaramma/ Devarabettappa and Survey Nos. 3/1, 3/3 and 3/11)

Boundaries of the Schedule Property are derived from the Deed of Sale dated 03.03.2024, registered as Document No. HSK-1-18576-2023-24, in the Office of Sub-Registrar, Hoskote.

II. COPIES OF THE DOCUMENTS FURNISHED FOR SCRUTINY

Serial No.	Date	Description of Documents
1.	18.03.1916	Lease Deed executed by Venkatachalaiah in favor of Naranappa along with the Shara (Note) dated 26.06.1952, written on the backside of this Lease Deed.
2.	07.04.1952	Sale Deed executed by Subbamma in favour of S.R. Raja Rao, and registered as Document No. 12/1952-53 in Book-1, Volume 81, at pages 225 to 228 in the Office of the District Registrar, Bangalore.
3.	29.12.2023	Notarized Family Tree of Raja Rao.
4.	30.04.1980	Death Certificate of S.R. Raja Rao issued by the Chief Registrar of Births and Deaths.
5.		Mutation Register Extract bearing MR No. 93/1983-84, issued by the Tahasildar, Hoskote Taluk.
6.	15.03.2005	Demand Notice issued by the Deputy Commissioner, Bangalore Rural District and Conversion Sketch.
7.	24.03.2005	Official Memorandum bearing No. A.L.N.(H).S.R.105/2004-05 dated 24.03.2005 issued by the Deputy Commissioner, Bangalore Rural District.
8.	24.03.2005	Mutation Register Extract bearing MR No. 9/2005-06 issued by the Revenue Inspector, Hoskote Taluk.
9.		Death Certificate of Jayamma, w/o S.R. Ramasubba Rao, issued by the Chief Registrar of Births and Deaths, Government of Karnataka.
10.		Death Certificate of S.R. Ramasubba Rao, issued by the Chief Registrar of Births and Deaths, Government of Karnataka.
11.	06.01.2024	Family Tree of S.R. Ramasubba Rao, issued by the Deputy Tahsildar, Hoskote Taluk, along with the Notarized Family Tree.
12.		House/Land Tax Assessment Register Extract for the year 2007-08, issued by the Secretary, Doranahalli Grama Panchayat, Hoskote

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		Taluk.
13.	29.12.2023	E-Khata bearing No. 150300402500501201 issued by Sametanaahlli Grama Panchayat, Hoskote Taluk, Bangalore Rural District.
14.		Property Tax paid receipts for the years 2017-18, 2020-21, 2022-23 and 2023-24, issued by Panchayat Development Officer, Sametanahalli Grama Panchayat.
15.	22.01.2024	General Power of Attorney, executed by Mounik. M., in favor of his mother Mukthamba, adjudicated before District Registrar, Bangalore Rural District bearing No. DR/R/ADJ-575/2023-24, dated 06.02.2024
16.	23.02.2024	Special Power of Attorney (SPA) executed by Narayana Mukku and others in favor of Venkata Surendra Amara, registered as Document No. HSK-4-00930-2023-24, in the Office of the Sub-Registrar, Hoskote.
17.	03.03.2024	Deed of Sale executed by S. R. Mukthamba alias Mukthamba and others in favor of Ishtika Homes Private Limited (represented by its Managing Director G. Chiranjeevi Reddy) and others, registered as Document No. HSK-1-18576-2023-24, in the Office of Sub-Registrar, Hoskote.
18.	03.07.2020	Endorsement bearing No. R.K.Info.C.R/571/2020-21 issued by Tahasildar, Grade-2, Hoskote Taluk.
19.	16.12.2023	Nil Tenancy Claim Endorsement bearing No. RD0038569282831 issued by the Tahasildar, Hoskote Taluk.
20.	02.01.2024	Endorsement issued by the Tahasildar, Hoskote Taluk, Hoskote confirming that the Schedule Property is not an Inam land.
21.	15.02.2024	Endorsement bearing No. KHB/LAO/Sametanaahalli (5)/2023-24 issued by the Public Information Officer and Revenue Officer (Land Acquisition Branch), Karnataka Housing Board, Bangalore.
22.	19.02.2024	Endorsement bearing No. LAQ/NH-207/RTI/CR/24/2023-24 issued by the Special Land Acquisition Officer, NH-207, National Highway



