



Dt 21.7.2007

LEGAL OPINION

I have received the documents from Indias-Best. Com Pvt. Ltd., Bangalore in respect of land bearing Sy. No.60/3 measuring 27 guntas and 60/4 measuring 3 guntas in all measuring 30 guntas situated at Huttanahalli Village, Jala Hobli, Bangalore North Taluk.

The following documents are furnished to me for scrutiny :

- I. Copies of the Registered sale deed.
- II. Copies of the RTC Extract.

I have carefully gone through the above documents.

I

1) The copy of the registered partition deed dtd. 29.12.2004 discloses that the land bearing Sy.No. 60/4 measuring 10 guntas Sy.No. 126/1 measuring 20 guntas was allotted to Smt. Akyamma @ Ambuja. Sy. No. 60/3 and 60/4 are the joint family properties and the same have been partitioned among Sri. G. Krishnappa & his family members and in the said partition the same is allotted to Smt. Ashwathamma @ Asha

2) The copy of the registered sale deed dtd. 8.2.2006 executed by Smt. Akayamma @ Ambuja in favour of Sri C.V. Manjunath, discloses that Smt. Akayamma @ Ambuja who acquired the land

bearing Sy.No. 60/4 measuring 10 guntas and Sy.No.126/1 measuring 20 guntas is sold by her in favour of Sri. C.V. Manjunath for a valuable consideration. Similarly in sale deed dtd. 8.2.2006 discloses that Smt. Ashwathamma @ Asha in favour of Sr. C.V. Manjunath along with M. Krishnaiah who is confirming party to the deed discloses that Smt. Ashwathamma @ Asha has sold the property bearing Sy.No. 60/3 measuring 27 guntas, Sy.No. 60/4 measuring 3 guntas which was acquired by her under the registered partition deed dtd.29.12.2004 in favour of C.V. Manjunath.

- 3) Copy of the registered sale deed dtd. 8.2.2006 executed by Smt. Akayamma @ Ambuja in favour of Sr. C.V. Manjunath.

On perusal of the partition deed dtd. 29.12.2004 it discloses that one Sri. H.G. Krishnappa and his family members have entered into partition deed in respect of the joint family property held by them including the land bearing Sy.no.60/3, 60/4 and 126/1 situated at Huttanahalli Village, Jala Hobli, Bangalore North Taluk and in the said partition Smt. Ashwathamma @ Asha is allotted the land bearing Sy.no. 60/3 measuring 27 guntas and Sy.No. 60/4 measuring 3 guntas, similarly one Smt. Akayamma @ Ambuja is allotted the land bearing Sy.No.60/4 measuring 10 guntas and Sy.No.126/1 measuring 20 guntas.





II

1) a) The Photostat copies of RTC Extracts pertain to the land bearing Sy. No. 60/3 for the year 2006-07.

b) RTC Extract for the year 2006-07 pertains to the land bearing Sy.No. 60/4 situated at Huttanahalli Village, Jala Hobli, Bangalore North Taluk.

2) The RTC Extract pertains to the land bearing Sy.No. 60/3 shows that the total extent of the land available in the said Sy.No. 27 guntas and the revenue documents are standing in the name of Sri. C.V. Manjunath S/o Vankatanarasimaiah and the same has been stand transferred in his favour through M.R.No.86/2005-06. On the basis of the registered sale deed on 5.4.2006, the RTC Extract pertains to Sy.No. 60/4 totally measuring 26 guntas out of which an extent of 13 guntas is standing in the name of one late Shivappa, an extent fo 03 guntas standing in the name of Ashwathamma @ Asha D/o H. Govindappa and the remaining 10 guntas is standing in the name of Sri. C.V. Manjunath S/o Venkataramaiah. There is another RTC Extract pertains to the land bearing Sy.No.126/1 which measuring 5 acres 24 guntas including 31 guntas of karab, out of which an extent of 20 guntas is standing in the name of C.V. Manjunath S/o Venkataramaiah and the revenue records are standing in his favour through M.R.No.88/2005-06 on the basis of sale deed.

CS

III RTC Extract

1) The documents made available to me discloses as to how the joint family of Sri H.G. Krishnappa and his family members have acquired the property except reference it is joint family property in the partition deed.

To trace the title of the property the following documents are required.

- 1) Grant certificate, if the land is granted in favour of family members of H.G. Krishnappa.
- 2) IL and RR pertains to the lands.
- 3) Survey sketch - Akaraband.
- 4) RTC Extracts 1968-69 till the date of transfer of records in favour of Smt. Akayamma and Ashwathamma.
- 5) Though on the basis of the registered sale deed executed by Smt. Akayamma and Ashwathamma in favour of C.V. Manjunath. It is very difficult to come to the conclusion regarding the title of Vendors of C.V. Manjunath and hence I am of the opinion that on the available documents furnished to me I cannot come to the final conclusion opinion regarding title of the property.


Advocate



Dr 21.7.2007

LEGAL OPINION

I have received the documents from Indias-Best. Com Pvt. Ltd., Bangalore in respect of land bearing Sy. No.60/3 measuring 27 guntas and 60/4 measuring 3 guntas in all measuring 30 guntas situated at Huttanahalli Village, Jala Hobli, Bangalore North Taluk.

The following documents are furnished to me for scrutiny:

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5) Copy of the registered sale deed dtd. 8.2.2006 executed by Smt. Akayamma @ Ambuja in favour of Sr. C.V. Manjunath.

On perusal of the partition deed dtd. 29.12.2004 it discloses that one Sri. H.G. Krishnappa and his family members have entered into partition deed in respect of the joint family property held by them including the land bearing Sy.no.60/3, 60/4 and 126/1 situated at Huttanahalli Village, Jala Hobli, Bangalore North Taluk and in the said partition Smt. Ashwathamma @ Asha is allotted the land bearing Sy.no. 60/3 measuring 27 guntas and Sy.No. 60/4 measuring 3 guntas, similarly one Smt. Akayamma @ Ambuja is allotted the land bearing Sy.No 60/4 measuring 10 guntas and Sy.No 126/1 measuring 20 guntas.



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II

1) a) The Photostat copies of RTC Extracts pertain to the land bearing Sy. No. 60/3 for the year 2006-07.

b) RTC Extract for the year 2006-07 pertains to the land bearing Sy.No. 60/4 situated at Huttanahalli Village, Jala Hobli, Bangalore North Taluk.

2) The RTC Extract pertains to the land bearing Sy.No. 60/3 shows that the total extent of the land available in the said Sy.No. 27 guntas and the revenue documents are standing in the name of Sri. C.V. Manjunath S/o Venkatanarasimaiah and the same has been stand transferred in his favour through MR.No.86/2005-06. On the basis of the registered sale deed on 5.4.2006, the RTC Extract pertains to Sy.No. 60/4 totally measuring 26 guntas out of which an extent of 13 guntas is standing in the name of one late Shivappa, an extent of 03 guntas standing in the name of Ashwathamma @ Asha D/o H. Govindappa and the remaining 10 guntas is standing in the name of Sri. C.V. Manjunath S/o Venkataramaiah. There is another RTC Extract pertains to the land bearing Sy.No.126/1 which measuring 5 acres 24 guntas including 31 guntas of karab, out of which an extent of 20 guntas is standing in the name of C.V. Manjunath S/o Venkataramaiah and the revenue records are standing in his favour through MR.No.88/2005-06 on the basis of sale deed.

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1) The documents made available to me discloses as to how the joint family of Sri H G Krishnappa and his family members have acquired the property except reference it is joint family property in the partition deed.

To trace the title of the property the following documents are required.

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- 2) IL and RR pertains to the lands.
- 3) Survey sketch - Akaraband.
- 4) RTC Extracts 1968-69 till the date of transfer of records in favour of Smt. Akayamma and Ashwathamma.
- 5) Though on the basis of the registered sale deed executed by Smt. Akayamma and Ashwathamma in favour of C.V. Manjunath. It is very difficult to come to the conclusion regarding the title of Vendors of C.V. Manjunath and hence I am of the opinion that on the available documents furnished to me I cannot come to the final conclusion opinion regarding title of the property.


Advocate



To,

July 12, 2021

M/s Adarsh Nivaas Private Limited,
Vittal Mallya Road,
Bangalore - 01.

RE: **TITLE SEARCH REPORT OF:**

M.s Adarsh Nivaas Private Limited, Having its
registered office at No.10, Vittal Mallya Road,
Bangalore 560001.

Please refer to your instructions on the captioned matter.
In this connection, we submit our report as under:

We have prepared this report based on the photocopies of the documents
forwarded to us believing the same to be/are genuine and we have not
conducted searches.

PART-1 DOCUMENTS SCRUTINIZED

SY.NO.122/2 (OLD SY.NO.72/1) MEASURING 19 GUNTAS

LIST OF DOCUMENTS:

1. Order of conversion dated 08.07.2013 issued by the Deputy Commissioner, Bangalore District in No.ALN (NA) (JALA) SR 11/13-14 with respect to Sy.No.122/2 measuring 19 Guntas.
2. The Agreement to sale dated 07.03.2012 executed by Sri. H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri. H.M.Sunil s/o late Sri.H.S.Manjunath in favour of Sri.V.S. Ravishankar s/o late Srinivas with respect to Sy.no.122/2 measuring 19 guntas.
3. Agreement of Sale dated 16.06.2012 executed by Sri. H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri. H.M.Sunil s/o late Sri.H.S.Manjunath in favour of Sri.M.Ramaiah s/o late H.S.Muniyappa with respect to Sy.No.122/2 measuring 19 Guntas.
4. The General Power of Attorney dated 16.06.2012 executed by Sri. H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri. H.M.Sunil s/o late Sri.H.S.Manjunath in favour of Sri.M.Ramaiah s/o late H.S.Muniyappa duly registered as Document No.00059/2012-13, stored in CD No.YAND411 in the Office of Sub-Registrar, Gandhinagar (Yelahanka) Bangalore with respect to Sy.no.122/2 measuring 19 guntas.





5. Sale Deed dated 30.09.2013 executed by Sri. H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri. H.M.Sunil s/o late Sri.H.S.Manjunath along with his wife Shylajakshi in favour of M/s Adarsh Nivaas Private Limited represented by its Director B.M.Karunesh, duly registered on 18.01.2013 as Document No.2146/2013-14, stored in CD No.JALD179 in the Office of Sub-Registrar, Gandhinagar (Jala) Bangalore.
6. Mutation Register extract bearing No.55/2010-11.
7. Mutation Register extract bearing No.H27/2011-12.
8. RTC Extract for the period of 1969-70 to 2007-2008, 2009-10 and 2011-12 issued by the Revenue Authorities with respect to Sy.No.122.
9. Index of Land and Record of Rights issued by the Revenue Authorities
10. Akar band, Karda, Moola Tippani, Hissa Tippani, Atlas and RR right side extract issued by the Revenue Authorities.
11. Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd.
12. Encumbrance Certificate for the period between 01.04.1940 to 31.03.1986.
13. Encumbrance Certificate for the period between 01.04.1986 to 31.07.1986
14. Encumbrance Certificate for the period between 01.08.1986 to 31.05.1989
15. Encumbrance Certificate for the period between 01.06.1989 to 31.3.2004.
16. Encumbrance Certificate for the period between 01.04.2004 to 28.5.2012.





17. Encumbrance Certificate for the period between 01.04.2012 to 02.11.2020.
18. Intimation dated 4.7.2013 issued by the Deputy Commissioner, Bangalore District, for payment of conversion fees with respect to Sy.No.122/2 measuring 19 Guntas.
19. Conversion fee paid receipt dated 8.7.2013 with respect to Sy.No.122/2 measuring 19 Guntas.
20. Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 122/2 shows the execution of Relinquishment deed dated 13.01.2021 registered as Document No. 2645/2020-21 and Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.
21. Public Notice dated 23.6.2021 published in Indian Express and Kannada Prabha Newspapers.

DETAILS OF THE SCHEDULE PROPERTY

All that piece and parcel of undeveloped converted land bearing Sy.No.122/2 (old Sy.No.72/1) measuring 19 Guntas situated at Huttanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore District and bounded on:

East By: Property bearing Sy.No.122/3
West By: Property bearing Sy.No.122/1
North By: Property bearing Sy.No.112,
South By: Property bearing Sy.No.123

The land measuring 19 Guntas has been converted by its order No.ALN (NA) (J) SR 11/2013-14 dated 08.07.2013

PRESENT OWNER: M/s Adarsh Nivaas Private Limited.

PART -III: STATUS OF THE PROPERTY: Residential

PART -IV: PURPOSE OF LOAN:





PART-V: FLOW OF TITLE OF THE SAID PROPERTY /OBSERVATIONS:

SY.NO.122/2 (OLD SY.NO.72/1) MEASURING 19 GUNTAS

We have prepared this report based on the Photocopies of the documents furnished to us.

The property bearing Sy.No.72/1 measuring 6 Acres 24 Guntas situated at Huttanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore District belonged to Sri.H.G.Subba Rao s/o Sri.Ganeshiah. His name reflects in Record of Rights and Index of land for the said property. He sold the property measuring to an extent of 6 Acres 5 Guntas in Sy.No.72/1 to different persons and retained 19 Guntas with him. Katha of the property bearing Sy.No.122 measuring to an extent of 19 Guntas has been mutated in the name of Sri.H.G.Subba Rao vide MR 55/2010-11.

After the death of said Sri.H.G.Subba Rao his son Sri.H.S.Nagabhushan and Sri.H.M.Sunil s/o late Sri.H.S.Mannjunath and grandson of late Sri.H.G.Subba Rao have succeeded to the estate of late Sri.H.G.Subba Rao and katha of the property bearing Sy.No.122/2 measuring to an extent of 19 Guntas has been mutated in the names of Sri.H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri.H.M.Sunil s/o late Sri.H.S.Mannjunath vide MR No.H.27/2011-12.

Later said Sri.H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri.H.M.Sunil s/o late Sri.H.S.Mannjunath have entered into an Agreement of Sale dated 16.06.2012 with Sri.M.Ramaiah s/o late H.S.Muniyappa and executed the General Power of Attorney dated 16.06.2012 in favour of Sri.M.Ramaiah s/o late H.S.Muniyappa duly registered as Document No.00059/2012-13, stored in CD No.YAND411 in the Office of Sub-Registrar, Gandhinagar (Yelahanka) Bangalore with respect to Sy.no.122/2 measuring 19 guntas.

Also the above said Sri.H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri.H.M.Sunil s/o late Sri.H.S.Mannjunath have entered into an Agreement of Sale dated 07.03.2012 in favour of Sri.V.S. Ravishankar s/o late Srinivas with respect to Sy.no.122/2 measuring 19 guntas.

Subsequently Sri.H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri.H.M.Sunil s/o late Sri.H.S.Mannjunath along with Sri.M.Ramaiah s/o late H.S.Muniyappa and Sri.V.S. Ravishankar s/o late Srinivas as confirming parties have sold the property measuring 19 Guntas in Sy.No.122/1 M/s Adarsh Nivaas Private Limited represented by its Director





B.M.Karunesh, duly registered on 18.01.2013 as Document No.2146/2013-14, stored in CD No.JALD179 in the Office of Sub-Registrar, Gandhinagar (Jala) Bangalore

Sri.H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri.H.M.Sunil s/o late Sri.H.S.Mannjunath have secured the conversion of the Property measuring to an extent of 06 Guntas and 13 Guntas in Sy.No.122/1 i.e. the Schedule property from agricultural purpose to non agricultural residential and proposed road purposes respectively vide Order of conversion bearing No.ALN (NA) (J) SR 11/13-14 dated 08.07.2013 issued by the Deputy Commissioner, Bangalore District.

The RTC's produced for the period from 1968-69 to 1973-74 and from 1983-84 to 1987-88, from 1993-94 to 200-01 and for the periods 2007-08, 2009-10 showing the names of H.G.Subbarao, Akkayamma and others.

The RTC's produced for the period 2011-12, 2015-16 to 2020-21 showing the names of Sri.H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri.H.M.Sunil s/o late Sri.H.S.Mannjunath for the extent of 19 in Sy.No.122/2 and their ownership is through partition vide MR H.27/11-12.

Akar band, Karda, Moola Tippani, Hissa Tippani, Atlas and RR right side extract issued by the Revenue Authorities is showing that Sy.No.122 earlier belonged to Sri.H.G.Subbarao. Later Sy.No.122 has been resurveyed and renumbered as Sy.No.122/1 and 122/2.

Encumbrance Certificate for the period from 1.4.1940 to 28.05.2012 shows respect to the Schedule property and Encumbrance Certificate for the period from 01.04.2012 to 02.11.2020 shows the entry of Sale Deed dated 30.09.2013 executed by Sri. H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri. H.M.Sunil s/o late Sri.H.S.Mannjunath in favour of M/s Adarsh Nivaas Private Limited represented by its Director B.M.Karunesh, duly registered on 18.01.2013 as Document No.2146/2013-14, stored in CD No.JALD179 in the Office of Sub-Registrar, Gandhinagar (Jala) Bangalore.

Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 122/2 shows the execution of Relinquishment deed dated 13.01.2021 registered as Document No.2645/2020-21 and Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939 /20-21.





Public Notice has been issued on 23.6.2021 in Indian Express and Kannada Prabha newspapers calling for objections if any and we have not received any objections till date.

