

Writers' Name: Mr. Srinivas B.R., Partner; and Mr. Shravan K.S., Senior Associate

Arvind Smarthomes Private Limited

Date: March 30, 2026

45.2C, SY No. 40 45/2B, WARD NO. 01, Shivanahalli V YNK, B
Lore 3, Bengaluru-560064, Karnataka, India.

TITLE REPORT

I. Background:

We are instructed by Arvind Smarthomes Private Limited ('**Client**') to conduct title due diligence of lands converted for residential purposes bearing: (i) Survey No. 42/2, measuring 02 Acres ('**Property-A**'); and (ii) Survey No. 42/3, measuring 02 Acres 28 Guntas ('**Property-B**'), both situated at Mulluru Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District (hereinafter referred to as '**Composite Property**'). The Composite Property is presently owned by Arvind Smarthomes Private Limited ('**Landowner**'). The Landowner proposes to develop the Composite property into a residential apartment complex ('**Project**'). The Client intends to fund the Landowner to give effect to the development of the Project.

II. Description of the Composite Property:

- A. All that piece and parcel of residentially converted land bearing Survey No. 42/2 (earlier portion of Survey No. 42), measuring 02 Acres, situated at Mulluru Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District ('**Property-A**') and bounded as follows:

East by : Property bearing Survey Nos. 35, 36 and 41;
West by : Property bearing Survey No. 43;
North by : Property bearing Survey No. 42/1; and
South by : Property bearing Survey No. 42/3;

- B. All that piece and parcel of residentially converted land bearing Survey No. 42/3 (earlier portion of Survey No. 42), measuring 02 Acres 28 Guntas, situated at Mulluru Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District ('**Property-B**') and bounded as follows:

East by : Property bearing Survey No. 41;
West by : Property bearing Survey No. 43;
North by : Property bearing Survey No. 42/2; and
South by : Bangalore – Sarjapur Road;

Property-A and Property-B earlier formed part of a larger extent of land bearing Survey No. 42, measuring 06 Acres 09 Guntas, situated at Mulluru Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District ('**Larger Property**').

The Composite Property is bounded as follows:

East by : Property bearing Survey Nos. 41, 35 and 36;



West by : Property bearing Survey No. 43;
North by : Property bearing Survey No. 42/1; and
South by : Bangalore- Sarjapur Road.

[The boundaries set out hereinabove are as per the Sale Deed dated 05.02.2025 (Registered as Document No. INR-1-08201-2025-26 in the office of the Sub-Registrar, Shivajinagar (Indiranagar); and the Official Memorandum dated 24.12.2025 bearing No. 820962 and the Official Memorandum dated 02.01.2026 bearing No. 814613]

III. List of Documents Provided:

In connection with the title scrutiny of the Composite Property, we have been provided with the photocopies of the following documents for our review:

Sl. No.	Particulars of the Documents
1.	Sale Deed dated 25.02.1922 (Registered as Document No. 3901 of 1921-22 in Book I, Volume No. 462 at Page Nos. 218 to 231 at the office of the Sub-Registrar, Bangalore) executed by Reverend Wylam H King conveying the land bearing Survey No. 42 measuring 06 Acres 04 Guntas, situated at Mullur Village in favor of Mr. Sohrab Franji Khurshedji Viccaji;
2.	Addendum dated 25.02.1922 (Registered as Document No. 3902 of 1921-22 in Book I, Volume No. 462 at Page Nos. 230 to 237 at the office of the Sub-Registrar, Bangalore) executed by Reverend Wylam H King confirming receipt of the entire sale consideration from Mr. Sohrab Franji Khurshedji Viccaji;
2A.	Extract of Entry bearing RR No. 132 made in the Record of Rights Register;
3.	Mortgage Deed dated 17.07.1933 (Registered as Document No. 151 of 1933-34 in Book I, Volume No. 246 at Page Nos. 418 to 441 at the office of the Sub-Registrar, Bangalore) executed by Mr. Sohrab Franji Khurshedji Viccaji and his wife Mrs. Piroja Sohrab Franji Khurshedji Viccaji in favor of Mrs. Enid Lillian May Hosie and her husband Mr. Henry Arthur Sidney Hosie;
4.	Indenture of Transfer of Mortgage dated 11.03.1936 (Registered as Document No. 2825/1935-36 in Book I, Volume No. 348 at Pages 49 to 54 at the office of the Sub Registrar, Bangalore) executed by Mrs. Enid Lillian May Hosie and her husband Mr. Henry Arthur Sidney Hosie in favour of Mr. Percival Herbert Hill and Mrs. Dorothea Sarah Hill;
5.	Sale Deed dated 19.11.1937 (Registered as Document No. 1818 of 1937-38 in Book I, Volume No. 400 at Page Nos. 227 to 232 at the office of the Sub-Registrar, Bangalore) executed by Mr. Sohrab Franji Khurshedji Viccaji conveying Survey No. 42 measuring 06 Acres 04 Guntas in favour of Mr. W.H Donald and Mrs. MJB Donald;
6.	Sale Deed dated 08.09.1947 (Registered as Document No. 1414 of 1947-48 in Book I, Volume No. 926 at Page Nos. 76 to 83 at the office of the Sub-Registrar, Bangalore)

Sl. No.	Particulars of the Documents
	executed by Mr. Wilfred D'Souza executor to the estate of Mrs. MJB Donald conveying Survey No. 42 measuring 06 Acres 04 Guntas in favor of Mr. Rao Bahadur Dharmaprakash Bhakta Ratna Deva Rao Shivaram;
7.	Sale Deed dated 03.03.1949 (Registered as Document No. 5257 of 1948-49 in Book I, Volume No. 1047 at Page Nos. 39 to 47 at the office of the Sub-Registrar, Bangalore) executed by Mr. Rao Bahadur Dharmaprakash Bhakta Ratna Deva Rao Shivaram conveying Survey No. 42 measuring 06 Acres 04 Guntas in favor of Noronha Mehta and Co. Private Limited along with Mr. Peter Thomas Noronha as Confirming Party;
8.	Discharge Deed dated 29.04.1958 (Registered as Document No. 439 of 1958-59 in Book I, Volume No. 59 at Page Nos. 53 to 55 at the office of the Sub-Registrar, South Bangalore) executed by Canara Industrial and Banking Syndicate in favor of Noronha Mehta and Co. Private Limited;
9.	Lease Deed dated 09.10.1952 (Registered as Document No. 4117 of 1952-53 in Book I, Volume No. 1302 at Page Nos. 147 to 151 at the office of the Sub-Registrar, Bangalore) executed by Noronha Mehta and Co. Private Limited being represented by its Director Mr. Peter Thomas Noronha in favor of Ms. Marie Lobo;
10.	Cancellation Deed dated 27.11.1952 (Registered as Document No. 5179 of 1952-53 in Book I, Volume No. 1314 at Page Nos. 22 to 25 at the office of the Sub-Registrar, Bangalore) executed by M/s. Noronha Mehta and Co. Private Limited being represented by its Director Mr. Peter Thomas Noronha cancelling the Lease Deed dated 09.10.1952;
11.	Sale Deed dated 30.11.1962 (Registered as Document No. 5381 of 1962-63 in Book I, Volume No. 365 at Page Nos. 90 to 99 at the office of the Sub-Registrar, South Bangalore) executed by M/s. Noronha Mehta and Co. Private Limited conveying the land bearing Survey No. 42 measuring 06 Acres 04 Guntas in favor of The Society of the Sisters of the Presentation of the Blessed Virgin Mary, represented by Reverend Mother Christine;
12.	Extract of Entry made in the Mutation Register bearing MR No. 4/1962-63;
13.	Extract of Index of Lands Register issued with respect to Survey No. 42 measuring 06 Acres 09 Guntas (including 05 Guntas of Kharab);
14.	Endorsement bearing Document No. RK/C. R/3139/2023-24 dated 17.10.2023, issued by the office of Tahsildar, Bangalore East Taluk, Krishnarajpuram;
15.	Unregistered Memorandum of Understanding dated 28.11.1992 entered into between The Society of the Brothers of St. Patrick, represented by Rev. Bro. Abraham Variath and The Somascan Society, represented by Father Amaldoss;
16.	Unregistered Power of Attorney dated 28.11.1992 executed by Rev. Bro. Abraham Variath in favor of Father Amaldoss;