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		Authority, Hebbala, Bangalore.
23.	28.02.2024	Endorsement bearing No. STRRPA/TP/RTI/91/2023-24 issued by the Public Information Officer, Suburban Ring Road (STRR) Planning Authority, Bangalore.
24.		Village Map of Sametanahalli Village.
25.		Moola Survey Tippani issued by the Department of Survey Settlement and Land Records.
26.		Karnataka Revision Settlement Akarbandh with respect to Survey No. 5
27.	09.01.2024	Public Notice published in an English daily newspaper 'The New Indian Express' on 09.01.2024 notifying the Purchase of the Schedule Property and calling for objections, if any.
28.		Public Notice published in a kannada daily newspaper 'Kannada Prabha' on 09.01.2024 notifying the Purchase of the Schedule Property and calling for objections, if any.
29.	05.07.2024	No Claim Certificate issued by S. Chetan Nag, Advocate.
Revenue Records		
30.		Record of Rights, Tenancy and Crops ("RTC") for the period from with respect to Survey No. 5 for the years from a) 1968-69 to 1978-79 b) 1979-80 to 2000-01 c) 2001-02 to 2005-06 d) 2006-07 to 2023-24
Encumbrance Certificates		
31.		Encumbrance Certificate with respect to Survey No. 5 for the period from a) 07.01.1952 to 01.02.2003 b) 01.04.1992 to 22.01.2005 c) 01.04.2004 to 06.12.2023



III. TRACING OF TITLE

Upon review and corroborative study of the documents, the title flow of the Schedule Property is as follows:

1. It appears that originally the land in Survey No. 5 measuring 05 Acre 04 Guntas (including 03 Guntas Kharab), situated at Sametanahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District (**Schedule Property**), belonged to Subbamma, wife of late Venkatagiri Shastri.
2. Subbamma has conveyed the Schedule Property in favour of S.R. Raja Rao, vide Sale Deed dated 07.04.1952 and registered as Document No. 12/1952-53 in Book-1, Volume 81, at pages 225 to 228 in the Office of the District Registrar, Bangalore.
3. From the recitals of the said Sale Deed, it appears that the Schedule Property was leased out in favour of Narayanappa by Venkatachalaiah (Subbamma's son) vide Lease Deed dated 18.03.1916 and S.R. Raja Rao shall repay back the loan amount to Narayanappa and shall get the lease cancelled and take the possession of the property from Narayanappa. It is observed from the Shara (Note) written on the said Lease Deed that on receipt of all the dues payable from S.R. Raja Rao on 26.06.1952, the children of Narayanappa have confirmed that they have handed over the possession of the Schedule Property to S.R. Raja Rao and further they do not have any rights, interest or claims over the Schedule Property and they do not have any objection for the transfer of the Khata of the Schedule Property to the name of S.R. Raja Rao. Accordingly S.R. Raja Rao's name is entered in the Revenue Records subsequent to the sale in his favour.
4. The family Tree of S.R. Raja Rao discloses that S.R. Raja Rao was married to Jayalakshamma and they had five children namely;
 - 4.1. **Ramasubba Rao** (Dead) was married to Jayamma (Dead) and they have four children namely
 - 4.1.1. S.R. Mukthamba
 - 4.1.2. S.R. Sridevi
 - 4.1.3. S.R. Lakshmeesha