As informed by the client, the katha shall be obtained at the time of plan sanction and tax shall be paid accordingly.

FURTHER OPINION:

PART VI: CERTIFICATE

PRESENT OWNER: M/s Adarsh Nivaas Private Limited

WHETHER PRESENT OWNER HAS A CLEAR MARKETABLE TITLE?

Yes,

(Subject to discharge of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd)

THE OWNER HAVE MADE OUT A PRIMA FACIE MARKETABLE TITLE OVER THE SCHEDULE PROPERTY, THE COMPANY CAN CREATE EQUITABLE MORTGAGE.

PART VIII: DOCUMENTS TO BE COLLECTED BY BANK FOR CREATION OF EQUITABLE/REGISTERED MORTGAGE OF THE SAID PROPERTY: AS PER SUPPLEMENTARY MEMORANDUM OF ENTRY DATED 30.12.2020:

Note: This Report prepared by R&P Partners and submitted herewith is based on review of the copies of the revenue and title documents in respect of the said property as made available to us. The Report must be read in conjunction with and subject to the limitations, restrictions, conditions, cautions and disclaimers stated in the Report.

1. We have inspected / scrutinized the copies of the documents provided to us.
2. No Personal searches have been carried out with regard to the said property. We have only traced the title to the property with the available documents.





3. We assume no responsibility/s liability for any adverse claims, charges on the property that could not be inferred from the documents provided to us.

The contents of this Report are confidential and subject to legal professional privilege. This Report has exclusively been rendered for the benefit of the Client.

Thanking you,
Yours faithfully,
For R & P Partners
KR GANESH
Partner
C: /address/



To,

July 12, 2021

M/s Adarsh Nivaas Private Limited,
Vittal Mallya Road,
Bangalore - 01.

RE: TITLE SEARCH REPORT OF :

M/S BANGALORE BEST REALTY (P) LTD.,,
Hereinafter referred to as OWNER and Developed
by M/S ADARSH NIVAAS PRIVATE LIMITED, a
company represented by its Director B.M
Karunesh (hereinafter referred to as Developers)

Please refer to your instructions on the captioned matter.
In this connection, we submit our report as under:

We have prepared this report based on the photocopies of the documents
forwarded to us believing the same to be/are genuine and we have not
conducted searches.

PART-1 DOCUMENTS SCRUTINIZED

SY NO 123/1 MEASURING 33 GUNTAS

- 1 Sale Deed dated 07.06.1993 registered as document No.1394/93-94 in the office of the Sub-Registrar Yelahanka.
- 2 Mutation Registrar Extract bearing No MR 8/95-96 issued by the Village Accountant.
- 3 Order in G & W.C No 2/2002 issued by in the court of the 1st Addl Civil Judge (SR.DN) Bangalore Rural District, Bangalore.
- 4 Mutation Registrar Extract bearing No MR.2/93-94 issued by the Village Accountant.
- 5 Sale Deed dated 21.09.2004, registered as documents No 13084/ 2004-05, in the office of the Sub-Registrar Yalahanka.





6. Mutation Registrar Extract bearing No MR.20/2009-2010 issued by the Revenue Authority.
7. Official Memorandum dated 15.07.2004 bearing No ALN:SR (NA) 631/1996-97, issued by the Special Deputy Commissioner Bangalore District, Bangalore.
8. Revised Official Memorandum dated 19.12.2008, bearing No ALN:SR(NA) 631/1996-97, issued by the Special Deputy Commissioner Bangalore District, Bangalore.
9. Sale Deed dated 12.05.2006, registered as document No.3368/2006-07 in the office of the Sub-Registrar Yalahanka.
10. Joint Development Agreement dated 31.03.2011 registered as document No 5/2011/12, in the office of the Sub-Registrar, Jala, Bangalore with M/S Adarsh Nivaas Private Limited, a company represented by its Director B.M Karunesh. As per the JDA, owner and the Developer are entitled to 31%:69% respectively.
11. G.P.A dated 31.03.2011, registered as document No 1/2011-12, in the office of the Sub-Registrar, Jala, to and in favour of B.M Jayeshankar and B.M Krunesh (Director of M/S Adarsh Nivaas Private Limited).
12. RTC Extract for the period from 1968-69 to 1992-93 in respect of the Sy No 123/1 measuring 6 Acres 36 Guntas from 1995 -96 it shows measuring 3 acres 13 guntas issued by the Revenue Authorities.
13. Computerized RTC Extract for the period from 2001 -02 to 2010-2011, 2015-16 to 2020-21 in respect of the Sy No 123/1 measuring 33 guntas.
14. Hissa /Survey Tippani and Sketch for Sy No 123, RR Balabhadaga Nakahu and Atlas for Sy No 123/1 issued by ADLR.





- 15 Endorsement dated 19.12.2008 bearing No.PTCL 880/2008-09 issued by the Assistant Commissioner, Bangalore North Sub Division Bangalore, under the provision of Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978 with regard to the Sy No 123/1.
- 16 Endorsement dated 03.12.2008 bearing LRF.CR 871/2008-09 issued by the Special Tahasildar, Bangalore North Taluk Bangalore, under sec 48(A) Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act 1998 in respect of Sy No 123/1.
- 17 Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd.
- 18 Encumbrance Certificate from 01.06.1980 to 31.03.2004 for Sy No 123/1 measuring 33 Guntas and shows the execution of Sale Deed dated 09.06.1993, registered as document No.1394/93-94.
- 19 Encumbrance Certificate from 01.04.1996 to 31.03.2005 for Sy No 123/1 measuring 33 Guntas and shows the execution of Sale Deed dated 21.09.2004, registered as document No 13084/2004-05.
- 20 Encumbrance Certificate from 01.04.2004 to 01.12.2008 for Sy No 123/1 measuring 33 Guntas and shows the execution of Sale Deed dated 12.05.2006, registered as document No 3368/2006-07.
- 21 Encumbrance Certificate from 01.03.2011 to 02.10.2020.
- 22 Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 123/1 shows the execution of Relinquishment deed dated 13.01.2021 registered as Document No. 2645/2020-21 and Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.
- 23 Public Notice dated 23.6.2021 published in Indian Express and Kannada Prabha Newspapers.





DETAILS OF THE SCHEDULE PROPERTY

"All that piece and parcel of property bearing Survey No 123/1 measuring 33 Guntas, situated at Huttanahalli Village, Jala Hobli Bangalore North Taluk, Bangalore District.

East by : Meesaganahalli Boarder
West by : Property bearing Sy No 123/1
North by : Property bearing Sy No 122
South by : Property bearing Sy No 123/2

PART -III: STATUS OF THE PROPERTY: Residential

PART -IV: PURPOSE OF LOAN:

PART-V:FLOW OF TITLE OF THE SAID PROPERTY/ OBSERVATIONS:
SY.NO. 123/1 measuring 33 Guntas.

We have prepared this report based on the Photocopies of the documents furnished to us.

From the perusal of the documents it is seen the property measuring to an extent of land measuring 33 Guntas in Sy.No.123/1 belonged to Sri.Ashwathappa s/o late Narayanappa. He acquired the same by way of inheritance as could be seen from Mutation Register extract 2/1993-94.

Later Sri.Ashwathappa s/o late Narayanappa along with his sons Sri.Ravikumar and Sri.Anjinappa has sold Sy.No.123/1 measuring 33 Guntas in favour of Smt. Narayanamma w/o H.M.Krishnappa vide sale deed 09.03.1993 registered as document No.1394/93-94, Volume No.385, pages 181-184 in the office of the sub registrar Yelahanka, Bangalore. Accordingly katha of Sy.No.123/1 measuring 33 Guntas has been mutated in the name of Smt. Narayanamma w/o Sri.H.M.Krishnappa vide Mutation Register extract No.7/95-96.





Later, after the death of said Smt. Narayanamma w/o Sri.H.M.Krishnappa, her legal heirs i.e. her husband Sri.H.M.Krishnappa and children namely Bhagyamma, Purushottama and Lakshminarayanagowda being minors represented by their father Sri.H.M.H.M.Krishnappa have succeeded to the estate of late Smt.Narayanamma. Also an Order in G & W.C No 2/2002 has been issued by in the court of the I Addl Civil Judge (SR.DN) Bangalore Rural District, Bangalore and accordingly katha has been mutated in the name of Sri.H.M.Krishnappa as could be seen from Mutation Register extract No.8/95-96.

Thereafter Sri.H.M.Krishnappa s/o being the owner of an extent of 33 Guntas in Sy.No.123/1 has secured the conversion of said land from agricultural to non agricultural residential purpose vide Official Memorandum dated 15.07.2004 bearing No. ALN:SR (NA) 631/1996-97, issued by the Special Deputy Commissioner Bangalore District, Bangalore.

Later said conversion order has been renewed ad per the Revised Official Memorandum dated 19.12.2008, bearing No. ALN:SR (NA) 631/1996-97, issued by the Special Deputy Commissioner Bangalore District, Bangalore.

The above said Sri.H.M.Krishnappa along with his children has sold the property measuring to an extent of 33 Guntas in Sy.No.123/1 in favour of M/s Navodaya Developers, represented by its Managing partner Sri.B.D.Prabhu Shankar, Sale Deed dated 21.09.2004, registered as documents No 13084/2004-05, in the office of the Sub-Registrar Yalahanka.

The above said M/s Navodaya Developers, represented by its partners has sold the property measuring to an extent of 33 Guntas in Sy.No.123/1 in favour of M/s Bangalore Best Realty (P) Ltd. represented by its Managing Director Sri.Manjunath Bijjahalli vide Sale Deed dated 12.05.2006,





registered as document No.3368/2006-07 in the office of the Sub-Registrar Yalahanka.

Thus in the above manner stated above M/s Bangalore Best Realty (P) Ltd. became the absolute owner in possession and enjoyment of the said land bearing Sy.No.123/1 measuring 33 Guntas.

Thereafter the said M/s Bangalore Best Realty (P) Ltd. being the owner the land bearing Sy.No.123/1 measuring 33 Guntas (along with other properties along with Padmini Manjunath w/o Manjunath Bijjahalli, who is the owner of other adjacent properties) with an intent to develop the afore said land along with other properties into residential buildings/villas, have entered into Joint Development Agreement dated 31.3.2011 registered as Document No.5/2011-12 in the office of the Sub-Registrar, Jala, Bangalore with M/S Adarsh Nivaas Private Limited, a company represented by its Director B.M. Karunesh. As per the JDA, owner and the Developer are entitled to 31%:69% respectively.

Subsequently the said M/s Bangalore Best Realty (P) Ltd. along with Padmini Manjunath w/o Manjunath Bijjahalli has jointly executed G.P.A dated 31.03.2011, registered as document No 1/2011-12, in the office of the Sub-Registrar, Jala, to and in favour of B.M Jayeshankar and B.M Krunesh (Directors of M/S Adarsh Nivaas Private Limited).

RTC Extract for the period from 1968-69 to 1991-92 in respect of the Sy.No.123 measuring 6 Acres 36 Guntas shows the names of Sri.Narayanappa and others.

RTC Extract for the period from 1992-93 to 1995-96 in respect of the Sy.No.123/1 measuring 3 Acres 13 Guntas shows the names of Sri.Narayanappa and others.

Computerized RTC Extract for the period from 2001-02 to 2010-2011, in respect of the Sy No 123/1 measuring 33 Guntas reflect the name of





Sri.Krishnappa s/o Munishamappa is owner of the said property which has been converted as could be seen from MR 20/2009-10.

Hissa/Survey Tippani and Sketch for Sy No 123, RR Balabhadra Nakalu and Atlas for Sy No 123/1 issued by the Revenue Authorities confirms that Sy.No.123 was phoned and sub divided as Sy.No.123/1, 123/2, 123/3 and 123/4.

Endorsement dated 19.12.2008 bearing No.PTCL 880/2008-09 issued by the Assistant Commissioner, Bangalore North Sub Division Bangalore, confirms that no proceedings are pending attracting the provision of Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978 with regard to the Sy.No.123/1.

Endorsement dated 03.12.2008 bearing LRF.CR 871/2008-09 issued by the Special Tahasildar, Bangalore North Taluk Bangalore, confirms that no applications are pending in Form No.7 under Sec.48(A) of Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act 1998 in respect of Sy.No.123/1.

Encumbrance Certificate from 01.06.1980 to 31.03.2004 for Sy.No.123/1 measuring 33 Guntas and shows the execution of Sale Deed dated 09.06.1993, registered as document No.1394/93-94.

Encumbrance Certificate from 01.04.1996 to 31.03.2005 for Sy.No.123/1 measuring 33 Guntas and shows the execution of Sale Deed dated 21.09.2004, registered as document No 13084/2004-05.

Encumbrance Certificate from 01.04.2004 to 01.12.2008 for Sy.No.123/1 measuring 33 Guntas and shows the execution of Sale Deed dated 12.05.2006, registered as documents No 3368/2006-07

Encumbrance Certificate from 01.03.2011 to 02.10.2020 reflects the following transactions:

- a. Joint Development Agreement dated 31.03.2011, Reg. Doc. No.5/2011-12





- b. Mortgage by Deposit of Title Deeds dated 09.03.2011 Reg. Doc. No.507/2011-12
- c. Discharge Deed dated 06.06.2012 Reg. Doc. No.969/2012-13.
- d. Mortgage by Deposit of Title Deeds dated 11.11.2014 Reg. Doc. No.2174/2014-15.
- e. Discharge Deed dated 23.06.2017 Reg. Doc. No.1013/2017-18.

Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 123/1 shows the execution of Relinquishment deed dated 13.01.2021 registered as Document No. 2645/2020-21 and Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21

Public Notice has been issued on 23.6.2021 in Indian Express and Kannada Prabha newspapers calling for objections if any and we have not received any objections till date

As informed by the client, the katha shall be obtained at the time of plan sanction and tax shall be paid accordingly.

FURTHER OPINION:

PART VII: CERTIFICATE

PRESENT OWNER: M/S BANGALORE BEST REALTY (P) LTD.

WHETHER PRESENT OWNER HAS A CLEAR MARKETABLE TITLE?

Yes,

(Subject to discharge of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd)

THE OWNER HAVE MADE OUT A PRIMA FACIE MARKETABLE TITLE OVER THE SCHEDULE PROPERTY, THE COMPANY CAN CREATE EQUITABLE MORTGAGE. AS INFORMED BY THE CLIENT THE KATHA AND TAX SHALL BE PAID AT THE TIME OF OBTAINING PLAN SANCTION





**PART VIII: DOCUMENTS TO BE COLLECTED BY BANK FOR CREATION OF
EQUITABLE/REGISTERED MORTGAGE OF THE SAID PROPERTY AS PER
SUPPLEMENTARY MEMORANDUM OF ENTRY DATED 30.12.2020:**

Note: This Report prepared by R&P Partners and submitted herewith is based on review of the copies of the revenue and title documents in respect of the said property as made available to us. The Report must be read in conjunction with and subject to the limitations, restrictions, conditions, cautions and disclaimers stated in the Report.

1. We have inspected / scrutinized the copies of the documents provided to us.
2. No Personal searches have been carried out with regard to the said property. We have only traced the title to the property with the available documents.
3. We assume no responsibility/s liability for any adverse claims, charges on the property that could not be inferred from the documents provided to us.

The contents of this Report are confidential and subject to legal professional privilege. This Report has exclusively been rendered for the benefit of the Client.

Thanking you,
Yours faithfully,
For R & P Partners

KR GANESH
Partner
C: /adarsh





To,

July 12, 2021

M/s Adarsh Nivaas Private Limited,
Vittal Mallya Road,
Bangalore - 01.

RE: TITLE SEARCH REPORT OF :

MRS. PADMINI MANJUNATH,
W/O MANJUNATH BIJJAHALLI
Hereinafter referred to as OWNER and Developed
by M/S ADARSH NIVAAS PRIVATE LIMITED, a
company represented by its Director B.M
Karunesh (hereinafter referred to as Developers)

Please refer to your instructions on the captioned matter.
In this connection, we submit our report as under:

We have prepared this report based on the photocopies of the documents
forwarded to us believing the same to be/are genuine and we have not
conducted searches.

PART-1 DOCUMENTS SCRUTINIZED

SY NO 127/B6 New No.127 MEASURING 2 ACRES

- 1 Grant Certificate (Form No.1) dated 18.09.1962 Regrant No LND SRI-715/61-61 dated issued by The Tahasildar Devanahalli Taluk issued in the name of Hanumantha Rayappa.
- 2 Family tree of Hanumantharayappa disclosing the details of his wife and children and grand children issued by the Village Accountant, Bangalore North (Additional) Taluk, Bangalore.
- 3 Mutation Register Extract bearing MR No 7/2005-06 issued by the Revenue Authorities.
- 4 Sale Deed dated 15.09.2006 registered as document No.15937/2006-07 in the office of the Sub-Registrar Yelahanka.
- 5 Mutation Register Extract bearing MR No 274/2006-07 issued by the Revenue Authorities.