Sl. No.	Particulars of the Documents
17.	Unregistered Agreement dated 10.06.1995 executed by and between The Society of the Sisters of the Presentation of the Blessed Virgin Mary, represented by its General Power of Attorney Holder The Society of the Brothers of St. Patrick, represented by Bro. Alphonsus Thanicken and The Somascan Society;
18.	Memorandum of Association of The Society of the Sisters of the Presentation of the Blessed Virgin Mary;
19.	Gift Deed dated 25.02.2003 (Registered as Document No. 16466 of 2002-03 in Book I, stored in CD No. 100 at the office of the Sub-Registrar, Bangalore South) executed by The Society of the Sisters of the Presentation of the Blessed Virgin Mary, represented by Provincial Sister Grace Chacko conveying a portion of Survey No. 42 measuring 01 Acre 21 Guntas in favor of The Society of Daughters of St. Camillus, represented by Superior Sister Miriam Chundangal and Treasurer Sister Elisa Kallakath;
20.	Extract of Entry made in the Mutation Register bearing MR No. 21/2002-03;
21.	Unregistered Agreement of Sale dated 03.02.2004 executed by The Society of the Sisters of the Presentation of the Blessed Virgin Mary agreeing to convey a portion of Survey No. 42 measuring 04 Acres 22 Guntas in favor of The Somascan Society, represented by Father Francis Devasagayam;
22.	Gift Deed dated 05.05.2004 (Registered as Document No. BAS-I-02499-2004-05 in Book-I, stored in CD No. BASD55 in the office of the Sub-Registrar, Bangalore South) executed by The Society of the Sisters of the Presentation of the Blessed Virgin Mary represented by Sister Rose Mary conveying a portion of Survey No. 42 measuring 05 Acres and 14 Guntas in favor of The Somascan Society, represented by Father Francis Devasagayam;
23.	Rectification Deed dated 28.07.2005 (Registered as Document No. BAS-I-05666-2005-06 in Book-I, stored in CD No. BASD177 in the office of the Sub-Registrar, Bangalore South) executed by The Society of the Sisters of the Presentation of the Blessed Virgin Mary, represented by Sister Leela Kallarackal in favor of The Somascan Society represented by Father Francis Devasagayam rectifying the extent of the land from 05 Acres and 14 Guntas to 04 Acres 28 Guntas in Survey No. 42 gifted to The Somascan Society under the Gift Deed dated 05.05.2004;
24.	Extract of Entry made in the Mutation Register bearing MR No. 37/2005-06;
25.	Official Memorandum bearing No. LRF/C.R-152/2003-04 dated 28.04.2004 issued by the Special Deputy Commissioner, Bangalore;
26.	Amended Official Memorandum bearing No. LRF/C.R-152/2003-04 dated 24.08.2004 issued by the Special Deputy Commissioner, Bangalore;

Sl. No.	Particulars of the Documents
27.	Official Memorandum dated 22.02.2010 bearing No. ALN [EVH] SR 188/2009-10 issued by the Special Deputy Commissioner, Bangalore;
28.	Mutation Register bearing MR No. 24/2009-10 recording the conversion of Property A;
29.	Intimation Letter dated 05.02.2010 bearing No. ALN (EVH) SR 188/2009-10, issued by the Special District Commissioner, Bangalore District, Bangalore;
30.	Receipt evidencing the payment of conversion fee;
31.	Governing Body Resolution dated 17.08.2023 issued by The Somascan Society;
32.	Rules and Regulation of The Somascan Society;
33.	Unregistered Memorandum of Understanding dated 17.08.2023 executed by The Somascan Society represented by its President, Father Arlagadda Lourdu Maraiah in favor of Mr. Santhosh Thazhathu;
34.	Agreement For Sale dated 24.04.2024 (Registered as Document No. KRI-I-01167-2024-25 in Book-I, in the office of the Sub-Registrar, Krishnarajapuram) executed by The Somascan Society, represented by Father Fancis Jayaraj S in favor of Arvind Smarthomes Private Limited, represented by Mr. Manjunath. N along with Mr. Santhosh Thazhathu as Confirming Party;
35.	Governing Body Resolution dated 14.04.2024 passed by The Somascan Society;
36.	Order dated 30.09.2025 bearing No. TPD399 Bem.Aa.Se 2025, passed by the Urban Development Department, Government of Karnataka;
36A.	Commencement Certificate dated 28.10.2025 bearing No. BDA/TPM/CLU-165/2023-24/2830/2025-26 issued by the Bangalore Development Authority;
37.	CLU Sketch issued by Additional Director of Land Records, Bangalore East Taluk;
38.	Entry made in the Mutation Register bearing MR No. T41 of 2024-25;
39.	RR Edabthagada Nakal and RR Balabthagada Nakal issued in relation to Survey No. 42;
40.	Official Memorandum dated 24.12.2025 bearing No. 820962 issued by the Deputy Commissioner, Bangalore in relation to Property A;
40A	Conversion Sketch issued by the Government Surveyor showing the location of Property A;
41.	Official Memorandum dated 02.01.2026 bearing No. 814613 issued by the Deputy Commissioner, Bangalore in relation to Property B;

Sl. No.	Particulars of the Documents
41A.	Conversion Sketch issued by the Government Surveyor showing the location of Property B;
42.	Sale Deed dated 05.02.2026 (Registered as Document No. INR-1-08201-2025-26 at the Office of the Sub-Registrar, Sivajinagar (Indiranagar));
43.	Governing Body Resolution dated 18.12.2025 passed by the Governing Body of The Somascan Society;
44.	Record of Rights, Tenancy and Crops Inspection Certificates (' RTCs ') issued in respect of the Larger Property for the years 1967-68 to 1971-72, 1972-73 to 1976-77, 1977-78 to 1992-93, 1998-99 to 2002-03, 2003-04 to 2004-05 and 2006-07 to 2024-25;
44A.	RTCs in relation to Property A and Property B for the period 2025-26;
45.	Endorsement dated 14.06.2023 issued by the office of Tahsildar, Bangalore East Taluk, Krishnarajpuram, bearing Document No. RK/C.R/637/2023-24;
45A.	The Village Map of Mullur Village, available online on Revenue Maps Portal (<i>information copy only</i>);
46.	Karnataka Revision Settlement Akarbandh issued in respect of Larger Property;
47.	Moola Tippani issued in respect of the Larger Property;
48.	Secondary Reclassification Tippani issued in respect of the Larger Property;
49.	Notice dated 18.01.2006 issued by Bengaluru Development Authority;
50.	No Objection Certificate dated 23.12.2025 issued by the BDA;
51.	Plaint filed in the Original Suit bearing O.S No. 1731/2013 (presently OS No. 2351 of 2025);
52.	Interlocutory Application and the Amended Plaint filed by M/s. Somascan Society;
52A.	Order dated 02.05.2026 passed by the Hon'ble Court in the Original Suit bearing O.S No. 1731/2013 (presently OS No. 2351 of 2025);
53.	Encumbrance Certificates issued by the Jurisdictional Sub-Registrar for the periods: (i) 01.07.1924 to 14.02.1957; (ii) 15.02.1957 to 31.03.2004; (iii) 01.04.2004 to 18.10.2023; (iv) 31.12.2022 to 26.01.2026;
54.	Encumbrance Certificates issued by the Jurisdictional Sub-Registrar for the periods: (i) 31.12.2023 to 26.01.2026 (<i>information copy only</i>); (ii) 27.01.2026 to 04.02.2026

Sl. No.	Particulars of the Documents
	(<i>information copy only</i>); (iii) 05.02.2026 to 27.03.2026 (<i>information copy only</i>) with respect to Property-A;
55.	Encumbrance Certificates issued by the Jurisdictional Sub-Registrar for the period: (i) 31.12.2023 to 26.01.2026 (<i>information copy only</i>); (ii) 27.01.2026 to 04.02.2026 (<i>information copy only</i>); (iii) 05.02.2026 to 27.03.2026 (<i>information copy only</i>) with respect to Property-B;
56.	Public Notice issued in Times of India (Bangalore edition);
56A.	Public Notice issued in Vijaya Karnataka (Bangalore edition);
56B.	Public Notice issued in Dinamani (Chennai edition); and
56C.	Public Notice issued in The New Indian Express (Chennai edition).