- 4.1.4. S.R. Savitha
- 4.2. **Srinivasa Rao** (Dead) was married to Navaratna (Dead) and they had two children namely
- 4.2.1. S. Rama Rao
- 4.2.2. Pushpa
- 4.3. **Suryanarayana Rao** is dead, and he was unmarried
- 4.4. **Pavanamurthy** is married to Padma (Dead) and they have two children namely
- 4.4.1. Vidyaranya
- 4.4.2. Ramadas
- 4.5. **Vasudeva Murthy** is married to Kousalya and they have four children namely
- 4.5.1. Dakshayani
- 4.5.2. Renuka
- 4.5.3. Latha
- 4.5.4. Anitha
5. S.R. Raja Rao passed away on 13.03.1980 as evidenced by the Death Certificate dated 30.04.1980 , issued by the Chief Registrar of Births and Deaths.
6. After the death of S.R. Raja Rao, his five children have entered into an oral partition whereunder they have partition the joint family properties. According to this oral partition the Schedule Property was allocated to the share of S.R. Ramasubba Rao, S/o Late S.R. Raja Rao. Accordingly the Khata pertaining to the Schedule Property got mutated in the name of S.R. Ramasubba Rao vide MR No. 93/1983-84.
7. S.R. Ramasubba Rao, being the absolute owner of the Schedule Property made an application for conversion of the Schedule Property. The Deputy Commissioner has issued a Demand Notice dated 15.03.2005 seeking the payment of Conversion Fee and on payment of necessary conversion fee, the Schedule Property was converted from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No. A.L.N.(H).S.R.105/2004-05 dated 24.03.2005 issued by the Deputy Commissioner, Bangalore District.



Note: Although we have not been provided with a copy of the conversion fee paid challan, it can be ascertained from the Conversion order that the said conversion fee has been paid by S.R. Ramasubba Rao vide Challan No. 8 dated 23.03.2005.

8. It is evident from the Mutation Register Extract bearing MR No. 9/2005-06, that pursuant to the conversion of the Schedule Property, the name of S.R. Ramasubba Rao was ordered to be deleted from the Occupant's name column in the RTCs and the same was updated to N.A.K. (Non Agricultural Kharab).
9. S.R. Ramasubba Rao passed away on 11.12.2006 and his wife Jayamma has predeceased him on 11.09.1997. The same can be evidenced by their Death certificates issued by the Chief Registrar of Births and Deaths.
10. The Notarized family Tree of S.R. Ramasubba Rao and the Family Tree issued by the Deputy Tahsildar, Hoskote Taluk, discloses that S.R. Ramasubba Rao (Dead) was married to Jayamma (dead) and they had four children namely
 - 10.1. S.R. Mukthamba is married to R. Muralidhar and they have a son viz.
 - 10.1.1. Mounik
 - 10.2. S.R. Sridevi is married to Maadhu Rao and they have two children viz.
 - 10.2.1. Manasa
 - 10.2.2. Shreyas
 - 10.3. S.R. Lakshmeesa is married to Jayanthi and they have two children viz.
 - 10.3.1. Shashank
 - 10.3.2. Shravya
 - 10.4. S.R. Savitha is married to Shivaprasad and they have a son viz.
 - 10.4.1. Srihari
11. After the death of S.R. Ramasubba Rao, the khata pertaining to the Schedule Property got transferred to the joint names of his children S.R. Mukthamba, S.R. Sridevi, S.R. Lakshmesha and S.R. Savitha as evidenced by the House/ Land Tax Assessment Register



Extract for the year 2007-08 issued by the Secretary, Doranahalli Grama Panchayat, Hoskote Taluk. The names of S.R. Mukthamba, S.R. Sridevi, S.R. Lakshmesha and S.R. Savitha is registered as the Khatedars of the Schedule Property in the records of the Sametanaahlli Grama Panchayat, Hoskote Taluk, Bangalore Rural District and the same can be evidenced by E-Khata Certificate dated 29.12.2023 and the Schedule Property has been assigned with property No. 150300402500501201.