- 6 Mutation Register Extract bearing MR No H52/2010-11 issued by the Revenue Authorities.
- 7 Official Memorandum dated 18.5.2011 bearing No ALN:SR (JALA) 43/2010-11, issued by the Special Deputy Commissioner Bangalore District, Bangalore.
- 8 Joint Development Agreement dated 31.03.2011 registered as document No 5/2011/12, in the office of the Sub-Registrar, Jala, Bangalore with M/S Adarsh Nivaas Private Limited, a company represented by its Director B.M Karunesh. As per the JDA, owner and the Developer are entitled to 31%:69% respectively.
- 9 G.P.A dated 31.03.2011, registered as document No 1/2011-12, in the office of the Sub-Registrar, Jala, to and in favour of B.M Jayeshankar and B.M Krunesh (Director of M/S Adarsh Nivaas Private Limited).
- 10 RTC Extract for the period from 1988-89 to 2000-01 in respect of the Sy No 127/B6 measuring 2 Acres issued by the Revenue Authorities.
- 11 RTC Extract for the period from 2001 to 2002 to 2007-08 in respect of Sy No 127/B6 and thereafter from 2015-16 to 2020-21 in respect of Sy No 127 measuring 2 Acres issued by the Revenue Authorities
- 12 Endorsement for not availability of Index of Lands and Records of Rights in respect of Sy No 127/B6 issued by the Revenue Authorities.
- 13 Hissa /Survey Tippani and Sketch in respect of the Sy No 127/B6 issued by ADLR.
- 14 Karnataka Revisional Akarband in respect of the Sy No 127 issued by the Tahasildar Bangalore
- 15 Endorsement dated 03.12.2008 bearing LRF.CR 277/2005-06 issued by The Assistant Commissioner, Bangalore North Taluk Bangalore, under sec 48(A) Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act 1998 in respect of Sy No 127/B6.
- 16 Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd





- 17 Encumbrance Certificate from 01.08.1986 to 31.05.1989 for Sy No 127/B6 measuring 2 Acre
- 18 Encumbrance Certificate from 01.06.1989 to 31.03.2005 for Sy No 127/B6 measuring 2 Acre.
- 19 Encumbrance Certificate from 01.04.2004 to 06.05.2006 for Sy No 127/B6 measuring 2 Acres.
- 20 Encumbrance Certificate from 01.03.2011 to 02.10.2020.
- 21 Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 127/B6 shows the execution of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.
- 22 Public Notice dated 23.6.2021 published in Indian Express and Kannada Prabha Newspapers

DETAILS OF THE SCHEDULE PROPERTY

*All that piece and parcel of property bearing Survey No 127/B6 measuring 2 Acres, situated at Huttanahalli Village, Jala Hobli Bangalore North Taluk, Bangalore District.

East by : Meesaganahalli Village Boarder
West by : Land bearing Sy No 171
North by : Land bearing Sy No.123
South by : Land bearing Sy No.175

PART -III: STATUS OF THE PROPERTY: Residential

PART -IV: PURPOSE OF LOAN:

PART-V: FLOW OF TITLE OF THE SAID PROPERTY/ OBSERVATIONS:

SY.NO. 127/B6 New No.127 measuring 2 Acres.

We have prepared this report based on the Photocopies of the documents furnished to us.

From the perusal of the documents it is seen the property measuring to an extent of land measuring 2 Acres in Sy.No.127 was part of old





Sy.No.72 which was Government land. Sri.Hanumantharayappa S/o Pillamuniyappa was granted an extent of 2 Acres under Grant Certificate (Form No.1) dated 18.09.1962 Regrant No LNDRI-715/61-61 issued by The Tahasildar Devanahalli Taluk.

Sri.Hanumantharayappa S/o Pillamuniyappa died leaving behind his wife Smt. Akkamma and his children, K.H. Shivanna, K.H. Govindappa, K.H. Chikkanjinappa, K.H. Gopalakrishna, K.H. Chandrappa and K.H. Devaraju. Family tree of Hanumantharayappa disclosing the details of his wife and children and grand children issued by the Village Accountant, Bangalore North (Additional) Taluk, Bangalore.

The inheritance katha was mutated in the name of Akkamma w/o Hanumantharayappa vide MR 7/2005-06.

Later after the death of said Smt. Akkamma w/o Hanumantharayappa alongwith her children and grandchildren have sold the subject property in favour of Padmini Manjunath w/o Manjunath vide Sale Deed dated 15.09.2006 registered as document No.15937/2006-07 in the office of the Sub-Registrar Yelahanka and katha was issued in her name vide MR274/2006-07.

The said land bearing Sy.No.127/B6 has been merged with the other extents in Sy.No.127 as could be seen from the RTCs.

Thereafter Smt. Padmini Manjunath has secured the conversion of said land from agricultural to non agricultural residential purpose vide Official Memorandum dated 18.5.2011 bearing No ALN:SR (JALA) 43/2010-11, issued by the Special Deputy Commissioner Bangalore District, Bangalore.

Thus in the above manner stated above Padmini Manjunath became the absolute owner in possession and enjoyment of the said land bearing Sy.No.127 measuring 2 Acres.

Thereafter the said Padmini Manjunath w/o Manjunath Bijjahalli being the owner the land bearing Sy.No.127/B6 New No.127 measuring 2 Acres (along with other properties along with M/s Bangalore Best Realty (P) Ltd., who is the owner of other adjacent properties) with an intent to develop the afore said land along with other properties into residential buildings/villas, have entered into Joint Development Agreement dated 31.3.2011 registered as Document No.5/2011-12 in the office of the Sub-Registrar, Jala, Bangalore with M/S Adarsh Nivaas Private Limited a





company represented by its Director B.M. Karunesh. As per the JDA, owner and the Developer are entitled to 31%:69% respectively.

Subsequently the said Padmini Manjunath w/o Manjunath Bijjahalli along with M/s Bangalore Best Realty (P) Ltd. has jointly executed G.P.A dated 31.03.2011, registered as document No 1/2011-12, in the office of the Sub-Registrar, Jala, to and in favour of B.M Jayeshankar and B.M Krunesh (Directors of M/S Adarsh Nivaas Private Limited).

RTC Extract for the period from 1988-89 to 2000-01, 2001-02 to 2004-05 in respect of the Sy.No.127/B6 measuring 2 Acres shows the names of Sri.Hanumantharayappa s/o Pillamuniyappa.

Computerized RTC Extract for the period from 2005-06 to 2006-07 in respect of the Sy.No.127/B6 measuring 2 Acres shows the names of Smt. Akkamma W/o late Hanumantharayappa vide MR No.7/2005-06.

Computerized RTC Extract for the period from 2007-08 to 2010-2011, in respect of the Sy.No.127/B6 measuring 2 Acres reflect the name of Smt. Padmini Manjunath W/o Manjunathi is owner of the said property vide MR No.274/2006-07.

Computerized RTC Extract for the period from 2015-16 to 2020-21, in respect of the Sy.No.127 measuring 2 Acres reflect the name of Smt. Padmini Manjunath W/o Manjunathi is owner of the said property.

Hissa/Survey Tippani and Sketch for Sy No 127 issued by the Revenue Authorities confirms that Smt. Padmini Manjunath is the owner for an extent of 2 Acres out of 21 Acres 33 Guntas in Sy.No.127 and Akarbandh is issued for sy.no.127 measuring 2 Acres.

The Mutation Register extract bearing MR H52/2010-11 issued showing bifurcation of the larger extent in Sy.No.127 to an extent of 2 Acres in the name of Padmini Manjunath as reflected in the present RTC.

Endorsement dated 03.12.2008 bearing LRF.CR 277/2005-06 issued by the Assistant Commissioner, Bangalore North Taluk Bangalore, in respect of Sy No 127/B6 confirms that no applications are pending in Form No.7 under Sec.48(A) of Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act 1998.





Encumbrance Certificate from 01.08.1986 to 31.05.1989, 01.06.1989 to 31.03.2005, 01.04.2004 to 06.05.2006 for Sy.No.127/B6 measuring 2 Acres shows no transactions

Encumbrance Certificate from 01.03.2011 to 02.10.2020 reflects the transactions of the Joint Development Agreement dated 31.03.2011, Reg. Doc. No.5/2011-12.

Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 127/B6 shows the execution of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.

Public Notice has been issued on 23.6.2021 in Indian Express and Kannada Prabha newspapers calling for objections if any and we have not received any objections till date.

As informed by the client, the katha shall be obtained at the time of plan sanction and tax shall be paid accordingly.

FURTHER OPINION:

PART VII: CERTIFICATE

PRESENT OWNER: MRS. PADMINI MANJUNATH.

WHETHER PRESENT OWNER HAS A CLEAR MARKETABLE TITLE?

Yes,

(Subject to discharge of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd)

THE OWNER HAVE MADE OUT A PRIMA FACIE MARKETABLE TITLE OVER THE SCHEDULE PROPERTY, THE COMPANY CAN CREATE EQUITABLE MORTGAGE. AS INFORMED BY THE CLIENT THE KATHA AND TAX SHALL BE PAID AT THE TIME OF OBTAINING PLAN SANCTION





PART VIII: DOCUMENTS TO BE COLLECTED BY BANK FOR CREATION OF EQUITABLE/REGISTERED MORTGAGE OF THE SAID PROPERTY AS PER SUPPLEMENTARY MEMORANDUM OF ENTRY DATED 30.12.2020:

Note: This Report prepared by R&P Partners and submitted herewith is based on review of the copies of the revenue and title documents in respect of the said property as made available to us. The Report must be read in conjunction with and subject to the limitations, restrictions, conditions, cautions and disclaimers stated in the Report.

1. We have inspected / scrutinized the copies of the documents provided to us.
2. No Personal searches have been carried out with regard to the said property. We have only traced the title to the property with the available documents.
3. We assume no responsibility/s liability for any adverse claims, charges on the property that could not be inferred from the documents provided to us.

The contents of this Report are confidential and subject to legal professional privilege. This Report has exclusively been rendered for the benefit of the Client.

Thanking you,
Yours faithfully,
For R & P Partners

KR GANESH
Partner

C: /adarsh

LEGAL OPINION

Sub: Legal opinion for the property bearing Sy.no.130, measuring 2 acres 10 guntas and Sy.no.131, measuring 2 acres 11 guntas both Situated at Hutthanahalli Village, Jala Hobli, Bangalore North Taluk,

SL.NO. DATE DESCRIPTION OF DOCUMENTS

Xerox Copies of:-

- 01 16.09.2005 Mutation Register Extracted
- 02 ***** RTC issued for the Sy.No.130 measuring 2 acres 10 guntas in the name of
Krishnappa and others for the year 2005 to 2006
- 03 ***** RTC issued for the Sy.No.131 measuring 2 acres 11 guntas in the name of
Krishnappa and others for the year 2005 to 2006
- 04 06.06.05 Family Tree
- 05 13.06.05 Family Tree
- 06 12.12.50 Sale Deed from H.G.Subbarao son of Ganeshiah to Sanjeevaiah son of
Venkataramaiah
- 07 20.07.74 Sale Deed from Sathyanarayana Rao and Krishnamurthy sons of Sanjeevaiah in
favour of M.Krishnappa and A.Krishnappa

Tracing of title in respect of property bearing Sy.no.130, measuring 2 acres 10 guntas and Sy.no.131, measuring 2 acres 11 guntas both Situated at Hutthanahalli Village, Jala Hobli, Bangalore North Taluk,

The above said Sy.No. originally belong to H.G.Subbarao son of Ganeshiah. Said Subbarao sold the above said lands in favour of Sanjeevaiah son of Venkataramaiah under a registered sale deed dated 12.12.1950 and which came to be registered on 11.04.1951 as Doc.No.99/1951-52 and in Book-1, Volume 596 and at page No.140-141.

Thereafter sons of Sanjeevaiah namely Sathyanarayana Rao and Krishnamurthy sold the subject lands in favour of M.Krishnappa and A.Krishnappa under a registered sale deed



dated 20/07/1974 and which came to be registered as Doc.No.1830/1974-75 Book-I, Vol-1142 and at page 44-46

The family tree produced goes to show that M.Krishnappa is still alive Whereas P.Krishnappa depicts that he is since dead leaving behind K.Mangunath and K.Umesh and two daughter namely K.Sunathi and K.Suguna

The RTC entries in respect of both the Sy.No was jointly mutated in the names of M.Krishnappa, K.Mangunath and K.Umesh in M.r.No.09/2005-06

The applicants has not produced any tax paid receipts. The EC are also not produced

OPINION

Hence the right title and interest in respect of the above said Sy.No. vests jointly with M.Krishnappa along with K.Mangunath and K.Umesh and two daughter namely K.Sunathi and K.Suguna. The EC has to be obtained for atleast 15 years. Further the subject property is not converted from Agricultural to residential. Subject to the above the right title and interest of M.Krishnappa along with K.Mangunath and K.Umesh and two daughter namely K.Sunathi and K.Suguna can be accepted

N.S. Suresh Chandra
Advocate



A.C. Nanja Reddy

B.A., ILB., D.M.E. H.D.C., D.C.M.M.,
Advocate

43/1, 1st Floor, West Park Road,
14th Cross, Malleswaram,
Bangalore - 560 003. Tel. : 080-42199086.
Cell : 9886857979
E-mail : acnanjareddy@yahoo.co.in

06-01-2010
Bangalore.

To

The President,
Telecom Employees' Co-operative Housing Society Ltd.,
No.23, I Floor, Nehrunagar Main Road, Behind Reddy Petrol Bunk,
Sheshadripuram,,
Bangalore - 560 020.

Dear Sir,

Sub: Legal Scrutiny Report (LSR) w. r. t. immovable property bearing Sy.No. 130 measuring 2 Acres 16 Guntas, situated at Hutthanahalli Village, Jala Hobli, Bangalore North(A) Taluk, known as Schedule property for short - more fully described in the Schedule below.

1. DESCRIPTION OF THE SCHEDULE PROPERTY:

All that piece and parcel of property immovable property bearing Sy. No.130, measuring 2 Acres 16 Guntas, situated at Huthannahalli Village, Jala Hobli, Bangalore North (A) Taluk and bounded on the

East By: Property belonging to K.Munishamappa;

West By: Property belonging to Byregowda;

North By: Properties belonging to Veeregowda; and

South By: Properties belonging to Shivanna.

Converted from agricultural to residential purpose vide Order bearing No. ALN:(NA)(JALA):SR:75/2006-07, dated 14-11-2008, issued by the Special Deputy Commissioner, Bangalore District.

2. DETAILS OF THE DOCUMENTS SCRUTINISED:

A. C. Nanja Reddy

- 2(1) Photocopy of the partition deed dated 1-07-1969, registered as Document No.2123/69-70, in the office of the Sub-registrar, Bangalore City.
- 2(2) Photocopy of the Sale deed dated 28-11-2005, registered as Document No. YAN-1-08462-2005-06, stored in CD No. YAND153, on 30-11-2005, in the office of the Senior Sub-registrar, Yelahanka, Bangalore.
- 2(3) The Photocopies of the RTC and Mutation register extract for the year 2005-06, dated 25-01-2007, in favour of Mr.C.V.Manjunatha, issued by the Village Accountant, Bangalore North (A) Taluk, in relation to the Schedule property.
- 2(4) Photocopy of Survey Sketch, with respect to schedule property, issued by Tahsildar, Bangalore North Taluk.
- 2(5) Photocopy of Encumbrance certificates in Form No.16, taken from 1-06-1989 to 7-11-2005, dated 8-11-2005, pertaining to the Schedule property, issued by the Sub registrar, Yelahanka, Bangalore.
- 2(6) Photocopy of the alienation order No. ALN:(NA)(JALA):SR:75/2006-07, dated 14-11-2008, issued by the Special DC, Bangalore District, with respect to the schedule property.
- 2(7) Photocopy of the endorsement bearing No. LRF: (BNA)/79A&79B/: CR:92/2009-10, dated 18-08-2009, issued by the Tahsildar, Bangalore North (A) Taluk, in relation to proceedings initiated under Sections 79(A) and Section 79(B) of KLR Act, 1961, comprising of the Schedule property.
- 2(8) Photocopy of the endorsement bearing No. LRF:CR:86/2005-06, dated 31-05-2005, issued by the Special Tahsildar, Bangalore(A) North Taluk, in relation to Form7(A) -S.48(A) of KLR Act, 1961, comprising of the Schedule property.
- 2(9) Photocopy of the Akarband, dated, issued by the office of the Tahsildar, Bangalore North(A) Taluk.
- 2(10) Photocopy of the family tree affidavit of late Chikka Hanumanthappa, dated 17-04-2006.
- 2(11) Photocopy of MR Nos. 4,5,6,7/86-87, issued by the Talsidar, Bangalore North(A) Taluk.

3. SOURCE OF TITLE:

WHEREAS the Schedule property originally belonged to the family of Chikkahanumanthappa. Later, under the partition deed dated 1-07-1969, registered as Document No.2123/69-70, in the office of the Sub-registrar, Bangalore City, the Schedule property came to the share of Mr. H. Chikkamuniyappa, S/o Chikkahanumanthappa, who along with his legal heirs

A. C. N. - 7 - 184

sold the same to Mr.C.V.Manjunatha vide Sale deed dated 28-11-2005, registered as Document No. YAN-1-08462-2005-06, stored in CD No. YAND153, on 30-11-2005, in the office of the Senior Sub-registrar, Yelahanka, Bangalore. Accordingly, entries in the mutation register and RTC were transferred in the name of Mr.C.V.Manjunatha to this effect vide MR No. 56/2005-06. Accordingly, he duly got his name entered in all the revenue records of the Village Panchayat as the owner of the Schedule property as per Document No.2(3). The Sketch of the Schedule property is as shown in Document Nos. 2(4). The Schedule property has been converted for residential purposes vide Document No.2(6). There are no pending proceedings initiated under Section 79(A) and 79(B) and there is no tenancy claim with respect to the Schedule property as per Document Nos. 2(7) and 2(8). The Encumbrance certificates taken from 1-06-1989 to 7-11-2005 - Document No. 2(5) show no encumbrance or charge over the schedule property.