IV. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. We observe that the land bearing Survey No. 42 measuring 06 Acres 04 Guntas, situated at Mullur Village, Varthur Hobli, Bangalore was initially held by Reverand Wylam H King. The said Reverand Wylam H King executed Sale Deed dated 25.02.1922 (Registered as Document No. 3901 of 1921-22 in Book I, Volume No. 462 at Page Nos. 218 to 231 at the office of the Sub-Registrar, Bangalore) (**Document No. 01**) conveying the land bearing Survey No. 42 measuring 06 Acres and 04 Guntas, situated at Mullur Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District in favor of Mr. Sohrab Franji Khurshedji Viccaji.
2. Simultaneous with the execution of the aforementioned Sale Deed dated 25.02.1922, Reverand Wylam H King executed an Addendum dated 25.02.1922 (Registered as Document No. 3902 of 1921-22 in Book I, Volume No. 462 at Page Nos. 230 to 237 at the office of the Sub-Registrar, Bangalore) (**Document No. 02**) confirming receipt of the total sale consideration of Rs. 15,000/- (Rupees Fifteen Thousand Only) from Mr. Sohrab Franji Khurshedji Viccaji. We have been provided with the entry bearing RR No. 132 made in the Record of Rights Register (**Document No. 2A**) showing the name of Mr. Sohrab Franji Khurshedji Viccaji having acquired the same under a Sale Deed.
3. In terms of Mortgage Deed dated 17.07.1933 (Registered as Document No. 151 of 1933-34 in Book-I, Volume No. 246 at Page Nos. 418 to 441 at the office of the Sub-Registrar, Bangalore) (**Document No. 03**), we note that Mr. Sohrab Franji Khurshedji Viccaji along with his wife Mrs. Piroja Sohrab Franji Khurshedji Viccaji created a charge over the land bearing Survey No. 42 measuring 06 Acres 04 Guntas in favor of Mrs. Enid Lillian May Hosie and her husband, Mr. Henry Arthur Sidney Hosie.

4. Thereafter, vide an Indenture of Transfer of Mortgage dated 11.03.1936 (Registered as Document No. 2825/1935-36 in Book I, Volume No. 348 at Page Nos. 49 to 54 at the office of the Sub Registrar, Bangalore) (**Document No. 04**), we note that Mrs. Enid Lillian May Hosie and her husband, Mr. Henry Arthur Sidney Hosie have transferred the charge created *vide* the Mortgage Deed dated 17.07.1933 to Mr. Percival Herbert Hill and Mrs. Dorothea Sarah Hill.
5. Thereafter, Mr. Sohrab Franji Khurshedji Viccaji executed Sale Deed dated 19.11.1937 (Registered as Document No. 1818 of 1937-38 in Book I, Volume No. 400 at Page Nos. 227 to 232 at the office of the Sub-Registrar, Bangalore) (**Document No. 05**) conveying the land bearing Survey No. 42 measuring 06 Acres 04 Guntas in favor of Mr. W. H Donald and Mrs. MJB Donald.

We have not been provided with the Discharge Deed evidencing release of mortgage created over Survey No. 42 measuring 06 Acres 04 Guntas in favor of Mr. Percival Herbert Hill and Mrs. Dorothea Sarah Hill. However, we note that the Sale Deed dated 19.11.1937 (Registered as Document No. 1818 of 1937-38) records an Endorsement of Discharge dated 13.11.1937 executed by Mr. Percival Herbert Hill and Mrs. Dorothea Sarah Hill in favor of Mr. Sohrab Franji Khurshedji Viccaji whereby the mortgage over the aforementioned land was released. A copy of the Endorsement of Discharge dated 13.11.1937 is stated to be not available due to antiquity. The non-availability of the aforementioned Endorsement of Discharge does not have any bearing of title of Arvind Smarthomes Private Limited over the Composite Property.

6. Thereafter, Mr. Wilfred D'Souza (as the executor of the estate of Mrs. MJB Donald @ May Jennetta Bowring Donald) executed Sale Deed dated 08.09.1947 (Registered as Document No. 1414 of 1947-48 in Book I, Volume No. 926 at Page Nos. 76 to 83 at the office of the Sub-Registrar, Bangalore) (**Document No. 06**) conveying the land bearing Survey No. 42 measuring 06 Acres 04 Guntas in favor of Mr. Rao Bahadur Dharmaprakash Bhakta Ratna Deva Rao Shivaram.

The Sale Deed dated 08.09.1947 records the following:

- (i) Mrs. MJB Donald had executed a Will dated 07.01.1943 appointing Mr. Wilfred D'Souza as the sole executor;
- (ii) Mrs. MJB Donald passed away on 17.09.1945;
- (iii) Mr. Wilfred D'Souza got the Will probated in Original Petition bearing OP No. 248 of 1945 in the High Court of Madras and obtained Letter of Administration in Miscellaneous Application No. 83 filed in the Court of District Judge, Bangalore City;

We have been informed that the aforementioned documents are not available due to antiquity. Further, we note that Mr. W. H. Donald was not a party to the conveyance in favour of Mr. Rao Bahadur Dharmaprakash Bhakta Ratna Deva Rao Shivaram. In this regard, we have been informed that Mr. W. H. Donald or any person through him have not made any claim and / or filed any suit in about 70 years since 1947. Any claim that may arise now will be barred by limitation.

7. Thereafter, Mr. Rao Bahadur Dharmaprakash Bhakta Ratna Deva Rao Shivaram executed a Sale Deed dated 03.03.1949 (Registered as Document No. 5257 of 1948-49 in Book I, Volume No. 1047 at Page Nos. 39 to 47 at the office of the Sub-Registrar, Bangalore) conveying the land bearing Survey No. 42 measuring 06 Acres 04 Guntas in favor of Noronha Mehta and Co. Private Limited, (**Document No. 07**). Mr. Peter Thomas Noronha has joined in execution of the Sale Deed as a 'Confirming Party'.
8. We note from the aforementioned Sale Deed that Mr. Rao Bahadur Dharmaprakash Bhakta Ratna Deva Rao Shivaram executed an Agreement for Sale dated 11.11.1948 in favor of Mr. Peter Thomas Noronha for conveyance of the land bearing Survey No. 42 measuring 06 Acres 04 Guntas. We have not been provided the said Agreement for Sale. Nevertheless, Mr. Peter Thomas Noronha has joined in execution of the Sale Deed dated 03.03.1949 (Registered as Document No. 5257) as a 'Confirming Party' confirming the sale in favour of Noronha Mehta and Co. Private Limited. Non-availability of the aforementioned Agreement For Sale will not have any bearing on title of Arvind Smarthomes Private Limited over the Composite Property.
9. Subsequently, M/s. Noronha Mehta and Co. Private Limited appears to have created mortgage over the land bearing Survey No. 42 measuring 06 Acres 04 Guntas in favor of Canara Industrial and Banking Syndicate vide Mortgage Deed dated 14.04.1949 (Registered as Document No. 6231 of 1949-50 in Book I, Volume No. 1055 at Page No. 128). Later, the said mortgage has been discharged by Canara Industrial and Banking Syndicate in favour of Noronha Mehta and Co. Private Limited as evidenced from the Discharge Deed dated 29.04.1958 (Registered as Document No. 439 of 1958-59 in Book I, Volume No. 59 at Page Nos. 53 to 55 at the office of the Sub-Registrar, South Bangalore) (**Document No. 08**). We have not been provided with the Mortgage Deed dated 14.04.1949 (Registered as Document No. 6231 of 1949-50 in Book I, Volume No. 1055 at Page No. 128). The above document is stated to be not available. Non-availability of the said document does not have any bearing on title of Arvind Smarthomes Private Limited over the Composite Property.
10. Subsequently, M/s. Noronha Mehta and Co. Private Limited, represented by its Director, Mr. Peter Thomas Noronha executed a Lease Deed dated 09.10.1952 (Registered as Document No. 4117 of 1952-53 in Book I, Volume No. 1302 at Page Nos. 147 to 151 at the office of the Sub-Registrar, Bangalore) (**Document No. 09**) granting on lease the land bearing Survey No. 42 measuring 06 Acres 04 Guntas for a period of 10 years in favor of Ms. Marie Lobo.
11. Thereafter, M/s. Noronha Mehta and Co. Private Limited being represented by its Director Mr. Peter Thomas Noronha has executed a Cancellation Deed dated 27.11.1952 (Registered as Document No. 5179 of 1952-53 in Book I, Volume No. 1314 at Page Nos. 22 to 25 at the office of the Sub-Registrar, Bangalore) (**Document No. 10**) cancelling the aforementioned Lease Deed dated 09.10.1952 in favor of Ms. Marie Lobo.
12. Subsequently, M/s. Noronha Mehta and Co. Private Limited executed Sale Deed dated 30.11.1962 (Registered on 01.12.1962, as Document No. 5381 of 1962-63 in Book I, Volume No. 365 at Page Nos. 90 to 99 at the office of the Sub-Registrar, South Bangalore) (**Document No. 11**) conveying the land bearing Survey No. 42 measuring 06 Acres 04 Guntas in favor of The Society of the Sisters of the Presentation of the Blessed Virgin Mary (**The Society of Sisters**), represented by Reverend Mother Christine. In this regard, we have been provided with an extract of entry made in the Mutation Register bearing MR No. 4/1962-63 (**Document**