12. S.R. Mukthamba, S.R. Sridevi, S.R. Lakshmesha and S.R. Savitha have paid the property taxes with respect to the Schedule Property to the concerned authority as evidenced by the Tax Paid Receipts for the years 2017-18, 2020-21, 2022-23 and 2023-24, issued by Panchayat Development Officer, Sametanahalli Grama Panchayat.
13. Mounik. M., son of Mukthamba has executed a General Power of Attorney (GPA) dated 22.01.2024, in favor of his mother Mukthamba, authorizing her to convey his share in the Schedule Property to third persons, to receive the sale consideration and to present the document before the jurisdictional Sub-Registrar, for the purpose of registration of the Sale Deed on his behalf. This GPA is adjudicated before District Registrar, Bangalore Rural District bearing No. DR/R/ADJ-575/2023-24, dated 06.02.2024.
14. Intending to purchase the Schedule Property from the owners, (1) Narayana Mukku, (2) Akshat, (3) Rakesh Chandra Jakhmola, (4) Rajesh Kavalakkattu Krishnamurthy, (5) Daka Siva Narayana Reddy, (6) Prabhat Ranjan Dwivedi, (7) Shaik Arifa Sultana, (8) Aayushi Goenka, (9) Pydisetty Nageswara Rao, (10) N.K. Gururaja Rao, (11) Andra Venkateswara Reddy, (12) Srikakulam Himabindu, (13) Kamani Mohanakrishna, (14) Leelavathi Sanka, (15) Kalahasthi Rajaswapna, (16) Haritha Reddy, (17) Basavaraju Aruna Kumar, (18) Priyanka. K. Dambal, (19) Merugu Swetha, (20) Gagandeep Kaur, (21) Mano Mohan Bebartta, (22) Kavya. S., (23) Bhargavi Miriyala, (24) Abhesh Kumar Tripathi, (25) Manoj Kumar Yadav, (26) Priyanka Singh, (27) Pradeep Raj, (28) Mamta Kumar, (29) C. Krishna Prasad, (30) Santosh Kumar Mishra, (31) Kesava Guptha Muralidharan, (32) Ashish Sisodia, (33) Murali Krishnna Tadikamalla, (34) Thangavel Palanisamy, (35) Anshuman Singh Bhadauria, (36) Nitin Pateria, (37) Ashok Babu Damacharla, (38) Sraban Kumar Subudhi, (39) Prashant Kumar Gupta, (40) Omprakash Bisen, (41) Tapan Totla, (42) Priya Chandran, (43) B.S. Shruthi, (44) Manjunath Laxmappa Balakkanavar, (45) Hari Krishna Prasad Linga, (46) D.A. Kalyan Chakravarthi, (47) Suchita Kumari, (48) Abhashree Naik, (49) Himani Patel, (50) Vanaja. D.,



(51) D. Jahnavi, (52) D. Nagi Reddy, (53) Basanta Manjari Choudhury, (54) Bikas Kar, (55) Smita Kumari Sahu, (56) P. Usharani, (57) N.G. Nagabhushan, (58) Dinesh Tavargiri, (59) Ravichandiran. M., (60) Bananee Das, (61) C.K. Babu, (62) Amal Singh Bhadauria, (63) Aravindh Ramanaguptha, (64) Amaresh Kumar, (65) Neha Kumari Jha, (66) Rasmita Kumari Panigrahi, (67) Hemanta Kumar Padhy, (68) Chandrashekar Thadur, (69) Namrata Dash, (70) Sulochan Subudhi, (71) Bhavani Sankar Mitta, (72) Mahesh Kumar Chaudhary, (73) Rashmi Prabha Dash and (74) Garima Shandilya have executed a Special Power of Attorney (SPA) dated 23.02.2024, **in favor of** (i) Venkata Surendra Amara, (ii) N.K. Revathi, (iii) Konuthula Sharadanandu, (iv) Milton Prasad, (v) Syama Sundara Das, (vi) Neravati Dheeraj Nehru, (vii) Yogendra Singh, (viii) Ashok Kumar Khadanga and (ix) Bitragunta Bala Bharathi authorizing them to present Sale Deed/ JDA and other deeds before the jurisdictional Sub-Registrar, for the purpose of registration of the Sale Deed and other deeds and admit the execution of such documents either jointly or severally on their behalf with respect to the Schedule Property. This SPA is registered as Document No. HSK-4-00930-2023-24, in the Office of the Sub-Registrar, Hoskote.