4. CERTIFICATE OF OPINION:

On careful scrutiny and perusal of the documents made available, I am of the considered opinion that the present owner - Mr.C.V.Manjunatha is having perfect, clear and marketable title to sell or alienate the Schedule Property in favour of the Society. However, the latest Encumbrance certificate from 7-11-2005 shall be procured to know whether any fresh charge is created on the Schedule property. Further, approval of plan from the concerned planning authorities is required for formation of residential sites and other legal compliances will have to be done as per the conditions of the plan approval.

Note: This Legal Opinion is subject to the originality and genuineness of the documents made available.


A.C.NANJA REDDY
Advocate

A.C. Nanja Reddy

B.A., ILB., D.M.E. H.D.C., D.C.M.M.,
Advocate

43/1, 1st Floor, West Park Road,
14th Cross, Malleswaram,
Bangalore - 560 003. Tel. : 080-42199086.
Cell : 9886857979
E-mail : acnanjareddy@yahoo.co.in

06-01-2010
Bangalore.

To

The President,
Telecom Employees' Co-operative Housing Society Ltd.,
No.23, I Floor, Nehrunagar Main Road, Behind Reddy Petrol Bunk,
Sheshadripuram,,
Bangalore - 560 020.

Dear Sir,

Sub: Legal Scrutiny Report (LSR) w. r. t. immovable property bearing Sy.No. 130 measuring 2 Acres 16 Guntas, situated at Hutthanahalli Village, Jala Hobli, Bangalore North(A) Taluk, known as Schedule property for short - more fully described in the Schedule below.

1. DESCRIPTION OF THE SCHEDULE PROPERTY:

All that piece and parcel of property immovable property bearing Sy. No.130, measuring 2 Acres 16 Guntas, situated at Huthannahalli Village, Jala Hobli, Bangalore North (A) Taluk and bounded on the

East By: Property belonging to K.Munishamappa;

West By: Property belonging to Byregowda;

North By: Properties belonging to Veeregowda; and

South By: Properties belonging to Shivanna.

Converted from agricultural to residential purpose vide Order bearing No. ALN:(NA)(JALA):SR:75/2006-07, dated 14-11-2008, issued by the Special Deputy Commissioner, Bangalore District.

2. DETAILS OF THE DOCUMENTS SCRUTINISED:

A. C. Nanja Reddy

- 2(1) Photocopy of the partition deed dated 1-07-1969, registered as Document No.2123/69-70, in the office of the Sub-registrar, Bangalore City.
- 2(2) Photocopy of the Sale deed dated 28-11-2005, registered as Document No. YAN-1-08462-2005-06, stored in CD No. YAND153, on 30-11-2005, in the office of the Senior Sub-registrar, Yelahanka, Bangalore.
- 2(3) The Photocopies of the RTC and Mutation register extract for the year 2005-06, dated 25-01-2007, in favour of Mr.C.V.Manjunatha, issued by the Village Accountant, Bangalore North (A) Taluk, in relation to the Schedule property.
- 2(4) Photocopy of Survey Sketch, with respect to schedule property, issued by Tahsildar, Bangalore North Taluk.
- 2(5) Photocopy of Encumbrance certificates in Form No.16, taken from 1-06-1989 to 7-11-2005, dated 8-11-2005, pertaining to the Schedule property, issued by the Sub registrar, Yelahanka, Bangalore.
- 2(6) Photocopy of the alienation order No. ALN:(NA)(JALA):SR:75/2006-07, dated 14-11-2008, issued by the Special DC, Bangalore District, with respect to the schedule property.
- 2(7) Photocopy of the endorsement bearing No. LRF: (BNA)/79A&79B/: CR:92/2009-10, dated 18-08-2009, issued by the Tahsildar, Bangalore North (A) Taluk, in relation to proceedings initiated under Sections 79(A) and Section 79(B) of KLR Act, 1961, comprising of the Schedule property.
- 2(8) Photocopy of the endorsement bearing No. LRF:CR:86/2005-06, dated 31-05-2005, issued by the Special Tahsildar, Bangalore(A) North Taluk, in relation to Form7(A) -S.48(A) of KLR Act, 1961, comprising of the Schedule property.
- 2(9) Photocopy of the Akarband, dated, issued by the office of the Tahsildar, Bangalore North(A) Taluk.
- 2(10) Photocopy of the family tree affidavit of late Chikka Hanumanthappa, dated 17-04-2006.
- 2(11) Photocopy of MR Nos. 4,5,6,7/86-87, issued by the Talsidar, Bangalore North(A) Taluk.

3. SOURCE OF TITLE:

WHEREAS the Schedule property originally belonged to the family of Chikkahanumanthappa. Later, under the partition deed dated 1-07-1969, registered as Document No.2123/69-70, in the office of the Sub-registrar, Bangalore City, the Schedule property came to the share of Mr. H. Chikkamuniyappa, S/o Chikkahanumanthappa, who along with his legal heirs

A. C. N. - 7 - 1849

sold the same to Mr.C.V.Manjunatha vide Sale deed dated 28-11-2005, registered as Document No. YAN-1-08462-2005-06, stored in CD No. YAND153, on 30-11-2005, in the office of the Senior Sub-registrar, Yelahanka, Bangalore. Accordingly, entries in the mutation register and RTC were transferred in the name of Mr.C.V.Manjunatha to this effect vide MR No. 56/2005-06. Accordingly, he duly got his name entered in all the revenue records of the Village Panchayat as the owner of the Schedule property as per Document No.2(3). The Sketch of the Schedule property is as shown in Document Nos. 2(4). The Schedule property has been converted for residential purposes vide Document No.2(6). There are no pending proceedings initiated under Section 79(A) and 79(B) and there is no tenancy claim with respect to the Schedule property as per Document Nos. 2(7) and 2(8). The Encumbrance certificates taken from 1-06-1989 to 7-11-2005 - Document No. 2(5) show no encumbrance or charge over the schedule property.

4. CERTIFICATE OF OPINION:

On careful scrutiny and perusal of the documents made available, I am of the considered opinion that the present owner - Mr.C.V.Manjunatha is having perfect, clear and marketable title to sell or alienate the Schedule Property in favour of the Society. However, the latest Encumbrance certificate from 7-11-2005 shall be procured to know whether any fresh charge is created on the Schedule property. Further, approval of plan from the concerned planning authorities is required for formation of residential sites and other legal compliances will have to be done as per the conditions of the plan approval.

Note: This Legal Opinion is subject to the originality and genuineness of the documents made available.


A.C.NANJA REDDY
Advocate



To,

JULY 12, 2021

M/s Adarsh Nivaas Private Limited,
Vittal Mallya Road,
Bangalore - 01.

RE: **TITLE SEARCH REPORT OF:**

M/s Adarsh Nivaas Private Limited,
Having its registered office at No.10, Vittal
Mallya Road, Bangalore 560001.

Please refer to your instructions on the captioned matter.

In this connection, we submit our report as under:

We have prepared this report based on the photocopies of the documents forwarded to us believing the same to be/are genuine and we have not conducted searches.

PART-1 DOCUMENTS SCRUTINIZED

SY NO 174 MEASURING (old No 127/P6) 2 ACRES

- 1 Grant order Certificate (Form No.1) dated 18.09.1962, bearing No.LND.SR.1.715/1961-62 issued by The Tahasildar, Devanahalli Taluk issued in the name of Sri Byranna Sy No 127 part of the property bearing Sy No 72.the name was entered as owner and khathedar vide RR.SLN No 828.
- 2 Family tree of Byranna and B. Venkategowda
- 3 Khata mutated in the name of Padmamma W/o Venkatesh Gowda in MR No 8/2005-06
- 4 Sale Deed dated 17.02.2006 registered as document No.14118/2005-06 in the office of the Sub-Registrar Yelahanka.
- 5 Mutation register extract vide MR No 52/2010-2011 issued by the Revenue Authorities





- 6 Sale Deed dated 12.04.2006 registered as document No.6276/2006-07 in the office of the Sub-Registrar Yelahanka
- 7 Katha mutated in the name of Rudraswamy, Mutation Register Extract bearing MR No H25/2011-12 issued by the Revenue Authorities
- 8 Official Memorandum dated 29.04.2014 bearing No ALN: (JALA)SR: 69/2013-14, issued by the Special Deputy Commissioner Bangalore District, Bangalore alongwith conversion sketch
- 9 Sale Deed dated 23.08.2014 registered as document No.2207/2014-15 in the office of the Sub-Registrar Gandhinagar.
- 10 RTC Extract for the period from 1987-88 to 1999-2000 in respect of the Sy No 127 measuring 2 Acres issued by the Revenue Authorities.
- 11 RTC Extract for the period from 2001-02 to 2010-11 in respect of the Sy No 127/P6 measuring 2 Acres issued by the Revenue Authorities
- 12 Computerized RTC from 2011-12, 2015-16 to 2020-21 in respect of Sy.No.174 measuring 2 Acres issued by the Revenue Authorities
- 13 Endorsement dated 12.10.2004 bearing LRF.CR 248/2004-05 issued by the Special Tahasildar, Bangalore North Taluk Bangalore, disclosing that no tenancy claims are received under Sec 80 of Karnataka Land Reforms Act 1961 and under Rule 77A 7(A) of KLR Act 1998 in respect of Sy No 127.
- 14 Endorsement dated 23.11.2020 bearing No. PTCL 147/2020-21 issued by the Assistant Commissioner, Bangalore North Sub Division Bangalore, under the provision of Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978 with regard to the Sy No 174 old no.127.
- 15 Karda, Tippani, Tippani nakalu and Akarband in Sy No 127 to 177 and Revenue Sketch in respect of the Sy No 127 issued by ADLR.





- 16 Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd.
- 17 Encumbrance Certificate from 01.04.2004 to 01.10.2013 for Sy No 127/P6 measuring 2 Acre shows the execution of Sale Deed dated 12.04.2006, registered document No.6276/2006-07
- 18 Encumbrance Certificate from 01.03.2011 to 02.10.2020 for the Sy No 174 measuring 2 Acre and shows the execution of Sale Deed dated 03.09.2014, registered document No.2207/2014-15.
- 19 Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 174 measuring 2 Acre and shows the execution of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.
- 20 Public Notice dated 23.6.2021 published in Indian Express and Kannada Prabha Newspapers

DETAILS OF THE SCHEDULE PROPERTY

"All that piece and parcel of property bearing Survey No 174 (old Sy.No. 127/P6) measuring 2 Acres, situated at Huttanahalli Village, Jala Hobli Bangalore North Taluk, Bangalore District.

East by : Property bearing Sy No 175
West by : Property bearing Sy No 138
North by : Property bearing Sy No.173
South by : Property bearing Sy No.177

We have prepared this report based on the Photocopies of the documents furnished to us.





From the perusal of the documents it is seen the property measuring to an extent of land measuring 2 Acres in Sy.No.127 was part of old Sy.No.72 which was Government land. Sri.Byranna S/o Pillamuniyappa was granted an extent of 2 Acres under Grant Certificate (Form No.1) dated 18.09.1962 Regrant No LNDsRI-715/61-61 issued by The Tahasildar Devanahalli Taluk.

Byranna died intestate and his properties devolved upon his legal heirs, viz., his wife Akkayamma and sons B. Eregowda, B. Venkate Gowda and B. Anjanappa. B. Eregowda, B. Venkate Gowda and B. Anjanappa have partitioned their family properties and revenue records are mutated in their names as could be verified from IHR 207/85-86. The property bearing Sy.No.127 measuring 2 Acres was devolved upon his son B. Venkategowda. After the demise of B. Venkategowda, the katha of the property bearing sy.no.127/p6 was mutated in the name of his wife Padmamma vide MR 8/2005-06.

The Genealogical tree of B. Venkategowda discloses that he is survived by his wife Smt. Padmamma and sons Munegowda and Mukunda Raj, Smt. Padmamma alongwith her sons Munegowda and Mukunda Raj have sold the property in favour of C. Vijay Kumar vide Sale Deed dated 17.2.2006 registered as document No.14118/2005-06 in the office of the Sub-Registrar Yelehanka.

C. Vijay Kumar has sold the property in favour of Rudraswamy vide Sale Deed dated 12.04.2006 registered as document No.6276/2006-07 in the office of the Sub-Registrar Yelehanka.

Later Proceedings were initiated in respect of the property bearing sy.no.127 new NO.174 under Section 136(3) of Karnataka land Revenue Act.





in RRT(2)NA/CR/1060/2009-10 which was subsequently dropped and katha was mutated in the name of Rudraswamy as per MR H25/2011-12.

The said land bearing Sy.No.127/p6 has been assigned with new Sy.No.174 vide phodi order recorded in MR 52/2010-11 and as could be seen from the RTCs from 2011-12 and the name of Rudraswamy continued in the revenue records.

Thereafter Rudraswamy has secured the conversion of said land from agricultural to non agricultural residential purpose vide Official Memorandum 29.04.2014 bearing No ALN: (JALA)SR: 69/2013-14, issued by the Special Deputy Commissioner Bangalore District, Bangalore.

Thus in the above manner stated above Rudrasamy became the absolute owner in possession and enjoyment of the said land bearing Sy.No.127/p6 new No.174 measuring 2 Acres.

Thereafter the said Rudraswamy s/o Hucheeraiah alongwith Adarsh Developers as confirming Party has sold the property bearing sy.no.174 in favour of Adarsh Nivaas Private Limited vide Sale Deed dated 23.08.2014 registered as document No.2207/2014-15 in the office of the Sub-Registrar Gandhinagar.

RTC Extract for the period from 1987-88 to 1999-2000 for Sy.no.127, shows the name of B.Venkategowda

Computerized RTC Extract for the period 2001-02 to 2004-05 for Sy.No.127/P6 measuring 2 Acres shows the names of B.Venkategowda s/o Byranna





Computerized RTC Extract for the period from 2005-06 to 2010-2011 in respect of the Sy.No.127/P6 measuring 2 Acres shows the names of Smt.Padmamma W/o late B.Venkategowda vide MR No.8/2005-06.

Computerized RTC Extract for the period from 2011-12 to 2015-16 to 2020-21, in respect of the Sy.No.174 measuring 2 Acres reflects the assignment of new number to Sy.No.127/P6 vide MR 52/2010-2011 and also the name of Sri. C. Vijay Kumar is reflected in the RTC as owner later on Sri. Rudraswamy S/o Huchecraiah is reflected as owner of the said property vide MR No.H25/2011-12. MR 99/2005-06 reflecting in the name of C. Vijay Kumar is not available

Computerized RTC Extract for the period from 2015-16 to 2020-21, in respect of the Sy.No.174 measuring 2 Acres reflect the name of Rudraswamy s/o Huchecraiah as owner of the said property.

Akarbandh, Survey Sketch, Karda confirms the land extent for Sy No 127. Similarly the conversion sketch and akarbandh issued for sy.no.174 issued by the Revenue Authorities confirms that Sri. Rudraswamy is the owner for an extent of 2 Acres in Sy.No.174.

The Mutation Register extract bearing MR H52/2010-11 issued showing bifurcation of the larger extent in Sy.No.127 to an extent of 2 Acres in the name of Padmini Manjunath as reflected in the present RTC.

Endorsement dated 03.12.2008 bearing LRF.CR 277/2005-06 issued by the Assistant Commissioner, Bangalore North Taluk Bangalore, in respect of Sy No 127/B6 confirms that no applications are pending in Form No.7 under Sec.48(A) of Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act 1998.





Encumbrance Certificate from 01.04.2004 to 01.10.2013 for Sy.No.127/P6 measuring 2 Acres shows the execution of Sale Deed dated 12.04.2006, registered document No.6276/2006-07 but does not reflect the execution of Sale Deed dated 17.02.2006, registered document No.14118/2005-06. Rectified EC is required

Encumbrance Certificate from 01.03.2011 to 02.10.2020 reflects the execution of Sale Deed dated 03.09.2014, registered document No.2207/2014-15.

Encumbrance Certificate from 02.10.2020 to 24.06.2021 reflects the execution of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.

Public Notice has been issued on 23.6.2021 in Indian Express and Kannada Prabha newspapers calling for objections if any and we have not received any objections till date.

As informed by the client, the katha shall be obtained at the time of plan sanction and tax shall be paid accordingly.

FURTHER OPINION:

PART VII: CERTIFICATE

PRESENT OWNER: ADARSH NIVAAS PRIVATE LIMITED.

WHETHER PRESENT OWNER HAS A CLEAR MARKETABLE TITLE?

Yes,

(Subject to discharge of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd)





THE OWNER HAVE MADE OUT A PRIMA FACIE MARKETABLE TITLE OVER THE SCHEDULE PROPERTY, THE COMPANY CAN CREATE EQUITABLE MORTGAGE. AS INFORMED BY THE CLIENT THE KATHA AND TAX SHALL BE PAID AT THE TIME OF OBTAINING PLAN SANCTION

PART VIII: DOCUMENTS TO BE COLLECTED BY BANK FOR CREATION OF EQUITABLE/REGISTERED MORTGAGE OF THE SAID PROPERTY AS PER SUPPLEMENTARY MEMORANDUM OF ENTRY DATED 30.12.2020:

Note: This Report prepared by R&P Partners and submitted herewith is based on review of the copies of the revenue and title documents in respect of the said property as made available to us. The Report must be read in conjunction with and subject to the limitations, restrictions, conditions, cautions and disclaimers stated in the Report.