No. 12) recording the said conveyance and the name of The Society of Sisters as the holder of the said land.

We note from the aforementioned Sale Deed dated 30.11.1962 (Registered as Document No. 5381 of 1962-63) that M/s. Noronha Mehta and Co. Private Limited executed an Agreement for Sale dated 19.10.1962 in favor of The Society of the Sisters. We have not been provided a copy of this Agreement. The same is stated to be not available due to antiquity. The non-availability of the Agreement for Sale dated 19.10.1962 does not affect the title, as the same is superseded by the registered Sale Deed dated 30.11.1962 executed in favour of The Society of the Sisters (discussed hereinabove).

13. We observe that although The Society of the Sisters of the Presentation of the Blessed Virgin Mary acquired title to 06 Acres 04 Guntas in the Larger Property, they have subsequently dealt with 06 Acres 09 Guntas. In this regard, it is relevant to note that an extent of 05 Guntas kharab land in the Larger Land (as reflected in the Index of Lands Register and the Tippani (detailed below)] was extinguished and formed part of cultivable land as evidenced from the Re-Survey Tippani issued in respect of the Larger Property. The RTC's and Karnataka Revision Settlement Akarbandh in relation to Survey No. 42 (i.e., Larger Property) reflect the total extent as 06 Acres 09 Guntas with presence of no kharab.
14. Extract of Index of Lands Register (**Document No. 13**) issued in respect of the land bearing Survey No. 42 measuring 06 Acres 04 Guntas (excluding 05 Guntas of Kharab) correlates with the flow of title set out hereinabove in Paragraph 5 to Paragraph 11. The said Index of Lands also records the mortgage over the Larger Property as set out in Paragraph Nos. 3, 4 & 8 and also the lease over the Larger Property as set out in Paragraph No. 9.
15. We have been provided with an Endorsement bearing No. RK/C. R/3139/2023-24 dated 17.10.2023 issued by the office of Tahsildar, Bangalore East Taluk, Krishnarajapuram (**Document No. 14**), stating that the entries bearing RR Nos. 307, 426, 440, 231, 280, 483, 484 & 495 made in the Record of Rights Register are mutilated and accordingly copies of the same cannot be issued

We have not been provided with an extract of the Entry bearing MR No. 13/1948-49 and MR No. 2/1967-68 made in the Mutation Register. The same are stated to be not available due to antiquity of the said document. Non-availability of the aforementioned documents will not have any bearing on title of Arvind Smarthomes Private Limited over the Composite Property.

16. In terms of the Unregistered Memorandum of Understanding dated 28.11.1992 (**Document No. 15**) entered into between The Society of the Brothers of St. Patrick, represented by its Provincial Rev. Bro. Abraham Variath and The Somaskan Society, represented by its President, Rev Father Amaldoss wherein the lands bearing Survey No. 42 and Survey No. 52, both situated at Mullur Village totally admeasuring 12 Acres 24 Guntas have been handed over to The Somaskan Society for utilizing the land for attainment of its objectives. Simultaneous with the aforementioned Memorandum, an Unregistered Power of Attorney dated 28.11.1992 (**Document No. 16**) was executed by Rev Brother Abraham Variath being the President of The Society of the Brothers of St. Patrick appointing Rev Father Amaldoss, being the President of The Somaskan Society as his attorney to deal with *inter-alia* the aforementioned lands for the purpose set out hereinabove.

17. The Society of the Sisters, represented by its General Power of Attorney Holder The Society of the Brothers of St. Patrick, represented by Bro. Alphonsus Thanicken executed an Unregistered Agreement dated 10.06.1995 (**Document No. 17**) in favor of The Somascan Society wherein they have acknowledged that vide powers conferred on Society of Brothers of St. Patrick the aforementioned Memorandum of Understanding dated 28.11.1992 was entered into and the land bearing Survey No. 42 (*extent is not specified*) was delivered to The Somascan Society.

We have not been provided with the following documents:

- (i) General Power of Attorney executed by The Congregation of the Society of the Presentation of the Blessed Virgin Mary in favour of The Society of the Brothers of St. Patrick, represented by Bro. Alphonsus Thanicken;
- (ii) Document evidencing the manner in which The Society of the Brothers of St. Patrick, represented by its Provincial, Rev. Bro. Abraham Variath acquired interest over Survey No. 42 viz., Larger Property and also the manner in which the said Society ceased to have any interest in Survey No. 42 measuring 06 Acres 09 Guntas.

The above mentioned documents are stated to be not available. In our view, non-availability of the above documents do not have any bearing on title of the Composite Property since The Society of the Brothers of St. Patrick have confirmed that they do not have any interest in the Composite Property under the above mentioned Agreement dated 10.06.1995.

18. In terms of the Memorandum of Association of The Society of the Sisters of the Presentation of the Blessed Virgin Mary (**Document No. 18**) we observe that under Clause 4 (3) of the said Memorandum, the said Society is empowered to purchase/sell lands, properties needed for all the institutions for the purpose of the Society. Clause 4 (4) states that for attainment of the objects of the Society, the Society has the power to sell, alienate, lease or license, mortgage, charge, pledge, hypothecate, transfer, surrender, dispose of and/or otherwise transfer, surrender, dispose of and/or otherwise deal with all or any of the properties, funds and assets of the Society as the governing body deems appropriate.
19. The Society of the Sisters of the Presentation of the Blessed Virgin Mary, represented by Provisional Sister Grace Chacko executed a Gift Deed dated 25.02.2003 (Registered as Document No. 16466 of 2002-03 in Book I, stored in CD No. 100 at the office of the Sub-Registrar, Bangalore South) (**Document No. 19**) conveying a portion of land in Survey No. 42 measuring 01 Acre 21 Guntas in favor of The Society of Daughters of St. Camillus, represented by Superior Sister Miriam Chundangal and Treasurer Sister Elisa Kallakath. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. 21/2002-03 (**Document No. 20**) recording transfer of khatha in respect of the aforementioned land to The Society of Daughters of St. Camillus. However, the same does not form part of the proposed land.
20. Subsequently, The Society of the Sisters of the Presentation of the Blessed Virgin Mary, represented by Sister Rose Mary executed an Unregistered Agreement for Sale dated 03.02.2004 (**Document No. 21**) agreeing to convey land in Survey No. 42 measuring 04 Acres 22 Guntas in favor of The Somascan Society, represented by Father Francis Devasagayam.