15. Later, (i) S. R. Mukthamba alias Mukthamba, (ii) Mounik. M., (Party in Serial No. (ii) is represented by his GPA Holder Mukthamba), (iii) S.R. Sreedevi, (iv) K.M. Shreyas, (v) K.M. Manasa, (vi) S. R. Lakshmeesa, (vii) Shankar. S. L. Rao, (viii) Shravya. S. L. Rao, (ix) Savitha. S. R., and (x) A.S. Sreehari Jois {Party in Serial No. (x) being minor represented by his mother and natural guardian Savitha. S. R.,} have jointly conveyed the Schedule Property in favor of (1) Ishtika Homes Private Limited represented by its Managing Director G. Chiranjeevi Reddy, (2) Harini Suryanarayana Reddy, (3) Dinesh Bisineni Gopala Reddy, (4) Gautham. S. L., (5) C. Manoj, (6) Vibranium Ventures Private Limited represented by its Managing Director Pavan.C. Reddy, (7) Narayana Mukku, (8) Akshat, (9) Rakesh Chandra Jakhmola, (10) Rajesh Kavalakkattu Krishnamurthy, (11) Daka Siva Narayana Reddy, (12) Prabhat Ranjan Dwivedi, (13) Shaik Arifa Sultana, {Parties in Serial Nos. (7) to (13) are represented by their SPA Holder Venkata Surendra Amara}, (14) Venkata Surendra Amara, (15) Aayushi Goenka {represented by her SPA Holder Venkata Surendra Amara}, (16) Pydisetty Nageswara Rao {represented by his SPA Holder N.K. Revathi}, (17) N.K. Revathi, (18) Konuthula Sharadanandu, (19) N.K. Gururaja Rao, (20) Andra Venkateswara Reddy, (21) Srikakulam Himabindu, (22) Kamani Mohanakrishna, (23) Leelavathi Sanka, (24) Kalahasthi Rajaswapna {Parties in Serial Nos. (19) to (24) are represented by their SPA Holder N.K. Revathi}, (25) Haritha Reddy, (26) Basavaraju Aruna Kumar {represented by his SPA Holder