1. We have inspected / scrutinized the copies of the documents provided to us.
2. No Personal searches have been carried out with regard to the said property. We have only traced the title to the property with the available documents.
3. We assume no responsibility/s liability for any adverse claims, charges on the property that could not be inferred from the documents provided to us.

The contents of this Report are confidential and subject to legal professional privilege. This Report has exclusively been rendered for the benefit of the Client.





To,

July 12, 2021

**M/s Adarsh Nivaas Private Limited,
Vittal Mallya Road,
Bangalore - 01.**

RE: TITLE SEARCH REPORT OF:

M/S Adarsh Nivaas Private Limited,
Having its registered office at No.10, Vittal
Mallya Road, Bangalore 560001.

Please refer to your instructions on the captioned matter.
In this connection, we submit our report as under:

We have prepared this report based on the photocopies of the documents forwarded to us believing the same to be/are genuine and we have not conducted searches.

PART-1 DOCUMENTS SCRUTINIZED

SY NO 175 MEASURING 3 ACRES 35 Guntas

- 1 Grant order Certificate (Form No.1) dated 05.12.1959 issued by The Tahasildar Devanahalli Taluk issued in the name of Sri Pilla Muniyappa, Sy No 72 and re-survey No 127.
- 2 Partition Deed dated 10.06.1959 registered as document No 653/59-60 in the office of the Sub-Registrar, Devanahalli (partition between Byranna, Annayappa, Hanumanthrayappa, Anantharamiah, and Krishna children of Pilla Muniyappa).
- 3 Phodi vide ASLR DPR 22/70-71 allotted re survey number Sy No 156.
- 4 Index of lands and Records of Rights in RR No. 738.
- 5 IHC NO 207/85-86
- 6 IHC 186/2006-07
- 7 MR No 246/2006-07
- 8 Mutation Register Extract bearing MR No 3/2010-11 issued by the Revenue Authorities





- 9 Mutation Register Extract bearing MR No 52/2010-11 issued by the Revenue Authorities.
- 10 Memorandum of Release Deed dated 12.4.2010 registered as Document No.7/2010-11
- 11 Family tree of Hanumantharayappa, Subbegowda, Munegowda, Bhyranna
- 12 Official Memorandum dated 24.06.2011 bearing No ALN(J)SR 10/2011-12, issued by the Special Deputy Commissioner Bangalore District, Bangalore.
- 13 Sale Deed dated 22.08.2011 registered as document No.2371/2011-12 in the office of the Sub-Registrar Gandhinagar.
- 14 RTC Extract for the period from 1978-89 to 2000-01 in respect of the Sy No 156 measuring 4 Acres issued by the Revenue Authorities.
- 15 RTC Extract for the period from 2001 to 2002 to 2005-06 and for the period from 2006-07 to 2011-12 in respect of the Sy No 156 measuring 4 Acres issued by the Revenue Authorities
- 16 Karda Tippani nakalau in Sy No 175 and Revenue Sketch in respect of the Sy No 127 issued by the Revenue Authorities
- 17 Endorsement dated 03.12.2008 bearing LRF.CR 86/2005-06 issued by The Assistant Commissioner, Bangalore North Taluk Bangalore, under sec 48(A) Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act 1998 in respect of Sy No 156.
- 18 Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd.
- 19 Encumbrance Certificate from 01.06.1989 to 31.03.2005 for Sy No 156 measuring 4 Acre
- 20 Encumbrance Certificate from 01.04.1990 to 31.03.2004 for Sy No 156 measuring 4Acre.





- 21 Encumbrance Certificate from 01.04.2004 to 22.04.2011 for Sy No 175 measuring 4Acres.
- 22 Encumbrance Certificate from 01.03.2011 to 02.10.2020 for the Sy No 175 (old No 156)
- 23 Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 175 shows the execution of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.
- 24 Public Notice dated 23.6.2021 published in Indian Express and Kannada Prabha Newspapers.

DETAILS OF THE SCHEDULE PROPERTY

"All that piece and parcel of property bearing Survey No 175 (old sy No 156) measuring 3 Acres 35 Guntas situated at Huttanahalli Village, Jala Hobli Bangalore North Taluk, Bangalore District.

East by : Meesaganahalli Village Boarder
West by : Land bearing Sy No 174
North by : Land bearing Sy No.127,171,172 &173
South by : Land bearing Sy No.176

We have prepared this report based on the Photocopies of the documents furnished to us.

Originally the property measuring 4 Acres in Sy.No.72 of Huttanahalli village was granted in favour of Sri.PillaMuniyappa as could be seen from Grant order Certificate (Form No.1) dated 05.12.1959 issued by The Tahasildar Devanahalli Taluk in the name of Sri Pilla Muniyappa. Subsequently afore said property was allotted with resurvey number 127.

Later during the lifetime of Sri.PillaMuniyappa his children Sri.Byranna, Sri.Annayappa, Sri.Hanumantharayappa, Sri.Anantharamaiah and Sri.Krishnappa partitioned all their joint family properties including Sy.No.127 by virtue of the Partition Deed dated 10.06.1959 registered as Document No 653/59-60 in the office of the Sub-Registrar, Devanahalli wherein Sy.No.127 measuring 1 Acre 13 Guntas allotted to the share of Sri.Bhyranna, 27 Guntas allotted to the share of Sri.Annayappa and an extent of 2 Acres has





been allotted jointly to the share of Sri.Hanumantharayappa, Sri. Anantharamaiah and Sri.Krishnappa.

Further, Sri. Hanumantharayappa, Sri. Anantharamaiah and Sri. Krishnappa have orally partitioned and Sy.No.127 measuring 2 Acres has been allotted to the share of Sri. Hanumtharayappa.

Thereafter Sy.No.72, resurvey No.127 has been allotted with re survey number Sy No 156 measuring 4 Acres in the name of Sri.PillaMuniyappa, as per Phodi vide No.ASLR DPR 22/70-71. Accordingly katha has been mutated in the name of Sri.PillaMuniyappa as per Index of Lands and Record of Rights as per RR No.378.

After the death of above said Sri.Bhyranna, Sri.Annayappa and Sri.Hanumantharayappa, katha of Sy.No.156 measuring 1 Acre 13 Guntas has been mutated in the name of Si.B.Eregowda s/o Bhyranna vide IHC No.207/85-86, katha of Sy.No.156 measuring 27 Guntas has been mutated in the name of Sri. Subbegowda s/o Sri.Annayappa vide 186/2006-07 and katha of Sy.No.156 measuring 2 Acres has been mutated in the name of Sri.Smt. Akkamma w/o Sri.Hanumantharayappa vide M.R. No.246/06-07.

Thereafter as per the order dated 25.9.2008 issued by the Assistant Commissioner Bangalore North Sub Division in RRT/BNR/CR/274/08-09 and as per MR No.3/2010-11 Sy.No.156 measuring 4 Acres along with other properties has been incorporated in Sy.No.127 jointly in the names Sri.B.Eregowda, Sri.Subbegowda and Smt.Akkamma.

Later as per order of the Tahsildar, Bangalore North (Additional) Taluk dated 07.12.2010 vide Phodi:CR:10910-11, Sy.No.127 has been assigned with new Sy.No.175 measuring to an extent of 3 Acres 35 Guntas i.e. the Schedule Property jointly in the names Sri.B.Eregowda, Sri.Subbegowda and Smt.Akkamma,

Sri.B.Eregowda, Sri.Subbegowda and Smt.Akkamma have secured the conversion of said land from agricultural to non agricultural residential purpose vide Official Memorandum 24.06.2011 bearing No ALN(J)SR 10/2011-12, issued by the Special Deputy Commissioner Bangalore District, Bangalore.





Thus in the above manner stated above Sri.B.Eregowda s/o Bhyranna, Sri.Subbegowda s/o Annayappa and Smt.Akkamma w/o Hanumantharayappa became the absolute owners in possession and enjoyment of the said land bearing Sy.No.127 new No.175 measuring 3 Acres 35 Guntas.

Family tree of Hanumantharayappa s/o Pillamuniyappa discloses the name of his wife Akkamma and daughters Radhamma, Rukmini Anjanamma and sons K.H. Shivanna, K.H. Govindappa, K.H.Gopala Krishna, K.H. Chandrashekar and K.H.Chikkanjinappa, K.H. Devaraj. However the family tree does not disclose the details of the children of K.H. Shivanna, K.H. Govindappa, K.H.Gopala Krishna, K.H. Chandrashekar and K.H.Chikkanjinappa, K.H. Devaraj.

Memorandum of Release Deed dated 12.4.2010 registered as Document No.7/2010-11 is executed by Radhamma, Rukmini since deceased by her daughters Ashwini and Rashmi, Anjanamma, K.H. Shivanna's daughters Shylaja, Rajeshwari Shilpa and K.H. Govindappa's daughter Shashikala releasing all their rights, title and interest in the joint family properties in favour of K.H. Shivanna, K.H. Govindappa, K.H.Gopala Krishna, K.H. Chandrashekar and K.H.Chikkanjinappa, K.H. Devaraj.

Family tree of Ere Gowda s/o Bhyranna discloses the name of his wife Vijayamma and children Lakshmidevi, Saraswathi, Sriram and Gayathri who have also joined as Vendors in the aforesaid sale deed.

Family tree of Subbegowda s/o Annayappa reflects the names of his wife Hanumakka and children Umadevi, Ambuja and Mahendra who have executed as vendors in the aforesaid sale deed.

Family tree of Munegowda s/o Annayappa discloses the names of his wife Chandramma and daughter Nayana. Daughter of Annayappa namely Ashwathamma has also joined as vendor in the aforesaid sale deed.

B.Eregowda s/o Byranna alongwith his wife Vijayamma and children Lakshmidevi, Saraswathi, Sriram and Gayathri, B Anjanappa s/o Byranna and his son Pratap, Sri.Subbegowda alongwith wife Hanumakka and children Umadevi, Ambuja and Mahendra, Munegowda alongwith his wife Chandramma and daughter Nayana, Ashwathamma d/o Annayappa and Smt.Akkamma alongwith her sons K.H. Shivanna and his son Krishnamurthy, K.H. Govindappa and his





sons Manjunath and Vidyasagar, K.H. Gopala Krishna and his son Hariprasad and Bharath, K.H. Chandrashekar and his daughter Nandini, K.H. Devaraj and his children Hemanth and Anu have sold the property bearing Sy.No.175 measuring 3 Acres 35 Guntas in favour of Adarsh Nivaas Private Limited vide Sale Deed dated 22.08.2011 registered as document No.2371/2011-12 in the office of the Sub-Registrar Gandhinagar.

Anantharamaiah s/o Pillamuniyappa's legal heirs, viz., Umadevi w/o late Nanjamari, Sunil Kumar and Praveen Kumar sons of Nanjamari (son of Anantharamaiah), Shamanna s/o Anantharamaiah and his son Vinay, Krishnappa s/o Pillamuniyappa and his son Ashwathaiah have also signed as consenting witnesses in the aforesaid sale deed. Family tree of Anantharamaiah and Krishnappa both sons of Pillamuniyappa is not available.

RTC Extract for the period from 1978-89 to 2000-01 in respect of the Sy No 156 measuring 4 Acres, shows the name of PillaMuniyappa

Computerized RTC Extract for the period 2001 to 2002 to 2005-06 and for the period from 2006-07 to 2019-20 in respect of the Sy No 156 measuring 4 Acres shows the names of Sri.B.Eregowda, Sri.Subbegowda and Smt.Akkamma MR No.52/2010-11.

Karda, Tippani nakalau for Sy No 175 and Revenue Sketch in respect of the Sy No 127 New Sy.No.175 issued by the Revenue authorities confirms the land extent for Sy No 127 New Sy.No.175.

Endorsement dated 03.12.2008 bearing LRP.CR 86/2005-06 issued by The Assistant Commissioner, Bangalore North Taluk Bangalore, under sec 48(A) Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act 1998 in respect of Sy No 156, confirms that no applications are pending in Form No.7 under Sec.48(A) of Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act.

Encumbrance Certificate from 01.06.1989 to 31.03.2005, from 01.04.1990 to 31.03.2004 for Sy No 156 measuring 4 Acre and Encumbrance Certificate from 01.04.2004 to 22.04.2011 for Sy No 175 measuring 4 Acres show nil transactions and nil encumbrances for the subject property.





Encumbrance Certificate from 01.04.2004 to 01.10.2013 for Sy.No.127/P6 measuring 2 Acres shows the execution of Sale Deed dated 12.04.2006, registered document No.6276/2006-07 but does not reflect the execution of Sale Deed dated 17.02.2006, registered document No.14118/2005-06. Rectified EC is required.

Encumbrance Certificate from 01.03.2011 to 02.10.2020 reflects the execution of Sale Deed dated 03.09.2014, registered document No.2207/2014-15.

Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 175 shows the execution of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.

Public Notice has been issued on 23.6.2021 in Indian express and Kannada prabha newspapers calling for objections if any and we have not received any objections till date.

As informed by the client, the katha shall be obtained at the time of plan sanction and tax shall be paid accordingly.

FURTHER OPINION:

PART VII: CERTIFICATE

PRESENT OWNER: ADARSH NIVAAS PRIVATE LIMITED.

WHETHER PRESENT OWNER HAS A CLEAR MARKETABLE TITLE?

Yes,

(Subject to discharge of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd)

THE OWNER HAVE MADE OUT A PRIMA FACIE MARKETABLE TITLE OVER THE SCHEDULE PROPERTY, THE COMPANY CAN CREATE EQUITABLE MORTGAGE.





AS INFORMED BY THE CLIENT THE KATHA AND TAX SHALL BE PAID AT THE TIME OF OBTAINING PLAN SANCTION

PART VIII: DOCUMENTS TO BE COLLECTED BY BANK FOR CREATION OF EQUITABLE/REGISTERED MORTGAGE OF THE SAID PROPERTY AS PER SUPPLEMENTARY MEMORANDUM OF ENTRY DATED 30.12.2020:

Note: This Report prepared by R&P Partners and submitted herewith is based on review of the copies of the revenue and title documents in respect of the said property as made available to us. The Report must be read in conjunction with and subject to the limitations, restrictions, conditions, cautions and disclaimers stated in the Report.

1. We have inspected / scrutinized the copies of the documents provided to us.
2. No Personal searches have been carried out with regard to the said property. We have only traced the title to the property with the available documents.
3. We assume no responsibility/s liability for any adverse claims, charges on the Property that could not be inferred from the documents provided to us.

The contents of this Report are confidential and subject to legal professional privilege. This Report has exclusively been rendered for the benefit of the Client.

Thanking you,
Yours faithfully,
For R & P Partners

KR GANESH
Partner,
C: /adarsu





To,

July 12, 2021

M/s Adarsh Nivaas Private Limited,
Vittal Mallya Road,
Bangalore - 01.

RE: TITLE SEARCH REPORT OF:

M/S Adarsh Nivaas Private Limited,
Having its registered office at No.10, Vittal
Mallya Road, Bangalore 560001.

Please refer to your instructions on the captioned matter.
In this connection, we submit our report as under:

We have prepared this report based on the photocopies of the documents
forwarded to us believing the same to be/are genuine and we have not
conducted searches.

PART-1 DOCUMENTS SCRUTINIZED

SY NO 176 (Old Sy No.154) MEASURING 1 ACRES 38 Guntas.

- 1 As per inheritance the name was entered in all the revenue records as owner and khathedar vide RR 1060 (belonged to Pillanjanappa S/o Munishamappa).
- 2 Family tree of Pillanjanappa
- 3 Sale Deed dated 04.11.2006 registered as document No.20208/2006-07 in the office of the Sub-Registrar Yalahanka, Bangalore.
- 4 Phodi durasthi of the property Sy. No.127 was allotted re survey number Sy No 154. Orderd by the court of the Assistant Commissioner Bangalore North in RRT(BNA) CR247/08-09 dated 25/09/2008.
- 5 Mutation Registrar Extract bearing No M.R.3/2010-2011 issued by the Village Accountant.
- 6 Mutation Registrar Extract bearing No M.R.10/2010-2011 issued by the Village Accountant.





- 7 Katha mutated in the name of Rudraswamy vide M.R. NO.H27/2012-13
- 8 Official Memorandum dated 29.04.2014 bearing No ALN (JALA)SR:71/2013-14, issued by the Special Deputy Commissioner Bangalore District, Bangalore.
- 9 Sale Deed dated 23.08.2014 registered as document No.2208/2014-15 in the office of the Sub-Registrar Gandhinagar.
- 10 RTC Extract for the period from 1978-89 to 2000-01 in respect of the Sy.No. 154 measuring 2 Acres, shows the name of Channaveeraiah
- 11 RTC Extract for the period from 2001 to 2002 to 2005-06 and for the in respect of the Sy No 154 measuring 2 Acres issued by the Revenue Authorities.
- 12 RTC Extract for the period from 2015-16 to 2020-21 and for the in respect of the Sy No 176 measuring 2 Acres issued by the Revenue Authorities.
- 13 Tippani/Survey Records and Revenue Sketch in Sy No 127 and Revenue Sketch in respect of the Sy No 127 issued by ADLR.
- 14 Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd
- 15 Encumbrance Certificate from 01.04.2005 to 05.01.2006 for Sy No 154 measuring 4Acre.
- 16 Encumbrance Certificate from 01.04.2014 to 01.10.2020 for the Sy No 176(old No 154)
- 17 Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 176 shows the execution of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.
- 18 Public Notice dated 23.6.2021 published in Indian Express and Kannada Prabha Newspapers.