21. Thereafter, The Society of the Sisters of the Presentation of the Blessed Virgin Mary, represented by Sister Rose Mary executed a Gift Deed dated 05.05.2004 (Registered as Document No. BAS-I-02499-2004-05 in Book-I, stored in CD No. BASD55 in the office of the Sub-Registrar, Bangalore South) (**Document No. 22**) conveying land in Survey No. 42 measuring 05 Acres and 14 Guntas in favor of The Somascan Society, represented by Father Francis Devasagayam.
22. It appears that the portion of the Larger Property specified in the aforementioned Gift Deed was erroneous. Accordingly, The Society of the Sisters of the Presentation of the Blessed Virgin Mary represented by Sister Leela Kallarackal executed a Rectification Deed dated 28.07.2005 (Registered as Document No. BAS-I-05666-2005-06 in Book-I, stored in CD No. BASD177 in the office of the Sub-Registrar, Bangalore South) (**Document No. 23**) recording the correct extent of the land gifted to The Somascan Society i.e., land measuring 04 Acres 28 Guntas in Survey No. 42. The Gift Deed records that the Composite Property has to be used for non-formal educational purpose or any other ancillary purpose. We have been provided with the extract of entry made in the Mutation Register bearing MR No. 37/2005-06 (**Document No. 24**) recording The Somascan Society as the owner of 04 Acres 28 Guntas.
23. In terms of the Official Memorandum dated 28.04.2004 bearing No. LRF/C. R-152/2003-04 issued by the Special Deputy Commissioner, Bangalore (**Document No. 25**) we note that The Somascan Society was accorded permission to acquire a portion of the Larger Property measuring 05 Acres 14 Guntas under Section 109 of the Karnataka Land Reforms Act, 1961.
24. Subsequently, as per Amended Official Memorandum dated 24.08.2004 bearing No. LRF/C. R-152/2003-04 issued by the Special Deputy Commissioner, Bangalore, (**Document No. 26**) a corrigendum has been issued rectifying the extent of land in Survey No. 42 to be 4 Acres 28 Guntas.
25. In terms of the Official Memorandum dated 22.02.2010 bearing No. ALN [EVH] SR 188/2009-10 issued by the Special Deputy Commissioner, Bangalore (**Document No. 27**), we observe that the portion of Survey No. 42 measuring 02 Acres (presently Property A) was converted from agricultural to residential use. In this regard, we have also been provided with: (i) Mutation Register bearing MR No. 24/2009-10 (**Document No. 28**) recording the conversion of Property A; (ii) Intimation Letter dated 05.02.2010 bearing No. ALN (EVH) SR 188/2009/10, issued by the Special District Commissioner, Bangalore District, Bangalore (**Document No. 29**); (iii) Receipt evidencing the payment of conversion fee (**Document No. 30**).
26. In terms of the Governing Body Resolution dated 17.08.2023 issued by The Somascan Society, a resolution was passed empowering its President, Father Lourdu Maraiah Arlagadda (**Document No. 31**) to alienate land in Survey No. 42 measuring 4 Acres and 28 Guntas i.e., the Composite Property. As per Clause 5 (g) of the Rules and Regulation of The Somascan Society (**Document No. 32**) the Society is empowered to manage, improve, develop, alter, repair, demolish, sell, alienate, transfer, lease, mortgage, charge, pledge, hypothecate, donate, dispose off and otherwise deal with all or any of the property funds, assets, rights and privileges of the Society.

27. In terms of unregistered Memorandum of Understanding dated 17.08.2023 (**Document No. 33**) The Somascan Society represented by its President Father Lourdu Maraiah Arlagadda agreed to convey to Mr. Santhosh Thazhathu the Composite Property.
28. Thereafter, The Somascan Society, represented by Father Francis Jayaraj S executed an Agreement for Sale dated 24.04.2024 (Registered as Document No. KRI-I-01167-2024-25 in Book-I in the office of the Sub-Registrar, Krishnarajapuram) (**Document No. 34**) agreeing to convey the Composite Property in favor of Arvind Smarthomes Private Limited, represented by Mr. Manjunath. N. and the said Mr. Santhosh Thazhathu has joined as confirming party in the said Agreement. The Agreement further records that the Memorandum of Understanding dated 17.08.2023 executed with Mr. Santhosh Thazhathu stands cancelled. We have been provided with the Governing Body Resolution dated 14.04.2024 (**Document No. 35**) authorizing Father Francis Jayaraj S to convey the Composite Property.

V. Change of Land Use of the Composite Property:

29. We have been provided with: (i) Order dated 30.09.2025 bearing No. TPD399 Bem.Aa.Se 2025, passed by the Urban Development Department, Government of Karnataka (**Document No. 36**); (ii) the Commencement Certificate dated 28.10.2025 bearing No. BDA/TPM/CLU-165/2023-24/2830/2025-26 issued by the Bangalore Development Authority (**Document No. 36A**) sanctioning change of land use for portion of land bearing Survey No. 42 measuring 03 Acres 31 Guntas from agricultural to residential use. We understand from Arvind Smarthomes Private Limited that the remaining extent of land measuring 37 Guntas in the Composite Property is in commercial zone.
30. We have also been provided with the CLU Sketch issued by Additional Director of Land Records, Bangalore East Taluk (**Document No. 37**) showing the shape and location of the land measuring 03 Acres 31 Guntas in Survey No. 42.

VI. Phodi and Sub-Division of the Larger Property:

31. The land bearing Survey No. 42 measuring 06 Acres 09 Guntas, situated at Mulluru Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District was sub-divided into three portions i.e., Survey No. 42/1 measuring 01 Acre 21 Guntas, Survey No. 42/2 measuring 02 Acres i.e., Property A and Survey No. 42/3 measuring 02 Acres 28 Guntas i.e., Property B. In relation to the above, we have been provided with: (i) entry made in the Mutation Register bearing MR No. T41 of 2024-25 (**Document No. 38**); (ii) RR Edabthagada Nakal and RR Balabthagada Nakal (RR Pakka Book) (**Document No. 39**). The RR Pakka Book shows the shape of Property A and Property B.

VII. Conversion of the Composite Property:

32. We have been provided with the Official Memorandum dated 24.12.2025 bearing No. 820962 issued by the Deputy Commissioner, Bangalore (**Document No.40**) revalidating the Official Memorandum bearing No. ALN (EVH) SR 188/2009-10 issued by the Deputy Commissioner in relation to Property A for residential use. We have also been provided with the Conversion Sketch issued by the Government Surveyor (**Document No. 40A**) showing the location of Property A.

33. We have been provided with the Official Memorandum dated 02.01.2026 bearing No. 814613 issued by the Deputy Commissioner, Bangalore (**Document No. 41**) whereby Property B was converted for layout - residential use. We have also been provided with the Conversion Sketch issued by the Government Surveyor (**Document No. 41A**) showing the location of Property B.

VIII. Conveyance of the Composite Property in favour of Arvind Smarthomes Private Limited:

34. The Somascan Society along with Mr. Santhosh Thazhathu has executed Sale Deed dated 05.02.2026 (Registered as Document No. INR-1-08201-2025-26 at the Office of the Sub-Registrar, Shivajinagar (Indiranagar)) (**Document No. 42**) conveying the Composite Property in favour of Arvind Smarthomes Private Limited.
35. We have been provided with the Governing Body Resolution dated 18.12.2025 passed by the Governing Body of The Somascan Society (**Document No. 43**) authorizing Fr. Francis Jayaraj S (Treasurer of The Somascan Society) to negotiate, execute and register the Sale Deed for conveyance of the Composite Property in favour of Arvind Smarthomes Private Limited.

IX. Revenue & Survey Documents:

36. In terms of the RTCs issued in respect of the Property for the period (**Document No. 44**):
- (i) From 1967-68 to 1971-72, 1972-73 to 1976-77, 1977-78 to 1992-93, 1998-99 to 2002-03, we note that, The Society of the Sisters of the Presentation of the Blessed Virgin Mary, Madras was the holder of the Larger Property;
 - (ii) From 2003-04 to 2004-05, we note that, The Society of the Sisters of the Presentation of the Blessed Virgin Mary, Madras was in possession of the property to an extent of 04 Acres 28 Guntas and The Society of Daughters of St. Camilus was in possession of the property measuring 01 Acre and 21 Guntas;
 - (iii) From 2006-07 to 2024-25, we note that, The Society of Daughters of St. Camilus was the holder of the property measuring 01 Acre and 21 Guntas and The Somascan Society was the holder of the land measuring 02 Acres and 28 Guntas;

We have been informed that the RTC with respect to Survey No. 42 for the year 2005-06 is not available;

We have been informed that a copy of the Order dated 04.09.2001 in Case No. RRT (1) CR 445/01-02 issued by the Tahsildar (*as reflected in the RTC's*) is not available. It appears that the aforementioned Order relates to enable recording of mutation entry passed in MR No. 4/1962-63. Non-availability of the aforementioned Order does not have bearing on title of the Composite Property.