N.K. Revathi}, (27) Priyanka. K. Dambal {represented by her SPA Holder Konuthula Sharadanandu}, (28) Miltan Prasad, (29) Prashant Kumar Gupta {represented by his SPA Holder Konuthula Sharadanandu}, (30) Yogendra Singh, (31) Merugu Swetha, (32) Gagandeep Kaur, (33) Mano Mohan Bebartha, (34) Kavya. S., (35) Bhargavi Miriyala, (36) Abhesh Kumar Tripathi {Parties in Serial Nos. (31) to (36) are represented by their SPA Holder Konuthula Sharadanandu}, (37) Manoj Kumar Yadav, (38) Priyanka Singh, (39) Pradeep Raj, (40) Mamta Kumar, (41) C. Krishna Prasad, (42) Santosh Kumar Mishra, (43) Kesava Guptha Muralidharan, (44) Ashish Sisodia {Parties in Serial Nos. (37) to (44) are represented by their SPA Holder Miltan Prasad}, (45) Murali Krishna Tadikamalla, (46) Thangavel Palanisamy, (47) Anshuman Singh Bhadauria, (48) Nitin Pateria, (49) Ashok Babu Damacharla {Parties in Serial Nos. (45) to (49) are represented by their SPA Holder Syama Sundara Das}, (50) Syama Sundara Das, (51) Neravati Dheeraj Nehru, (52) Sraban Kumar Subudhi, (53) Omprakash Bisen, (54) Tapan Totla, (55) Garima Sandilya {Parties in Serial Nos. (52) to (55) are represented by their SPA Holder Syama Sundara Das}, (56) Priya Chandran, (57) B.S. Shruthi, (58) Manjunath Laxmappa Balakkanavar, (59) Hari Krishna Prasad Linga, (60) D.A. Kalyan Chakravarthi, (61) Suchita Kumari, (62) Abhashree Naik, (63) Himani Patel {Parties in Serial Nos. (56) to (63) are represented by their SPA Holder Neravati Dheeraj Nehru}, (64) Vanaja. D., (65) D. Jahnavi, (66) D. Nagi Reddy, (67) Basanta Manjari Choudhury, (68) Bikas Kar, (69) Smita Kumari Sahu, (70) P. Usharani, (71) N.G. Nagabhushan, (72) Dinesh Tavargiri {Parties in Serial Nos. (64) to (72) are represented by their SPA Holder Yogendra Singh}, (73) Ravichandiran. M., (74) Bananee Das, (75) C.K. Babu, (76) Amal Singh Bhadauria, (77) Aravindh Ramanaguptha, (78) Amaresh Kumar, (79) Neha Kumari Jha, (80) Rasmita Kumari Panigrahi, (81) Hemanta Kumar Padhy, (82) Chandrashekar Thadur {Parties in Serial Nos. (73) to (82) are represented by their SPA Holder Ashok Kumar Khadanda}, (83) Ashok Kumar Khadanda, (84) Namrata Dash, (85) Sulochan Subudhi, (86) Bhavani Sankar Mitta, (87) Mahesh Kumar Chaudhary, (88) Rashmi Prabha Dash {Parties in Serial Nos. (84) to (88) are represented by their SPA Holder Bitragunta Bala Bharathi} and (89) Bitragunta Bala Bharathi, by way of a Deed of Sale dated 03.03.2024, registered as Document No. HSK-1-18576-2023-24, in the Office of Sub-Registrar, Hoskote.

16. Endorsement bearing No. R.K.Info.C.R/571/2020-21 dated 03.07.2020 issued by Tahasildar, Grade-2, Hoskote Taluk confirms that the Index of Lands, Record of Rights (IL&RR),



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Preliminary Khetuvaru extract pertaining to the Schedule Property cannot be issued as the same have been dilapidated.

17. Endorsement bearing No. RD0038569282831 dated 16.12.2023 issued by the Special Tahsildar, Bangalore East Taluk confirms that there are no applications claiming tenancy rights under the provisions of Karnataka Land Reforms Act 1961 has been filed with respect to the Schedule Property.
18. Endorsement dated 02.01.2024, issued by office of the Tahasildar, Hoskote Taluk, confirms that the Schedule Property is not an Inam Land and the same can be considered as Hiduvali Land.
19. Endorsement bearing No. KHB/LAO/Sametanahalli (5)/2023-24 dated 15.02.2024 issued by the Public Information Officer and Revenue Officer (Land Acquisition Branch), Karnataka Housing Board, Bangalore, records that there are no acquisition proceedings initiated by KHB with respect to Survey No. 5.

Note: we have applied for Endorsement from KIADB and we have not yet received the same.