DETAILS OF THE SCHEDULE PROPERTY

*All that piece and parcel of property bearing Survey No 176 (old sy No 154) measuring 1 Acre, 38 Guntas situated at Huttanahalli Village, Jala Hobli Bangalore North Taluk, Bangalore District.

East by : Remaining portion of property Sy No 176
West by : Land bearing Sy No 177
North by : Land bearing Sy No.175
South by : Land bearing Sy No.128

We have prepared this report based on the Photocopies of the documents furnished to us.

Originally the property measuring 2 Acres in Sy.No.154 of Huttanahalli village was belonged to Sri.Pillanjanappa s/o Munishamappa, who acquired the same by way of inheritance as could be seen from RR No.1060.

Later Pillanjanappa representing as kartha of his HUF alongwith his children Chandrappa and Sunandamma and grandchildren Santosh and Harish has sold the property bearing Sy.No.154 measuring 2 Acres in favour of Sri. Rudraswamy s/o late Sri. Huchcraiah vide Sale Deed dated 12.04.2006 registered on 04.11.2006 as document No.20208/2006-07 in the office of the Sub-Registrar Yalahanka, Bangalore. Family tree of Pillanjanappa confirms the details of his legal heirs.

Further after phodi durasthi the property bearing Sy.No.154 measuring 2 Acres has been allotted with survey number 176 measuring to an extent of 1 Acre 38 Guntas in the name of Sri. Rudraswamy vide Mutation Registrar Extract bearing No MR.H27/2012-2013.

Thereafter Sri.Rudraswamy s/o late Sri.Huchcraiah has secured the conversion of said land from agricultural to non agricultural residential purpose vide Official Memorandum dated 29.04.2014 bearing No ALN(JALA)SR:71/2013-14, issued by the Special Deputy Commissioner Bangalore District, Bangalore

Thus in the above manner stated above Sri.Rudraswamy s/o late Sri.Huchcraiah became the absolute owner in possession and enjoyment of the said land bearing Sy.No.154, new Sy.No.176 measuring to an extent of 1 Acre 38 Guntas.





Thereafter the said Rudraswamy w/o Hucheeraiah alongwith Adarsh Developers as confirming Party has sold the property Sy.No.154, new Sy.No.176 measuring to an extent of 1 Acre 38 Guntas in favour of Adarsh Nivaas Private Limited vide Sale Deed dated 23.08.2014 registered as document No.2208/2014-15 in the office of the Sub-Registrar Gandhinagar

RTC Extract for the period from 1978-89 to 2000-01 in respect of the Sy.No. 154 measuring 2 Acres, shows the name of Channaveeraiah

Computerized RTC Extract for the period 2001 to 2002 to 2005-06 in respect of the Sy.No.154 measuring 2 Acres shows the names of Sri.Channaveeraiah.

Computerized RTC Extract for the period 2015-16 to 2020-21 in respect of the Sy.No.176 measuring 2 Acres shows the names of Sri.Channaveeraiah.

Tippani/Survey Records and Revenue Sketch in Sy No 127 and Revenue Sketch in respect of the Sy No 127 issued by the Revenue authorities confirms the land extent for Sy No 127 New Sy.No.176.

Encumbrance Certificate from 01.04.2005 to 05.01.2006 for Sy No 154 measuring 4 Acres show nil transactions and nil encumbrances for the subject property.

Encumbrance Certificate from 01.04.2014 to 01.10.2020 for Sy.No.154, New Sy.No.176 measuring 1 Acre 38 Guntas shows the execution of the Sale Deed dated 23.08.2014 registered as document No.2208/2014-15 in the office of the Sub-Registrar Gandhinagar.

Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 176 shows the execution of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.

Public Notice has been issued on 23.6.2021 in Indian Express and Kannada Prabha newspapers calling for objections if any and we have not received any objections till date.

As informed by the client, the katha shall be obtained at the time of plan sanction and tax shall be paid accordingly.





FURTHER OPINION:
PART VII: CERTIFICATE

PRESENT OWNER: ADARSH NIVAAS PRIVATE LIMITED.

WHETHER PRESENT OWNER HAS A CLEAR MARKETABLE TITLE?

Yes,

(Subject to discharge of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd)

THE OWNER HAVE MADE OUT A PRIMA FACIE MARKETABLE TITLE OVER THE SCHEDULE PROPERTY, THE COMPANY CAN CREATE EQUITABLE MORTGAGE.

AS INFORMED BY THE CLIENT THE KATHA AND TAX SHALL BE PAID AT THE TIME OF OBTAINING PLAN SANCTION

PART VIII: DOCUMENTS TO BE COLLECTED BY BANK FOR CREATION OF EQUITABLE/REGISTERED MORTGAGE OF THE SAID PROPERTY AS PER SUPPLEMENTARY MEMORANDUM OF ENTRY DATED 30.12.2020:

Note: This Report prepared by R&P Partners and submitted herewith is based on review of the copies of the revenue and title documents in respect of the said property as made available to us. The Report must be read in conjunction with and subject to the limitations, restrictions, conditions, cautions and disclaimers stated in the Report.

1. We have inspected / scrutinized the copies of the documents provided to us.
2. No Personal searches have been carried out with regard to the said property. We have only traced the title to the property with the available documents.
3. We assume no responsibility/s liability for any adverse claims, charges on the property that could not be inferred from the documents provided to us.

The contents of this Report are confidential and subject to legal professional privilege. This Report has exclusively been rendered for the benefit of the Client.

Thanking you,
Yours faithfully,
For R & P Partners
K.R. GANESH
Partner
C. Adarsh





To,

July 12, 2021

M/s Adarsh Nivaas Private Limited,
Vittal Mallya Road,
Bangalore - 01.

RE: **TITLE SEARCH REPORT OF:**

M/S Adarsh Nivaas Private Limited,
Having its registered office at No.10, Vittal
Mallya Road, Bangalore 560001.

Please refer to your instructions on the captioned matter.
In this connection, we submit our report as under:

We have prepared this report based on the photocopies of the documents forwarded to us believing the same to be/are genuine and we have not conducted searches.

PART-1 DOCUMENTS SCRUTINIZED

SY NO 177 MEASURING (old No 127) 2 ACRES 16 GUNTAS

- 1 Grant order Certificate (Form No.1) dated 18.09.1962, bearing No.LND.SR.1.715/1961-62 issued by The Tahasildar, Devanahalli Taluk issued in the name of Sri chikkamunishyamappa, Sy No 127 part of the property bearing Sy No 72.the name was entered as owner and khathedar vide RR.SLN No 852.
- 2 The katha change in the name of Pilla Anjanappa by inherited vide RR No. 1060.
- 3 Family tree of Pillanjanappa
- 4 Phoded and allotted re survey number Sy No 127/B7.
- 5 Sale Deed dated 12.04.2006 registered on 04.11.2006 registered as document No.20208/2006-07 in the office of the Sub-Registrar Yelahanka.
- 6 Phodi and dusrasthi in No. CR 109/2009-10 dated 07.12.2010 the said property bearing Sy No 127/B7 was allotted new sy No 177.
- 7 Mutation register vide MR 52/2010-11





- 8 Katha mutated in the name of Rudraswamy, Mutation Register Extract bearing MR No H24/2011-12 issued by the Revenue Authorities
- 9 Official Memorandum dated 29.04.2014 bearing No ALN: (JALA)SR: 70/2013-14, issued by the Special Deputy Commissioner Bangalore District, Bangalore.
- 10 Sale Deed dated 23.08.2014 registered as document No.2210/2014-15 in the office of the Sub-Registrar Gandhinagar.
- 11 RTC Extract for the period from 1983-84 to 1999-2000 in respect of the Sy No 127 measuring 2 Acres 20 gunta issued by the Revenue Authorities.
- 12 RTC Extract for the period 2011-12, 2015-16 to 2020-21 in respect of the Sy No 177 measuring 2 Acres 16 guntas issued by the Revenue Authorities
- 13 Endorsement dated 23.11.2020 bearing No. PTCL 147/2020-21 issued by the Assistant Commissioner, Bangalore North Sub Division Bangalore, under the provision of Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978 with regard to the Sy No 127.
- 14 Tippani nakalau and Akarband in Sy No 127 to 177 and Revenue Sketch in respect of the Sy No 127 issued by ADLR.
- 15 Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd.
- 16 Encumbrance Certificate from 01.04.2004 to 01.10.2013 for Sy No 127/B7 measuring 2 Acre 20 guntas and shows the execution of Sale Deed dated 18.04.2006, registered document No.20208/2006-07.
- 17 Encumbrance Certificate from 01.03.2011 to 02.10.2020 for the Sy No 127/B7 new No.177 measuring 2 Acre 16 guntas and shows the execution of Sale Deed dated 03.09.2014, registered document No.2210/2014-15.





18 Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 177 shows the execution of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.

19 Public Notice dated 23.6.2021 published in Indian Express and Kannada Prabha Newspapers.

DETAILS OF THE SCHEDULE PROPERTY

"All that piece and parcel of property bearing Survey No 177 (old sy No 127/B7) measuring 2 Acres 16 Guntas, 02 Guntas situated at Huttanahalli Village, Jala Hobli Bangalore North Taluk, Bangalore District.

East by : Property bearing Sy No 176
West by : Property bearing Sy No 138
North by : Property bearing Sy No.174,& 175
South by : Property bearing Sy No.128

We have prepared this report based on the Photocopies of the documents furnished to us.

From the perusal of the documents it is seen the property measuring to an extent of land measuring 2 Acres 20 Guntas in Sy.No.127 was part of old Sy.No.72 which was Government land. Sri.Chikkamunishyamappa S/o Byrappa was granted an extent of 2 Acres under Grant Certificate (Form No.1) dated 18.09.1962 Regrant No LNDsRI-715/61-61 issued by The Tahasildar Devanahalli Taluk.

After his demise, his son Pillanjanappa inherited the property as per RR1060 and the property bearing Sy.No.127 was resurveyed and numbered as Sy.No.127/B7 as could be seen from the RTCs.

Later Pillanjanappa representing as kartha of his HUF alongwith his children Chandrappa and Sunandamma and grandchildren Santosh and Harish has sold the property in favour of Rudraswamy s/o Huchéeraiah vide Sale Deed dated 12.04.2006 registered on 04.11.2006 registered as document No.20208/2006-07 in the office of the Sub-Registrar Yelahanka.

Later as per order of the Tahsildar, Bangalore North (Additional) Taluk dated 07.12.2010 vide Phodi:CR:109/10-11, Sy.No.127 has been assigned with new Sy.No.177 and the extent of land was found to be measuring to an extent of 2 Acres 16 Guntas i.e. the Schedule





Property in the name of Rudraswamy and also recorded in mutation register bearing MR 52/2010-11.

Proceedings were initiated in respect of the property bearing sy.no.127 new NO.177 under Section 136(3) of Karnataka land Revenue Act in RRT(2)NA/CR/1060/2009-10 which was subsequently dropped and by order dated 7.5.2010 and katha was mutated in the name of Rudraswamy as per MR H24/2011-12 in all the revenue records.

Rudraswamy secured the conversion of said land from agricultural to non agricultural residential purpose vide Official Memorandum dated 29.04.2014 bearing No ALN: (JALA)SR: 70/2013-14, issued by the Special Deputy Commissioner Bangalore District, Bangalore.

Thus in the above manner stated above Sri.Rudraswamy became the absolute owner in possession and enjoyment of the said land bearing Sy.No.127/B7 new No.177 measuring 2 Acres 16 Guntas.

Thereafter the said Sri.Rudraswamy s/o Hucheeraiah alongwith Adarsh Developers as confirming Party has sold the property bearing sy.no.177 in favour of Adarsh Nivaas Private Limited vide Sale Deed dated 23.08.2014 registered as document No.2210/2014-15 in the office of the Sub-Registrar Gandhinagar.

RTC Extract for the period from 1983-84 to 1999-2000 in respect of the Sy No 127/B7 in the name of Pillanjanappa.

Computerized RTC Extract for the period 2011-12, 2015-16 in respect of the Sy No 177 measuring 2 Acres 16 Guntas shows the names of Sri. Pillanjanappa as per MR No.52/2010-11 and thereafter Sri.Rudraswamy as per H24/2011-12.

Tippani nakalau and Akarband in Sy No 127 to 177 and Revenue Sketch in respect of the Sy No 127 issued by ADLR.

Endorsement dated 23.11.2020 bearing No. PTCL 147/2020-21 issued by the Assistant Commissioner, Bangalore North Sub Division Bangalore, under the provision of Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978 with regard to the Sy No 127.





Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd

Encumbrance Certificate from 01.04.2004 to 01.10.2013 for Sy No 127/B7 measuring 2 Acre 20 guntas and shows the execution of Sale Deed dated 18.04.2006, registered document No.20208/2006-07 from Pillanjanappa and others to Rudraswamy.

Encumbrance Certificate from 01.03.2011 to 02.10.2020 for the Sy No 127/B7 measuring 2 Acre 20 guntas and shows the execution of Sale Deed dated 03.09.2014, registered document No.2210/2014-15 from Rudraswamy to Adarsh Nivaas Private Limited.

Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 177 shows the execution of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.

Public Notice has been issued on 23.6.2021 in Indian Express and Kannada Prabha newspapers calling for objections if any and we have not received any objections till date

As informed by the client, the katha shall be obtained at the time of plan sanction and tax shall be paid accordingly.

FURTHER OPINION:

PART VII: CERTIFICATE

PRESENT OWNER: ADARSH NIVAAS PRIVATE LIMITED.

WHETHER PRESENT OWNER HAS A CLEAR MARKETABLE TITLE?

Yes,

(Subject to discharge of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd)





THE OWNER HAVE MADE OUT A PRIMA FACIE MARKETABLE TITLE OVER THE SCHEDULE PROPERTY, THE COMPANY CAN CREATE EQUITABLE MORTGAGE.

AS INFORMED BY THE CLIENT THE KATHA AND TAX SHALL BE PAID AT THE TIME OF OBTAINING PLAN SANCTION

PART VIII: DOCUMENTS TO BE COLLECTED BY BANK FOR CREATION OF EQUITABLE/REGISTERED MORTGAGE OF THE SAID PROPERTY;

AS PER SUPPLEMENTARY MEMORANDUM OF ENTRY DATED 30.12.2020:

Note: This Report prepared by R&P Partners and submitted herewith is based on review of the copies of the revenue and title documents in respect of the said property as made available to us. The Report must be read in conjunction with and subject to the limitations, restrictions, conditions, cautions and disclaimers stated in the Report.

1. We have inspected / scrutinized the copies of the documents provided to us.
2. No Personal searches have been carried out with regard to the said property. We have only traced the title to the property with the available documents.
3. We assume no responsibility/s liability for any adverse claims, charges on the Property that could not be inferred from the documents provided to us.

The contents of this Report are confidential and subject to legal professional privilege. This Report has exclusively been rendered for the benefit of the Client.

Thanking you,
Yours faithfully,
For R & P Partners

K.R. GANESH
Partner
Ct. Yadarsh





The Credit Manager
HDFC Ltd,
HDFC House,
No.51, Kasturba Road,
Bangalore-560001

6 June 2017

Dear Sir/Madam,

RE: TITLE SEARCH REPORT OF: PADMINI MANJUNATH hereinafter referred to as 'OWNER' and developed by M/s.ADARSH NIVAAS PRIVATE LIMITED, a Company, represented by its Director B.M.Karunesh (hereinafter referred to as 'DEVELOPER').

Please refer to your instructions on the captioned matter.
In this connection, we submit our report as under:

We have prepared this report based on the photocopies of the documents forwarded to us believing the same to be/are genuine and we have not conducted searches.

PART-I.DOCUMENTS SCRUTINISED
Sy.No.112/1 measuring 39 Guntas

1. The RTC Extracts for the period from 1968-69 to 2001-02 in respect of land bearing Sy.No.112/1 measuring 2 Acres 37 Guntas, issued by the Revenue Authorities.
2. Partition Deed dated 25.1.1977, registered as Document No.1697/1976-77, in the office of the Sub-Registrar, Devanahalli, wherein 39 Guntas each in Sy.No.112/1.
3. Mutation Register Extract bearing MR No.56/1995-96, issued by the Revenue Authorities.
4. Mutation Register Extract bearing MR No.7/1994-95.
5. The RTC Extracts for the period from 2002-03 to 2013-14 in respect of land bearing Sy.No.112/1 measuring 2 Acres 37 Guntas, issued by the Revenue Authorities.