37. We have been provided with the RTCs in relation to Property A and Property B for the period 2025-26 (**Document No. 44A**) which reflects The Somascan Society as the owner of the said lands.

We have been informed by Arvind Smarthomes Private Limited that: (i) the mutation of the RTCs to reflect the name of Arvind Smarthomes Private Limited has not been give effect; (ii) E-khata will be obtained from the jurisdictional municipal authority to reflect Arvind Smarthomes Private Limited as the owner of the Composite Property.

38. Endorsement bearing No. RK/C. R/637/2023-24 dated 14.06.2023 issued by the office of Tahsildar, Bangalore East Taluk, Krishnarajpuram, (**Document No. 45**) stating that the Preliminary Record and RTCs for the years 1993 to 1998 are not available as they are mutilated. Non-availability of the aforementioned RTCs and Preliminary Record do not have any bearing on title of Composite Property since the RTCs prior to 1993 and post 1998 are consistent and are in consonance with the title flow set out hereinabove in this Title Report.
39. The Village Map of Mullur Village, available online on Revenue Maps Portal (*information copy only*) (**Document No. 45A**) shows the shape and location of the land bearing Survey No. 42.
40. We have been provided with Karnataka Revision Settlement Akarbandh (**Document No. 46**) issued in respect of Larger Property. The said Akarbandh reflects the total extent of the land as 06 Acres and 09 Guntas without the presence of any Kharab in the said land.
41. In terms of Moola Tippani (**Document No. 47**) issued in respect of the land bearing Survey No. 42, we note that the total extent of the land is 06 Acres 04 Guntas (excluding 05 Guntas Kharab). The said Tippani shows the shape of the land.
42. We have been provided with Secondary Reclassification Tippani (**Document No. 48**) issued in respect of the Larger Property which reflects the total extent of the land to be 06 Acres 09 Guntas. The said document reflects Noronha Mehta as the Karda of the said land.

X. Acquisition Related Documents:

43. We have been provided with a Notice dated 18.01.2006, issued by Bengaluru Development Authority ('BDA') (**Document No. 49**) we observe that land bearing Survey No. 42 along with other properties has been notified for Peripheral Ring Road (Part-1) vide Preliminary Notification dated 23.09.2005 bearing No. 79/2005-06.

We have not been provided with the following documents:

- (i) Preliminary Notification dated 23.09.2005 bearing No. 79/2005-06, issued by BDA;
- (ii) Final Notification issued by BDA;
- (iii) Sketch demarcating the extent required for formation of the road; and
- (iv) Award passed by the Competent Authority with respect to the acquisition of the said property.

We have been informed by Arvind Smartspaces Private Limited that BDA has not acquired any portion in the Composite Property. In this regard, we note that BDA has issued the

Commencement Certificate according change of land use for the Composite Property. Also, we have been provided with No Objection Certificate dated 23.12.2025 issued by the BDA (**Document No. 50**) confirming its no objection for according conversion for the Composite Property for the residential use.

XI. Litigation:

44. We note from the Plaint filed in the Original Suit bearing O.S No. 1731/2013 (presently numbered as OS No. 2351 of 2025) before the Court of Civil Judge and JMFC, Krishnarajapuram (**Document No. 51**) filed by The Somascan Society seeking a permanent injunction restraining the defendants viz., (i) The Tahsildar, Bangalore East Taluk (ii) The Assistant Commissioner, Bangalore North (iii) The Deputy Commissioner, Bangalore Urban District, (iv) Mrs. Chhinnavenkatamma and (v) Mrs. Manjula from interfering with the peaceful possession of *inter alia* the Composite Property by the said Society wherein the Society has established an orphanage. Upon review of the documents in relation to the aforementioned Suit, we note that although the Composite Property is not the subject matter of the dispute. In this regard, we have been provided with Interlocutory Application and the Amended Plaint filed by M/s. Somascan Society (**Document No. 52**) for deletion of the Composite Property from the aforementioned Suit. The Suit is posted for objections by the Respondents on April 07, 2026. Pursuant to the above, the Hon'ble Court has vide its Order 02.05.2026 (**Document No. 52A**) permitted deletion of the Composite Property from the suit schedule in the Plaint. The Court has further directed M/s. Somascan Society to file the amended Plaint.

XII. Encumbrance Certificates ('ECs'):

45. We have been provided with the Encumbrance Certificates issued by the Jurisdictional Sub-Registrar for the following periods (i) 01.07.1924 to 14.02.1957; (ii) 15.02.1957 to 31.03.2004; (iii) 01.04.2004 to 18.10.2023; and (iv) 31.12.2022 to 26.01.2026 with respect to the Larger Property (**Document No. 53**). The transactions reflected in the aforementioned encumbrance certificates are in consonance with the title flow of the Larger Property set out hereinabove.
46. We have been provided with the Encumbrance Certificates issued by the Jurisdictional Sub-Registrar for the period (i) 31.12.2023 to 26.01.2026 (*information copy only*); (ii) 27.01.2026 to 04.02.2026 (*information copy only*); (iii) 05.02.2026 to 27.03.2026 (*information copy only*); with respect to Property-A (**Document No. 54**). The transactions reflected in the aforementioned encumbrance certificates are in consonance with the title flow of the Property-A set out hereinabove.
47. We have been provided with the Encumbrance Certificates issued by the Jurisdictional Sub-Registrar for the period: (i) 31.12.2023 to 26.01.2026 (*information copy only*); (ii) 27.01.2026 to 04.02.2026 (*information copy only*); (iii) 05.02.2026 to 27.03.2026 (*information copy only*); with respect to Property-B (**Document No. 55**). The transactions reflected in the aforementioned encumbrance certificates are in consonance with the title flow of the Property-B set out hereinabove.

XIII. Public Notice:

48. We had issued Public Notice in Times of India (Bangalore edition) [issued on 18.12.2023], Vijaya Karnataka (Bangalore edition) [issued on 18.12.2023], Dinamani (Chennai edition) [issued on 02.02.2024] and The New Indian Express (Chennai edition) [issued in 02.02.2024] (**Document Nos. 56, 56A, 56B & 56C**) calling for objections from the general public in relation to the proposed sale of the Composite Property. We have not received any objections to the above public notice till date.

XIV. Original Inspection:

49. We have verified the following documents **in original** in relation to the Larger Property:
- (i) Gift Deed dated 05.05.2004 (Registered as Document No. BAS-I-02499-2004-05, stored in CD No. BASD55 in the office of the Sub-Registrar, Bangalore South) executed by The Society of the Sisters of the Presentation of the Blessed Virgin Mary conveying a portion of Survey No. 42 measuring 05 Acres and 14 Guntas in favor of The Somascan Society;
 - (ii) Rectification Deed dated 28.07.2005 (Registered as Document No. BAS-I-05666-2005-06, stored in CD No. BASD177 in the office of the Sub-Registrar, Bangalore South) executed by The Society of the Sisters of the Presentation of the Blessed Virgin Mary, in favor of The Somascan Society.

The originals of the aforementioned documents are deposited in the Court in the Original Suit bearing OS No. 2351 of 2025 filed before the Court of Civil Judge and JMFC, Krishnarajapuram.

50. The documents verified by us in relation to the Composite Property are set out in **Annexure-1** hereunder.

XV. Opinion on the Title of the Composite Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that Arvind Smarthomes Private Limited is the absolute owner of the Composite Property having a clear and marketable title over the Composite Property. Arvind Smarthomes Private Limited acquired the Composite Property under the Sale Deed dated 05.02.2026 (Registered as Document No. INR-1-08201-2025-26 at the Office of the Sub-Registrar, Sivajinagar (Indiranagar)).