20. Endorsement bearing No. LAQ/NH-207/RTI/CR/24/2023-24 dated 19.02.2024 issued by the Special Land Acquisition Officer, NH-207, National Highway Authority, Hebbala, Bangalore records that the Schedule Property is not notified to be acquired by the said authority either vide their 1st Notification No. 995(E) dated 02.03.2024 or 2nd notification No. 2554(E) dated 25.06.2021 for the formation of NH-207.
21. Endorsement bearing No. STRRPA/TP/RTI/91/2023-24 dated 28.02.2024 issued by the Public Information Officer, Suburban Ring Road (STRR) Planning Authority, Bangalore records that there are no acquisition proceedings initiated by the said authority with respect to Survey No. 5.
22. Village Map of Sametanahalli Village and Moola Survey Tippani issued by the Department of Survey Settlement and Land Records discloses the shape of Survey No. 5.



23. Karnataka Revision Settlement Akarbandh issued by the Revenue Inspector, Bangalore East Taluk, K.R. Puram discloses that Survey No. 5 measures 05 Acre 04 Guntas out of which 03 Guntas is 'B' Kharab land.

24. It is noted that a Public Notice notifying the purchase of the Schedule Property is published in two daily news papers 'The New Indian Express' and 'Kannada Prabha' on 09.01.2024 by S. Chetan Nag, Advocate, Adi Law Chambers, Bangalore, calling for objections, if any. Thereafter S. Chetan Nag has issued No Claim Certificate dated 05.07.2024 confirming that he has not received any objections/claims from either any person/s, Financial Institutions, Banks, Societies etc.

Revenue Records

25. Record of Rights, Tenancy, and Crops ("RTC") for the period mentioned below with respect to Survey No. 5 measures 05 Acres 04 Guntas (including 03 Guntas Kharab land) discloses as follows:

<u>Sl. No.</u>	<u>Period</u>	<u>Issuing Authority</u>	<u>Name of the person recorded in Column No.9 (owner)</u>
1	1968-69 to 1978-79	Tahsildar, Hoskote	S.R. Raja Rao
2	1979-80 to 2000-01	Tahsildar, Hoskote	S.R. Ramasubba Rao
3	2001-02 to 2005-06	Digitally Signed	S.R. Ramasubba Rao
5	2006-07 to 2023-24	Digitally Signed	N.A.K.

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26. The Encumbrance Certificate for with respect to Survey No. 5 (old N. 149) discloses the following transactions:

<u>Sl. No.</u>	<u>Period</u>	<u>Office of Sub Registrar</u>	<u>Transactions</u>
1.	07.01.1952 to 01.02.2003	Hoskote	Sale Deed dated 07.04.1952 and registered as Document No. 12/1952-53
2.	01.04.1992 to 22.01.2005	Hoskote	"NIL"
3.	01.04.2004 to 06.12.2023	Hoskote	"NIL"

27. As a part of conducting searches at the office of the Sub Registrar, we have procured the following Encumbrance Certificates with respect to Survey No. 5 (old N. 149) which discloses the following transactions.

<u>Sl. No.</u>	<u>Period</u>	<u>Office of Sub Registrar</u>	<u>Transactions</u>
1.	01.04.1990 to 31.03.2004	Hoskote	"NIL"
2.	01.04.2004 to 31.01.2024	Hoskote	"NIL"