6. Sale Deed dated 24.7.2007, registered as Document No.27679/ 2006-07, in the office of the Sub-Registrar, Yelahanka.
7. Hissa Tippani for Sy No.112 issued by ADLR.
8. Mutation Register Extract bearing MR No.263/2006-07 , issued by the Village Accountant.
9. Official Memorandum bearing No.ALN (NA) JALA:SR:117/200809 dated 15.6.2009, issued by the Special Deputy Commissioner, Bangalore District, Bangalore.
10. Joint Development Agreement dated 31.3.2011, registered as Document No.5/2011-12, in the office of the Sub-Registrar, Jala, Bangalore, with M/s.Adarsh Nivaas Private Limited, a Company, represented by its Director B.M.Karunesh. As per the JDA, Owner and the Developer are entitled to 31% : 69% respectively.
11. GPA dated 31.3.2011, registered as Document No.1/2011-12, in the office of the Sub-Registrar, Jala, to and in favour of B.M.Jayeshankar and B.M.Karunesh (Directors of M/s.Adarsh Nivaas Private Limited).
12. Relinquishment deed dated 3.12.2013, registered as Document No.2935/2013-14, in the office of the Sub-Registrar, Gandhinagar, Jala.
13. Plan Approval Letter dated 19.12.2013, issued by BIAAPA, confirms that development plan has been approved by the said authority, with regard to Sy.Nos.111/1, 111/2, 112/1, 112/2, 122, 123/1, 123/3, 123/4, 126/1, 171, 172, 173, totally measuring 24 Acres 5 1/4 Guntas.
14. Development Plan dated 19.12.2013, bearing LP No.17/2012-13, issued by BIAAPA, for residential purposes.
15. NOC dated 12.11.2013, issued by KSPCB, confirms that they have no objection for establishment to construct residential Villas with 106 Villas (GF+1UF+TF), in respect of Sy.Nos.111/1, 111/2, 112/1, 112/2, 122, 123/1, 123/3, 123/4, 126/1, 171, 172 & 173 of Huttanahalli Village,
16. NOC dated 3.10.2013, issued by State Level Environment Impact Assessment Authority, Karnataka,





17. House/Land Tax Assessment in Form No.9 (Rule-28), for the year 2013-14, issued by the Chikkajala Village Panchayat, in the name of M/s.Adarsh Nivaas Private Limited, for Sy.No.112/1 measuring 38 Guntas.
18. Tax Demand Register Extract in Form No.11 (Rule-30), for the year 2013-14, issued by the Chikkajala Village Panchayat, in the name of M/s.Adarsh Nivaas Private Limited, for for Sy.No.112/1 measuring 38 Guntas.
19. Encumbrance Certificate from 1.4.1960 to 31.7.1986, from 1.8.1986 to 31.5.1989, from 1.4.2004 to 15.9.2016, for Sy.No.112/1 measuring 39 Guntas.
20. Encumbrance Certificate from 15.9.2016 to 2.6.2017.

PART-II.DETAILS OF THE PROPERTY (SCHEDULE PROPERTY):

"All that piece and parcel of converted Property bearing Sy.No.112/1, measuring 39 Guntas, situated at Huttanahalli Village, Jala Hobli, Bangalore North Taluk and bounded on;

East by : Property belonging to M/s.Bangalore Best Realty (P)Ltd;

West by : Land belonging to Motappa and Hanumantharayappa now belonging to H.G.Krishnappa;

North by : Property belonging to M/s.Bangalore Best Realty (P)Ltd;

South by : Land belonging to M/s.Bangalore Best Realty (P)Ltd"

PART-III: STATUS OF THE PROPERTY: Residential

PART-IV: PURPOSE OF LOAN: LAP





PART V: FLOW OF TITLE OF SAID PROPERTY / OBSERVATIONS:

Sy.No.112/1 measuring 39 Guntas

We have prepared this report based on the Photocopies of the Documents furnished to us.

From the perusal of the RTC Extracts for the period from 1968-69 to 1986-87 in respect of land bearing Sy.No.112/1 measuring 2 Acres 37 Guntas, issued by the Revenue Authorities, reveals that that one Munishamappa son Muniyappa was the owner (in Column No.9) and Srinivasappa, Muniyappa and Anjinappa as cultivator (in Column No.12) to the said land at relevant periods of time.

It appears that after the demise of Munishamappa, his family members namely 1.Anjanappa, 2.Thammannappa and 3.Krishnappa have succeed to all his estate including the said land bearing Sy.No.112/1 measuring 2 Acres 37 Guntas.

Thereafter, the aforesaid family members of Late.Munishamappa @ Kuduregere Munishamappa viz., 1.Anjanappa, 2.Thammannappa and 3.Krishnappa have partitioned the joint family Properties including the said land bearing Sy.No.112/1 measuring 2 Acres 37 Guntas, in terms of a Partition Deed dated 25.1.1977, registered as Document No.1697/1976-77, in the office of the Sub-Registrar, Devanahalli, wherein 39 Guntas each in Sy.No.112/1 came to be allotted to the share of 1.Anjanappa, 2.Thammannappa and 3.Krishnappa and Khata in respect of their respective portions stood transferred in their names, vide Mutation Register Extract bearing MR No.56/1995-96, issued by the Revenue Authorities.





The aforesaid Anjanappa died intestate leaving behind him his family members 1.Srinivasappa, 2.Hanumantharayappa and 3.Basavaraju, 4.Sharadamma have succeed to all his estate including the said land bearing Sy.No.112/1 measuring 39 Guntas and Khata and the Revenue Records came to be mutated in the name of his sons Srinivasappa, Hanumantharayappa and Basavaraju, vide Mutation Register Extract bearing MR No.7/1994-95.

Thereafter, the aforesaid Srinivasappa, Hanumantharayappa, Basavaraju and Sharadamma have entered into a partition Deed dated 12.12.2005 (unregistered), wherein the land measuring 39 Guntas in Sy.No.112/1 was allotted to the share of Basavaraju.

Thereafter, the aforesaid Basavaraju along with his children viz.,Shoba, B.Suresh and Ravi Kumar have sold the said land measuring 39 Guntas in Sy.No.112/1 to and in favour of Padmini Manjunath, in terms of a Sale Deed dated 24.7.2007, registered as Document No.27679/2006-07,in the office of the Sub-Registrar, Yelahanka. (In the said Sale deed dated 24.7.2007, Srinivasappa, Hanumantharayappa and Sharadamma have also joined as Consenting Witnesses).

Mutation Register Extract bearing MR No.263/2006-07 , issued by the Village Accountant, confirms the execution of aforesaid Sale deed dated 24.7.2007.

Family Tree of Basavaraju (S/o.Late Anjanappa) issued by the Village Accountant, Huttanahalli Revenue Circle, Jala Hobli, Bangalore North Taluk reveals that the family of Basavaraju consist of himself and his wife Rathnamma and children Shoba, Suresh and Ravi @ Ravi Kumar as his family members.





Official Memorandum bearing No.ALN (NA) JALA:SR:117/200809 dated 15.6.2009, issued by the Special Deputy Commissioner, Bangalore District, Bangalore, confirms that land bearing Sy.No.112/1 measuring 39 Guntas along with other lands have been converted from agricultural to non-agricultural residential purposes.

Thereafter, the said Padmini Manjunath being the owner for land bearing Sy.No.112/1 measuring 39 Guntas (along with M/s Bangalore Best Realty (P) Ltd who is the owner of other adjacent Properties) with an intent to develop the aforesaid land along with other properties into residential buildings/Villas, have entered into Joint Development Agreement dated 31.3.2011, registered as Document No.5/2011-12, in the office of the Sub-Registrar, Jala, Bangalore, with M/s.Adarsh Nivaas Private Limited, a Company, represented by its Director B.M.Karunesh. As per the JDA, Owner and the Developer are entitled to 31% : 69% respectively. (Common Doc) Subsequently, Padmini Manjunath along with the said M/s.Bangalore Best Realty (P) Ltd., have jointly executed GPA dated 31.3.2011, registered as Document No.1/2011-12, in the office of the Sub-Registrar, Jala, to and in favour of B.M.Jayeshankar and B.M.Karunesh (Directors of M/s.Adarsh Nivaas Private Limited).

The Relinquishment deed dated 3.12.2013, registered as Document No.2935/2013-14, in the office of the Sub-Registrar, Gandhinagar, Jala, executed by B.M.Karunesh on behalf of M/s.Bangalore Best Realty (P) Ltd and Padmini Manjunath, confirms that they have released and relinquished their right, title and interest in the land bearing Sy.No.171 (Old Sy.No.127/B2-1) measuring 389.63 Sq.Mtrs to and in favour of Chikkajala Village Panchayat. (Common Doc)





RTC Extracts for the period from 1968-69 to 1987-88, from 1988-89 to 1998-99, in respect of Sy.No.112/1 measuring 2 Acres 37 Guntas, issued by the Revenue Authorities, reveals the name of Munishamappa, later Thammannappa, Anjanappa (later his son Basavaraju), Gowramma (W/o.Krishnappa) and others and presently B.V.Dharma Prakash as owner to the said land at relevant periods of time. (Common Doc)

Computerised RTC Extracts for the period from 2001-02 to 2010-11, in respect of Sy.No.112/1 measuring 2 Acres 37 Guntas, issued by the Revenue Authorities, reveals the name of B.V.Dharma Parakash as owner to (an extent of 1 Acre 38 Guntas) and Padmini Manjunath as owner to (an extent of 39 Guntas) to the said land at relevant periods of time.(Common Doc)

Hissa/Re-Survey Tippani for Sy.No.112/1 issued by the Tahsildar, Bangalore North Taluk, is available. (Common Doc) Endorsement dated 3.12.2008, bearing No.LRF.CR.871/2008-09, issued by the Special Tahsildar, Bangalore North Taluk, confirms that there are no application pending in Form No.7 under Sec.48(A) of Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act 1998, in respect of Sy.Nos.111/1, 112/1, 112/2, 122, 123/1.

Endorsement dated 2.1.2012, issued by the Additional Tahsildar, Bangalore North Taluk, confirms that there are no application pending in Form No.7 under Sec.48(A) of Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act 1998, in respect of Sy.Nos.111/1 to 111/3, 112/1 to 112/4, 122, 124, 126/1 to 126/4.





Endorsement bearing No.LRF.79(A)402/1995-96, issued by the Additional Tahsildar, Bangalore North Taluk, confirms that there are no proceedings pending under Sec 79(A) & (B) of Karnataka Land Reforms Act 1961, in respect of Sy.Nos.111/1 to 111/3, 112/1 to 112/4, 122, 124, 126/1 to 126/4.

Plan Approval Letter dated 19.12.2013, issued by BIAAPA, confirms that development plan has been approved by the said authority, with regard to Sy.Nos.111/1, 111/2, 112/1, 112/2, 122, 123/1, 123/3, 123/4, 126/1, 171, 172, 173, totally measuring 24 Acres 5 1/4 Guntas.

Development Plan dated 19.12.2013, bearing LP No.17/2012-13, issued by BIAAPA, for residential purposes.

NOC dated 12.11.2013, issued by KSPCB, confirms that they have no objection for establishment to construct residential Villas with 106 Villas (GF+1UF+TF), in respect of Sy.Nos.111/1, 111/2, 112/1, 112/2, 122, 123/1, 123/3, 123/4, 126/1, 171, 172 & 173 of Huttanahalli Village,

NOC dated 3.10.2013, issued by State Level Environment Impact Assessment Authority, Karnataka, is available.

House/Land Tax Assessment in Form No.9 (Rule-28), for the year 2013-14, issued by the Chikkajala Village Panchayat, in the name of M/s.Adarsh Nivaas Private Limited, for Sy.No.112/1 measuring 39 Guntas.

Tax Demand Register Extract in Form No.11 (Rule-30), for the year 2013-14, issued by the Chikkajala Village Panchayat, in the name of M/s.Adarsh Nivaas Private Limited, for Sy.No.112/1 measuring 39 Guntas.

Tax paid receipt dated 22.7.2013, for the year 2013-14, issued by the Village Panchayth, in respect of Sy.Nos.111/1 to 111/3, 112/1 to 112/4, 122, 124, 126/1 to 126/4.



Encumbrance Certificate from 1.4.1960 to 31.7.1986, from 1.8.1986 to 31.5.1989, from 1.4.2004 to 15.9.2014, and from 15.9.2014 to 2.6.2017 for Sy.No.112/1 measuring 39 Guntas are available for perusal.

FURTHER OPINION:

PART VII: CERTIFICATE

PRESENT OWNER: PADMINI MANJUNATH

WHETHER PRESENT OWNER HAS A CLEAR MARKETABLE TITLE ?

Yes,

WHETHER HDFC BANK CAN CREATE A MORTGAGE ON THE PROPERTY ?

Yes,

THE OWNER HAS MADE OUT A PRIMA FACIE MARKETABLE TITLE OVER THE SCHEDULE PROPERTY. THE COMPANY CAN CREATE EQUITABLE MORTGAGE

PART VIII: Documents to be collected by HDFC for creation of Equitable/Registered Mortgage of the said property:

Sy.No.112/1 measuring 39 Guntas:

1. The RTC Extracts for the period from 1968-69 to 2001-02 in respect of land bearing Sy.No.112/1 measuring 2 Acres 37 Guntas, issued by the Revenue Authorities. (Certified Copy and Photocopy)
2. Partition Deed dated 25.1.1977, registered as Document No.1697/1976-77, in the office of the Sub-Registrar, Devanahalli, wherein 39 Guntas each in Sy.No.112/1. (Certified Copy)
3. Mutation Register Extract bearing MR No.56/1995-96, issued by the Revenue Authorities. (Photocopy)
4. Mutation Register Extract bearing MR No.7/1994-95. (Certified Copy)





5. The RTC Extracts for the period from 2002-03 to 2013-14 in respect of land bearing Sy.No.112/1 measuring 2 Acres 37 Guntas, issued by the Revenue Authorities. (Original)
6. Sale Deed dated 24.7.2007, registered as Document No.27679/ 2006-07, in the office of the Sub-Registrar, Yelahanka. (Original)
7. Hissa Tippani for Sy No.112 issued by ADLR. (Certified Copy)
8. Mutation Register Extract bearing MR No.263/2006-07 , issued by the Village Accountant. (Original)
9. Official Memorandum bearing No.ALN (NA) JALA:SR:117/200809 dated 15.6.2009, issued by the Special Deputy Commissioner, Bangalore District, Bangalore. (Photocopy)
10. Encumbrance Certificate from 1.4.1960 to 31.7.1986, from 1.8.1986 to 31.5.1989, from 1.4.2004 to 15.9.2016, for Sy.No.112/1 measuring 39 Guntas. (Original/ Photocopy)
11. Encumbrance Certificate from 15.9.2016 to 2.6.2017.(Original)

For R & P Partners

Partner

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The Credit Manager
HDFC Ltd,
HDFC House,
No.51, Kasturba Road,
Bangalore-560001.

6 June 2017

Dear Sir/ Madam,

RE: TITLE SEARCH REPORT OF: PADMINI MANJUNATH,
hereinafter referred to as
'OWNER' and developed by
M/s.ADARSH NIVAAS PRIVATE
LIMITED, a Company, represented
by its Director B.M.Karunesh
(hereinafter referred to as
DEVELOPER).

Please refer to your instructions on the captioned matter.
In this connection, we submit our report as under:

We have prepared this report based on the photocopies of the documents
forwarded to us believing the same to be/are genuine and we have not
conducted searches.

PART-I.DOCUMENTS SCRUTINISED

Old Sy.No.127/1, measuring 2 Acres

1. Mutation Register Extract bearing MR No.31/1985-86, issued by the Revenue Authorities.
2. Records of Rights bearing RR No.1074, issued by the Revenue Authorities.
3. Sale deed dated 3.3.1964, registered as Document No.2945/1963-64, in the office of the Sub-Registrar, Devanahalli.
4. Mutation Register Extract bearing MR No.27/1985-086, issued by the Revenue Authorities.
5. RTC Extracts for the period from 1978-79 to 1999-2000, in respect of Sy.No.127/1 measuring 2 Acres, issued by the Revenue Authorities.





Sy.No.127/2 measuring 2 Acres:-

1. Mutation Register Extract bearing MR No.32/1985-86, issued by the Revenue Authorities.
2. Records of Rights bearing RR No.1072, issued by the Revenue Authorities.
3. Mutation Register Extract bearing MR No.30/1985-86, issued by the Revenue Authorities.

Sy.No.127 measuring 3 Acres 28 Guntas:-

1. Partition deed dated 10.6.1959, registered as Document No.653 /1959-60, in the office of the Sub-Registrar, Devanahalli.
2. Family Tree of Late.Pillamuniyappa dated 29.1.1998, issued by the Village Accountant.
3. Family Tree of Late.Byranna dated 26.5.2007, issued by the Village Accountant.
4. Panchayat Parikat dated 15.1.1985, executed among Eeregowda and his brothers B.Venkatesh Gowda and Anjanappa (sons of Late.Byranna).
5. Panchayat Parikat dated 20.10.1998, between Eeregowda and Anjanappa.
6. Mutation Register Extract bearing MR No.9/1999-2000, issued by the Village Accountant.
7. IHC/MR No.11/1998-99, issued by the Village Accountant.

Sy.No.171 (Old No.127/B2-1) measuring 2 Acres

1. RTC Extracts for the period from 1978-79 to 1982-83, from 1996-97 to 1997-98, for Sy.No.127/1 (later Sy.No.127/B2-1) measuring 2 Acres, issued by the Revenue Authorities.





2. Sale deed dated 15.9.2006, registered as Document No.15242/2006-07, in the office of the Sub-Registrar, Yelahanka. Kindly furnish the full and complete sheets of the Sale deed.
3. Mutation Register Extract bearing MR No.271/2006-07, issued by the Village Accountant.