Mr. Srinivas B. R.,
Partner
DSK Legal,
Bengaluru

This Title Report is subject to the following qualifications:

- a) *This Title Report is furnished solely for the benefit of and intended only for use by the Client and is not to be used, circulated, quoted or otherwise referred to for any other purpose or relied upon by any other person without our express prior written permission in each instance. We do not accept any responsibility to any other person, regardless of whether we permit you to disclose the same to such third person.*
- b) *This Title Report is provided on the basis of the review and examination of various photocopies of the documents of title and approvals, as provided to us, and does not purport to certify the authenticity of such documents.*
- c) *This Title Report provides our view on the marketability of title with respect to the Composite Property and does not purport to comment on its suitability for development.*
- d) *This Title Report is issued subject to the fulfilment of the conditions, if any, that may be set out herein.*
- e) *We assume that there are no facts or circumstances in existence and that no events have occurred which have rendered, or may render, the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person.*
- f) *We have not carried out any independent investigation on litigation / technical diligence to ascertain as to whether any litigation/s is/are pending, and to ascertain the current position of the Composite Property.*

Annexure-1
List of Documents Verified in Relation to the Composite Property

Sl. No.	Particulars of the Documents	Photocopy / Original/ Certified Copy
1.	Sale Deed dated 25.02.1922 (Registered as Document No. 3901 of 1921-22 in Book I, Volume No. 462 at Page Nos. 218 to 231 at the office of the Sub-Registrar, Bangalore) executed by Reverand Wylam H King conveying the land bearing Survey No. 42 measuring 06 Acres 04 Guntas, situated at Mullur Village in favor of Mr. Sohrab Franji Khurshedji Viccaji;	Certified Copy
2.	Addendum dated 25.02.1922 (Registered as Document No. 3902 of 1921-22 in Book I, Volume No. 462 at Page Nos. 230 to 237 at the office of the Sub-Registrar, Bangalore) executed by Reverand Wylam H King confirming receipt of the entire sale consideration from Mr. Sohrab Franji Khurshedji Viccaji;	Certified Copy
2A.	Extract of Entry bearing RR No. 132 made in the Record of Rights Register;	Certified Copy
3.	Mortgage Deed dated 17.07.1933 (Registered as Document No. 151 of 1933-34 in Book I, Volume No. 246 at Page Nos. 418 to 441 at the office of the Sub-Registrar, Bangalore) executed by Mr. Sohrab Franji Khurshedji Viccaji and his wife Mrs. Piroja Sohrab Franji Khurshedji Viccaji in favor of Mrs. Enid Lillian May Hosie and her husband Mr. Henry Arthur Sidney Hosie;	Certified Copy
4.	Indenture of Transfer of Mortgage dated 11.03.1936 (Registered as Document No. 2825/1935-36 in Book I, Volume No. 348 at Pages 49 to 54 at the office of the Sub Registrar, Bangalore) executed by Mrs. Enid Lillian May Hosie and her husband Mr. Henry Arthur Sidney Hosie in favour of Mr. Percival Herbert Hill and Mrs. Dorothea Sarah Hill;	Certified Copy
5.	Sale Deed dated 19.11.1937 (Registered as Document No. 1818 of 1937-38 in Book I, Volume No. 400 at Page Nos. 227 to 232 at the office of the Sub-Registrar, Bangalore) executed by Mr. Sohrab Franji Khurshedji Viccaji conveying Survey No. 42 measuring 06 Acres 04 Guntas in favour of Mr. W.H Donald and Mrs. MJB Donald;	Certified Copy
6.	Sale Deed dated 08.09.1947 (Registered as Document No. 1414 of 1947-48 in Book I, Volume No. 926 at Page Nos. 76 to 83 at the office of the Sub-Registrar, Bangalore) executed by Mr. Wilfred D'Souza executor to the estate of Mrs. MJB	Certified Copy

Sl. No.	Particulars of the Documents	Photocopy / Original/ Certified Copy
	Donald conveying Survey No. 42 measuring 06 Acres 04 Guntas in favor of Mr. Rao Bahadur Dharmaprakash Bhakta Ratna Deva Rao Shivaram;	
7.	Sale Deed dated 03.03.1949 (Registered as Document No. 5257 of 1948-49 in Book I, Volume No. 1047 at Page Nos. 39 to 47 at the office of the Sub-Registrar, Bangalore) executed by Mr. Rao Bahadur Dharmaprakash Bhakta Ratna Deva Rao Shivaram conveying Survey No. 42 measuring 06 Acres 04 Guntas in favor of Noronha Mehta and Co. Private Limited along with Mr. Peter Thomas Noronha as Confirming Party;	Certified Copy
8.	Discharge Deed dated 29.04.1958 (Registered as Document No. 439 of 1958-59 in Book I, Volume No. 59 at Page Nos. 53 to 55 at the office of the Sub-Registrar, South Bangalore) executed by Canara Industrial and Banking Syndicate in favor of Noronha Mehta and Co. Private Limited;	Certified Copy
9.	Lease Deed dated 09.10.1952 (Registered as Document No. 4117 of 1952-53 in Book I, Volume No. 1302 at Page Nos. 147 to 151 at the office of the Sub-Registrar, Bangalore) executed by Noronha Mehta and Co. Private Limited being represented by its Director Mr. Peter Thomas Noronha in favor of Ms. Marie Lobo;	Certified Copy
10.	Cancellation Deed dated 27.11.1952 (Registered as Document No. 5179 of 1952-53 in Book I, Volume No. 1314 at Page Nos. 22 to 25 at the office of the Sub-Registrar, Bangalore) executed by M/s. Noronha Mehta and Co. Private Limited being represented by its Director Mr. Peter Thomas Noronha cancelling the Lease Deed dated 09.10.1952;	Certified Copy
11.	Sale Deed dated 30.11.1962 (Registered as Document No. 5381 of 1962-63 in Book I, Volume No. 365 at Page Nos. 90 to 99 at the office of the Sub-Registrar, South Bangalore) executed by M/s. Noronha Mehta and Co. Private Limited conveying the land bearing Survey No. 42 measuring 06 Acres 04 Guntas in favor of The Society of the Sisters of the Presentation of the Blessed Virgin Mary, represented by Reverend Mother Christine;	Certified Copy
12.	Extract of Entry made in the Mutation Register bearing MR No. 4/1962-63;	Certified Copy

Sl. No.	Particulars of the Documents	Photocopy / Original/ Certified Copy
13.	Extract of Index of Lands Register issued with respect to Survey No. 42 measuring 06 Acres 09 Guntas (including 05 Guntas of Kharab);	Certified Copy
14.	Endorsement bearing Document No. RK/C. R/3139/2023-24 dated 17.10.2023, issued by the office of Tahsildar, Bangalore East Taluk, Krishnarajpuram;	Certified Copy
15.	Unregistered Memorandum of Understanding dated 28.11.1992 entered into between The Society of the Brothers of St. Patrick, represented by Rev. Bro. Abraham Variath and The Somascan Society, represented by Father Amaldoss;	Photocopy
16.	Unregistered Power of Attorney dated 28.11.1992 executed by Rev. Bro. Abraham Variath in favor of Father Amaldoss;	Photocopy
17.	Unregistered Agreement dated 10.06.1995 executed by and between The Society of the Sisters of the Presentation of the Blessed Virgin Mary, represented by its General Power of Attorney Holder The Society of the Brothers of St. Patrick, represented by Bro. Alphonsus Thanicken and The Somascan Society;	Photocopy
18.	Memorandum of Association of The Society of the Sisters of the Presentation of the Blessed Virgin Mary;	Photocopy Verified
19.	Gift Deed dated 25.02.2003 (Registered as Document No. 16466 of 2002-03 in Book I, stored in CD No. 100 at the office of the Sub-Registrar, Bangalore South) executed by The Society of the Sisters of the Presentation of the Blessed Virgin Mary, represented by Provincial Sister Grace Chacko conveying a portion of Survey No. 42 measuring 01 Acre 21 Guntas in favor of The Society of Daughters of St. Camillus, represented by Superior Sister Miriam Chundangal and Treasurer Sister Elisa Kallakath;	Certified Copy
20.	Extract of Entry made in the Mutation Register bearing MR No. 21/2002-03;	Certified Copy
21.	Unregistered Agreement of Sale dated 03.02.2004 executed by The Society of the Sisters of the Presentation of the Blessed Virgin Mary agreeing to convey a portion of Survey No. 42 measuring 04 Acres 22 Guntas in favor of The Somascan Society, represented by Father Francis Devasagayam;	Photocopy