IV. OPINION AND RECOMENDATIONS

Upon review and scrutiny of the documents furnished to us, we are of the opinion that (1) Ishtika Homes Private Limited represented by its Managing Director G. Chiranjeevi Reddy, (2) Harini Suryanarayana Reddy, (3) Dinesh Bisineni Gopala Reddy, (4) Gautham. S. L., (5) C. Manoj, (6) Vibranium Ventures Private Limited represented by its Managing Director Pavan.C. Reddy, (7) Narayana Mukku, (8) Akshat, (9) Rakesh Chandra Jakhmola, (10) Rajesh Kavalakkattu Krishnamurthy, (11) Daka Siva Narayana Reddy, (12) Prabhat Ranjan Dwivedi, (13) Shaik Arifa Sultana, (14) Venkata Surendra Amara, (15) Aayushi Goenka, (16) Pydisetty Nageswara Rao, (17) N.K. Revathi, (18) Konuthula Sharadanandu, (19) N.K. Gururaja Rao, (20) Andra Venkateswara Reddy, (21) Srikakulam Himabindu, (22) Kamani Mohanakrishna, (23) Leelavathi Sanka, (24) Kalahasthi Rajaswapna, (25) Haritha Reddy, (26) Basavaraju Aruna Kumar, (27) Priyanka. K. Dambal, (28) Miltan Prasad, (29) Prashant Kumar Gupta, (30) Yogendra Singh, (31) Merugu Swetha, (32) Gagandeep Kaur, (33) Mano Mohan Bebart, (34) Kavya. S., (35) Bhargavi Miriyala, (36) Abhesh Kumar Tripathi, (37) Manoj Kumar Yadav, (38) Priyanka Singh, (39) Pradeep Raj, (40) Mamta Kumar, (41) C. Krishna Prasad, (42) Santosh Kumar Mishra, (43) Kesava Guptha Muralidharan, (44) Ashish Sisodia , (45) Murali Krishnna Tadikamalla, (46) Thangavel Palanisamy, (47) Anshuman Singh Bhadauria, (48) Nitin Pateria, (49) Ashok Babu Damacharla, (50) Syama Sundara Das, (51) Neravati Dheeraj Nehru, (52) Sraban Kumar Subudhi, (53) Omprakash Bisen, (54) Tapan Totla, (55) Garima Sandilya, (56) Priya Chandran, (57) B.S. Shruthi, (58) Manjunath Laxmappa Balakkanavar, (59) Hari Krishna Prasad Linga, (60) D.A. Kalyan Chakravarthi, (61) Suchita Kumari, (62) Abhashree Naik, (63) Himani Patel, (64) Vanaja. D., (65) D. Jahnavi, (66) D. Nagi Reddy, (67) Basanta Manjari Choudhury, (68) Bikas Kar, (69) Smita Kumari Sahu, (70) P. Usharani, (71) N.G. Nagabhushan, (72) Dinesh Tavargiri, (73) Ravichandiran. M., (74) Bananee Das, (75) C.K. Babu, (76) Amal Singh Bhadauria, (77) Aravindh Ramanaguptha, (78) Amaresh Kumar, (79) Neha Kumari Jha, (80) Rasmita Kumari Panigrahi, (81) Hemanta Kumar Padhy, (82) Chandrashekar Thadur, (83) Ashok Kumar Khadanda, (84) Namrata Dash, (85) Sulochan Subudhi, (86) Bhavani Sankar Mitta, (87) Mahesh Kumar Chaudhary, (88) Rashmi Prabha Dash and (89) Bitragunta Bala Bharathi **are the Joint owners of the Schedule Property, and they have marketable title over the same.**



Our Opinion is subject to the production of the following documents.

- 1) Encumbrance Certificates from 31.01.2024 to till date.
- 2) E- Khata in the name of present owners

V. OUR UNDERSTANDING

We understand that **M/s ISHTIKA VIBRANIUM DEVELOPERS LLP** intends to acquire the Schedule Property and hence intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

The Report on Title (**Report**) prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VI. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates (**'FM'**) to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for conducting the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files, and registers as was made available to FM by Client (hereinafter collectively referred to as **'Documents'**).



Report on Title

2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records, and information.
3. We have undertaken litigation search in the names of the present owners. But we have not been provided with the documents pertaining to the cases which are referred in the litigation search report.
4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.
5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

- (a) All signatures appearing on the reviewed documents are genuine;
- (b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);
- (c) The Documents on which the Report relies remain accurate;
- (d) The Documents on which the Report relies are the only documents and there are no other papers, documents, or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to

- or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
 3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1952. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
 4. We have retained the units of measurement as it appears in the different title deeds.
 5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

VIII. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

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For Fox Mandal & Associates

Naga Champa B.N.
for **Senior Partner**
(S. T. Prashantha Kumar)