Sl. No.	Particulars of the Documents	Photocopy / Original/ Certified Copy
22.	Gift Deed dated 05.05.2004 (Registered as Document No. BAS-I-02499-2004-05 in Book-I, stored in CD No. BASD55 in the office of the Sub-Registrar, Bangalore South) executed by The Society of the Sisters of the Presentation of the Blessed Virgin Mary represented by Sister Rose Mary conveying a portion of Survey No. 42 measuring 05 Acres and 14 Guntas in favor of The Somascan Society, represented by Father Francis Devasagayam;	Certified Copy
23.	Rectification Deed dated 28.07.2005 (Registered as Document No. BAS-I-05666-2005-06 in Book-I, stored in CD No. BASD177 in the office of the Sub-Registrar, Bangalore South) executed by The Society of the Sisters of the Presentation of the Blessed Virgin Mary, represented by Sister Leela Kallarackal in favor of The Somascan Society represented by Father Francis Devasagayam rectifying the extent of the land from 05 Acres and 14 Guntas to 04 Acres 28 Guntas in Survey No. 42 gifted to The Somascan Society under the Gift Deed dated 05.05.2004;	Certified Copy
24.	Extract of Entry made in the Mutation Register bearing MR No. 37/2005-06;	Certified Copy
25.	Official Memorandum bearing No. LRF/C.R-152/2003-04 dated 28.04.2004 issued by the Special Deputy Commissioner, Bangalore;	Original
26.	Amended Official Memorandum dated 24.08.2004 bearing No. LRF/C. R-152/2003-04 issued by the Special Deputy Commissioner, Bangalor	Typed copy
27.	Official Memorandum dated 22.02.2010 bearing No. ALN [EVH] SR 188/2009-10 issued by the Special Deputy Commissioner, Bangalore;	Photocopy
28.	Mutation Register bearing MR No. 24/2009-10 recording the conversion of Property A;	Photocopy
29.	Intimation Letter dated 05.02.2010 bearing No. ALN (EVH) SR 188/2009-10, issued by the Special District Commissioner, Bangalore District, Bangalore;	Photocopy
30.	Receipt evidencing the payment of conversion fee;	Photocopy
31.	Governing Body Resolution dated 17.08.2023 issued by The Somascan Society;	Photocopy

Sl. No.	Particulars of the Documents	Photocopy / Original/ Certified Copy
32.	Rules and Regulation of The Somascan Society;	Photocopy
33.	Unregistered Memorandum of Understanding dated 17.08.2023 executed by The Somascan Society represented by its President, Father Arlagadda Lourdu Maraiah in favor of Mr. Santhosh Thazhathu;	Photocopy
34.	Agreement For Sale dated 24.04.2024 (Registered as Document No. KRI-I-01167-2024-25 in Book-I, in the office of the Sub-Registrar, Krishnarajapuram) executed by The Somascan Society, represented by Father Fancis Jayaraj S in favor of Arvind Smarthomes Private Limited, represented by Mr. Manjunath. N along with Mr. Santhosh Thazhathu as Confirming Party;	Original
35.	Governing Body Resolution dated 14.04.2024 passed by The Somascan Society;	Photocopy
36.	Order dated 30.09.2025 bearing No. TPD399 Bem.Aa.Se 2025, passed by the Urban Development Department, Government of Karnataka;	Photocopy
36A.	Commencement Certificate dated 28.10.2025 bearing No. BDA/TPM/CLU-165/2023-24/2830/2025-26 issued by the Bangalore Development Authority;	Original
37.	CLU Sketch issued by Additional Director of Land Records, Bangalore East Taluk;	Photocopy
38.	Entry made in the Mutation Register bearing MR No. T41 of 2024-25;	Photocopy
39.	RR Edabthagada Nakal and RR Balabthagada Nakal issued in relation to Survey No. 42;	Photocopy
40.	Official Memorandum dated 24.12.2025 bearing No. 820962 issued by the Deputy Commissioner, Bangalore in relation to Property A;	Digitally signed copy
40A.	Conversion Sketch issued by the Government Surveyor showing the location of Property A;	Photocopy
41.	Official Memorandum dated 02.01.2026 bearing No. 814613 issued by the Deputy Commissioner, Bangalore in relation to Property B;	Digitally signed copy

Sl. No.	Particulars of the Documents	Photocopy / Original/ Certified Copy
41A.	Conversion Sketch issued by the Government Surveyor showing the location of Property B;	Photocopy
42.	Sale Deed dated 05.02.2026 (Registered as Document No. INR-1-08201-2025-26 at the Office of the Sub-Registrar, Sivajinagar (Indiranagar));	Original
43.	Governing Body Resolution dated 18.12.2025 passed by the Governing Body of The Somascan Society;	Certified True Copy
44.	Record of Rights, Tenancy and Crops Inspection Certificates (' RTCs ') issued in respect of the Larger Property for the years 1967-68 to 1971-72, 1972-73 to 1976-77, 1977-78 to 1992-93, 1998-99 to 2002-03, 2003-04 to 2004-05 and 2006-07 to 2023-24;	Certified Copy
44A.	RTC for the period 2025-26, with respect to Survey No. 42/2 and 42/3;	Photocopy
45.	Endorsement dated 14.06.2023 issued by the office of Tahsildar, Bangalore East Taluk, Krishnarajpuram, bearing Document No. RK/C.R/637/2023-24; and	Photocopy
45A.	Village Map of Mullur Village;	Information copy
46.	Karnataka Revision Settlement Akarbandh issued in respect of Larger Property;	Certified Copy
47.	Moola Tippani issued in respect of the Larger Property;	Certified Copy
48.	Secondary Reclassification Tippani issued in respect of the Larger Property;	Certified Copy
49.	Notice dated 18.01.2006 issued by Bengaluru Development Authority;	Photocopy
50.	No Objection Certificate dated 23.12.2025 issued by the BDA;	Photocopy
51.	Plaint filed in the Original Suit bearing O.S No. 1731/2013;	Photocopy
52.	Interlocutory Application and the Amended Plaint filed by M/s. Somascan Society;	Photocopy
52A.	Written Statement filed in the O.S No. 1731/2013 (New No. 2351/2025)	Photocopy

Sl. No.	Particulars of the Documents	Photocopy / Original/ Certified Copy
53.	Encumbrance Certificates issued by the Jurisdictional Sub-Registrar for the periods: (i) 01.07.1924 to 14.02.1957; (ii) 15.02.1957 to 31.03.2004; (iii) 01.04.2004 to 18.10.2023; (iv) 31.12.2022 to 26.01.2026;	(i) 01.07.1924 to 14.02.1957; (ii) 15.02.1957 to 31.03.2004; (iii) 01.04.2004 to 18.10.2023 - Certified Copies 31.12.2022 to 26.01.2026 – Information copy available on Kaveri 2.0.
54.	Encumbrance Certificates issued by the Jurisdictional Sub-Registrar for the periods: (i) 31.12.2023 to 26.01.2026; (ii) 27.01.2026 to 04.02.2026; (iii) 05.02.2026 to 27.03.2026 with respect to Property-A;	05.02.2026 to 27.03.2026 - Certified Copy (i) 31.12.2023 to 26.01.2026; (ii) 27.01.2026 to 04.02.2026 - Information copy available on Kaveri 2.0
55.	Encumbrance Certificates issued by the Jurisdictional Sub-Registrar for the period: (i) 31.12.2023 to 26.01.2026 (<i>information copy only</i>); (ii) 27.01.2026 to 04.02.2026 (<i>information copy only</i>); (iii) 05.02.2026 to 27.03.2026 (<i>information copy only</i>) with respect to Property-B;	05.02.2026 to 27.03.2026 - Certified Copy (i) 31.12.2023 to 26.01.2026; (ii) 27.01.2026 to 04.02.2026 - Information copy available on Kaveri 2.0
56.	Public Notice issued in Times of India (Bangalore edition);	Photocopy
56A.	Public Notice issued in Vijaya Karnataka (Bangalore edition);	Photocopy
56B.	Public Notice issued in Dinamani (Chennai edition); and	Photocopy
56C.	Public Notice issued in The New Indian Express (Chennai edition).	Photocopy