Sy.No.172 (Old No.127/1) measuring 2 Acres

1. Sale deed dated 15.9.2006, registered as Document No.15247/2006-07, in the office of the Sub-Registrar, Yelahanka.
2. Mutation Register Extract bearing MR No.272/2006-07, issued by the Village Accountant.
3. Computerised RTC for the period from 2001-02 to 2005-06, from 2007-08 to 2009-10, in respect of Sy.No.127/1 measuring 2 Acres, issued by the Revenue Authorities.

Sy.No.173 (Old No.127/P3) measuring 3 Acres 28 Guntas

1. RTC Extracts for the period from 1997-98 to 2000-01, for Sy.No.127 (later No.127/B-2-5) and later Sy.No.127/P3, measuring 4 Acres, issued by the Revenue Authorities.
2. Sale deed dated 15.9.2006, registered as Document No.15248/2006-07, in the office of the Sub-Registrar, Yelahanka.
3. Mutation Register Extract bearing MR No.273/2006-07, issued by the Village Accountant.
4. Family Tree of Eeregowda dated 9.8.2006, issued by the Village Accountant.
5. GPA dated 15.9.2006 executed by Sanjeevamma to and in favour of her husband B.Eere Gowda.

Common Documents:-

1. Mutation Register Extract bearing MR No.112/2009-10, issued by the Village Accountant.





2. Official Memorandum bearing ALN:(Jaala)SR.43/2010-11, dated 18.5.2011, issued by the Special Deputy Commissioner, Bangalore District, Bangalore.
3. Joint Development Agreement dated 31.3.2011, registered as Document No.5/2011-12, in the office of the Sub-Registrar, Jala, Bangalore.
4. GPA dated 31.3.2011, registered as Document No.1/2011-12, in the office of the Sub-Registrar, Jala.
5. Relinquishment deed dated 3.12.2013, registered as Document No.2935/2013-14, in the office of the Sub-Registrar, Gandhinagar, Jala.
6. Index of Lands and Records of Rights for Sy.No.127/127/1 issued by the Revenue Authorities.
7. Hissa/Re-Survey Tippani for Sy.No.127 issued by on behalf of the Tahsildar.
8. Endorsement dated 3.3.2011, bearing No.LRF(BNA)CR.341, issued by the issued by the Assistant Commissioner, Bangalore North Sub-Division.
9. Plan Approval Letter dated 19.12.2013, issued by BIAAPA.
10. Development Plan dated 19.12.2013, bearing LP No.17/2012-13, issued by BIAAPA.
11. NOC dated 12.11.2013, issued by KSPCB.
12. NOC dated 3.10.2013, issued by State Level Environment Impact Assessment Authority, Karnataka.
13. House/Land Tax Assessment in Form No.9 (Rule-28), for the year 2013-14 and Tax Demand Register Extract in Form No.11 (Rule-30), for the year 2013-14, issued by the Chikkajala Village Panchayat, both issued by the Chikkajala Village Panchayat, in the name of M/s.Adarsh Nivaas Private Limited, for Sy.No.171 measuring 2 Acres.





14. House/Land Tax Assessment in Form No.9 (Rule-28), for the year 2013-14 and Tax Demand Register Extract in Form No.11 (Rule-30), for the year 2013-14, both issued by the Chikkajala Village Panchayat, in the name of M/s.Adarsh Nivaas Private Limited, for for Sy.No.172 measuring 2 Acres.
15. House/Land Tax Assessment in Form No.9 (Rule-28), for the year 2013-14 and Tax Demand Register Extract in Form No.11 (Rule-30), for the year 2013-14, both issued by the Chikkajala Village Panchayat, in the name of M/s.Adarsh Nivaas Private Limited, for for Sy.No.173 measuring 3 Acres 28 Guntas.
16. Tax paid receipt dated 22.7.2013, for the year 2013-14, issued by the Village Panchayat, in respect of Sy.Nos.111/1 to 111/3, 112/1 to 112/4, 122, 124, 123/3, 123/4, 126/1 to 126/4, 171 etc.
17. Encumbrance Certificates from 1.4.1959 to 31.7.1986, from 1.8.1986 to 31.6.1989, from 1.6.1989 to 31.3.2004, for Sy.No.127/1 measuring 2 Acres.
18. Encumbrance Certificates from 1.4.1945 to 31.7.1986, from 1.8.1986 to 31.5.1989, from 1.6.1989 to 31.3.2005, from 1.4.2005 to 6.5.2006, for Sy.No.127/P3 measuring 4 Acres.
19. Encumbrance Certificates from 1.4.2004 to 25.2.2014, for Sy.No.127/1 measuring 2 Acres.
20. Encumbrance Certificates from 1.4.2006 to 15.9.2014, for Sy.No.127/B2-1 measuring 2 Acres.
21. Encumbrance Certificate from 15.9.2014 to 2.6.2017.

PART-II.DETAILS OF THE PROPERTY (SCHEDULE PROPERTY):

"All that piece and parcel of converted Property bearing Old Sy.No.127/B2-1, New Sy.No.171 measuring 2 Acres, situated at Huttanahalli Village, Jala Hobli, Bangalore North Taluk and bounded on;

East by : Land bearing Sy.No.127;
West by : Land bearing Sy.No.172;
North by : Land bearing Sy.No.123;
South by : Land bearing Sy.No.175;





*All that piece and parcel of converted property bearing Old Sy.No.127/1, New Sy.No.172 measuring 2 Acres, situated at Huttanahalli Village, Jala Hobli, Bangalore North Taluk and bounded on;

East by : Land bearing Sy.No.171;
West by : Land bearing Sy.No.173;
North by : Land bearing Sy.No.123;
South by : Land bearing Sy.No.175;

*All that piece and parcel of converted property bearing Old Sy.No.127/P3, New Sy.No.173 measuring 3 Acres 28 Guntas, situated at Huttanahalli Village, Jala Hobli, Bangalore North Taluk and bounded on;

East by : Land bearing Sy.No.172;
West by : Land bearing Sy.Nos.138 & 126;
North by : Land bearing Sy.No.123;
South by : Land bearing Sy.No.174"

PART-III: STATUS OF THE PROPERTY: Residential

PART-IV: PURPOSE OF LOAN: LAP

PART V: FLOW OF TITLE OF SAID PROPERTY/OBSERVATIONS:

Old Sy.No.127/1, measuring 2 Acres

We have prepared this report based on the Photocopies of the Documents furnished to us.

From the perusal of the documents it is seen that the land measuring 2 Acres in Sy.No.127/1, originally belonged to one Gundamma (W/o. Annayappa), she having acquired the same by the Order of the Assistant Commissioner, bearing No.AM.SD.26/1959-60, dated 25.5.1959, as evident from the Mutation Register Extract bearing MR No.31/1985-86 and Records of Rights bearing RR No.1074, both issued by the Revenue Authorities. However, copy of the Order is not available.

Thereafter, the said Gundamma had sold the said land bearing Sy.No.127/1 measuring 2 Acres to and in favour of Eeregowda (S/o. Byranna) in terms of a Sale deed dated 3.3.1964, registered as Document No.2945/1963-64, in the office of the Sub-Registrar, Devanahalli.





Mutation Register Extract bearing MR No.27/1985-086, issued by the Revenue Authorities, confirms the execution of aforesaid Sale deed dated 3.3.1964.

RTC Extracts for the period from 1978-79 to 1999-2000, in respect of Sy.No.127/1 measuring 2 Acres, issued by the Revenue Authorities, reveals the name of Gundamma, later Eeregowda as owner to the said land at relevant periods of time.

Sy.No.127/2 measuring 2 Acres:-

The land measuring 2 Acres in Sy.No.127/1 was originally belonged to Muniyamma (W/o.Chikkappa), she having acquired the same by the Order of the Assistant Commissioner, bearing No.A4.SD.26/1959-60, dated 25.5.1959, as evident from the Mutation Register Extract bearing MR No.32/1985-86 and Records of Rights bearing RR No.1072, issued by the Revenue Authorities. Copy of the Order is not available.

Thereafter, the said Muniyamma had sold the said land bearing Sy.No.127/1 measuring 2 Acres to and in favour of Eeregowda (S/o.Byranna), in terms of a Sale deed dated 5.3.1964, registered as Document No.2944/1963-64, in the office of the Sub-Registrar, Devanahalli. Copy of the same is not available.

Mutation Register Extract bearing MR No.30/1985-86, issued by the Revenue Authorities, confirms the execution of aforesaid Sale deed dated 5.3.1964.

It appears that after Phodi Sy.No.127/1 measuring 2 Acres was assigned as Sy.No.127/B2-1 and same was allotted to Muniyamma (W/o.Chikkappa) later, same stood transferred to the name of Eeregowda, vide RTC Extract Extract for the period from 1978-79 to 1982-83, from 1996-97 to 1997-98, issued by the Revenue Authorities.

Sy.No.127/p-3 measuring 3 Acres 28 Guntas:-

It appears that the land measuring 4 Acres in Sy.No.127 was granted by the Tahsildar, Devanahalli in favour of Pillamuniyappa, vide Grant Certificate bearing No.SPL.SRI.67/1946-47. Copy of the same is not available.





It appears that after the demise of Pillamuniyappa, his family members namely 1.Byranna, 2.Annayappa, 3.Hanumantharayappa, 4.Anantharamappa & 5.Krishnappa succeed to the said land bearing Sy.No.127/3 measuring 4 Acres and Khata and the Revenue Records were mutated in the name of one of his son Byranna. Kindly furnish the proof of documents.

Thereafter, the aforesaid 1.Byranna, 2.Annayappa, 3.Hanumantharayappa, 4.Anantharamappa & 5.Krishnappa have partitioned the joint family Properties including the said land bearing Sy.No.127/3, in terms of a Partition deed dated 10.6.1959, registered as Document No.653/1959-60, in the office of the Sub-Registrar, Devanahalli, wherein said land bearing Sy.No.127/3 measuring 4 Acres was allotted to below said parties as detailed below:-

- a. Portion of land measuring 1 Acre 13 Guntas in Sy.No.127/3 (as per 'A' Schedule) was allotted to the share of Byranna.
- b. Portion of land measuring 23 Guntas in Sy.No.127/3 (as per 'B' Schedule) was allotted to the share of Annayappa.
- c. Portion of land measuring 2 Acres in Sy.No.127/3 (as per 'C' Schedule) was allotted to the share of 1.Hanumantharayappa, 2.Anantharamappa & 3.Krishnappa .

Family Tree of Late.Pillamuniyappa dated 29.1.1998, issued by the Village Accountant, is available.

It appears that after the demise of said Byranna (S/o.Late.Pillamuniyappa), said land bearing Sy.No.127 measuring 1 Acre 13 Guntas devolved to his family members namely 1.Eeregowda, 2.Venkatesh Gowda and 3.Anjanappa.

Family Tree of Late.Byranna dated 26.5.2007, issued by the Village Accountant, confirms that his family members viz.,Akkayamma (wife and deceased) and children 1.Eeregowda, 2.Venkatesh Gowda and 3.Anjanappa and further, confirms that their respective family members.

The said Eeregowda (S/o.Late.Byranna) being the owner for Sy.No.127/1 (2 Acres) and Sy.No.127/2 (2 Acres) who acquired the same from his earlier owners Gundamma and Muniyamma in terms of two Sale deeds herein referred to above.





Thereafter, the aforesaid Eeregowda and his brothers B.Venkatesh Gowda and Anjanappa (sons of Late.Byranna) have partitioned the joint family Properties including the said land bearing Sy.No.127/1 (2 Acres), 127/2 (2 Acres) and Sy.No.127 (4 Acres), in terms of a Panchayat Parikat dated 15.1.1985, wherein aforesaid lands bearing Sy.Nos.127/1 (2 Acres), 127/2 (2 Acres) & 127 (4 Acres) along with other Properties (as per 'A' Schedule) came to be allotted to the share of Eeregowda.

Note:- It is not clear how Eeregowda became entitled to entire land in Sy.No.127/3 measuring 4 Acres excluding other legal heirs of Late. Pillamuniyappa viz., Annayappa, Hanumantharayappa and Anantharamappa. However, in the execution of Sale deed dated 15.9.2006, Reg Doc.No.15248/2006-07 (herein referred to below) the said persons have joined as Consenting Witnessess.

By virtue of the aforesaid Panchayat Parikat dated 15.1.1985, land bearing Sy.No.127/1 (2 Acres) along with Sy.Nos.127/2 (2 Acres) & 127 (4 Acres) were allotted to the share of Eeregowda, later the said Eeregowda has given the said land bearing Sy.No.127/1 measuring 2 Acres to and in favour of his brother Anjanappa, in terms of a Exchange deed (unregistered) in form of Panchayat Parikat dated 20.10.1998.

Mutation Register Extract bearing MR No.9/1999-2000, issued by the Village Accountant, confirms the execution of aforesaid Exchange deed in form of Panchayat Parikat dated 20.10.1998.

The aforesaid one of the allottee Venkate Gowda (S/o.Late.Byranna) expired on 19.10.1994, leaving behind him, his family members viz.,Padmamma (wife) and children 1.Madegowda, 2.Mukunda and 3.Raja as his legal heirs succeed to the estate left behind by Venkate Gowda.

It appears that the Revenue Records with regard to Sy.No.127 measuring 4 Acres continued in the name of Venkate Gowda (which was allotted to the share of Eeregowda), later the aforesaid Eeregowda). Accordingly the said Eeregowda initiated proceedings in RRT (CR)360/1998-99, dated 20.2.1999 before the Tahsildar for transferring the Khata in respect of said land in his name, accordingly with the consent of family members of Late.Venkate Gowda and Anjanappa, Khata with regard to Sy.No.127 measuring 4 Acres transferred to the name of Eeregowda, as evident from the IHC/MR No.11/1998-99, issued by the Village Accountant.





Thus, in the manner stated above, Eeregowda became the absolute owner in possession and enjoyment of the the said land bearing Sy.No.127 measuring 4 Acres and Sy.No.127/2 measuring 2 Acres.

Thereafter, the aforesaid Eeregowda and his family members, along with Anjanappa and others have sold the said land bearing Sy.No.127/B2-1, 127/1 & 127/P3, in terms of Three Sale deeds as detailed below:-

Sy.No.171 (Old No.127/B2-1) measuring 2 Acres

It appears that after Phodi Sy.No.127/1 measuring 2 Acres was assaigned as Sy.No.127/B2-1 and same was allotted to Muniyamma (W/o.Chikkappa) later, same stood transferred to the name of Eeregowda, vide RTC Extract Extract for the period from 1978-79 to 1982-83, from 1996-97 to 1997-98, issued by the Revenue Authorities.

Thereafter, the said 1.Eeregowda along with his family members viz.,2.Sanjeevamma represented by her GPA holder Eeregoeda, 3.Vijayamma, 4.Lakshmi Devi, 5.Saraswathamma, 6.Srirama, 7.Gayathri have sold the said land bearing Sy.No.127/B2-1 measuring 2 Acres to and in favour of Padmini Manjunath, in terms of a Sale deed dated 15.9.2006, registered as Document No.15242/2006-07, in the office of the Sub-Registrar, Yelahanka. (Kindly furnish the full and complete sheets of the Sale deed)

Mutation Register Extract bearing MR No.271/2006-07, issued by the Village Accountant, confirms the execution of aforesaid Sale deed dated 15.9.2006.

Sy.No.172 (Old No.127/1) measuring 2 Acres

By virtue of aforesaid Exchange deed (unregistered) in form of Panchayat Parikat dated 20.10.1998 Anjanappa (S/o.Late Byranna) became the owner for Sy.No.127/1 measuring 2 Acres, thereafter, the aforesaid 1.Eeregowda and his family members along with Anjanappa and his son Vikram have sold the same to and in favour of Padmini Manjunath, in terms of a Sale deed dated 15.9.2006, registered as Document No.15247/2006-07, in the office of the Sub-Registrar, Yelahanka.

Mutation Register Extract bearing MR No.272/2006-07, issued by the Village Accountant, confirms the execution of aforesaid





Sale deed dated 15.9.2006.

Computerised RTC for the period from 2001-02 to 2005-06, from 2007-08 to 2009-10, in respect of Sy.No.127/1 measuring 2 Acres, issued by the Revenue Authorities, reveals the name of Anjanappa and presently Padmini Manjunath as owner to the said land at relevant periods of time. Sy.No.173 (Old No.127/P3) measuring 3 Acres 28 Guntas

The said Eeregowda being the owner for an extent of 4 Acres in Sy.No.127 (later No.127/B-2-5) and later same has been assigned as Sy.No.127/P3, vide RTC Extracts for the period from 1997-98 to 2000-01, issued by the Revenue Authorities.

Thereafter, the said Eeregowda along with his family members (as Vendors) and 1.Anantharamaiah, 2.Krishnappa, 3.Subbe Gowda and 4.H.Shivanna (as Consenting Witnessess) have sold the said land bearing Sy.No.127/P3 measuring 4 Acres to and in favour of Padmini Manjunath, in terms of a Sale deed dated 15.9.2006, registered as Document No.15248/2006-07, in the office of the Sub-Registrar, Yelahanka.

Mutation Register Extract bearing MR No.273/2006-07, issued by the Village Accountant, confirms the execution of aforesaid Sale deed dated 15.9.2006.

Family Tree of Eeregowda dated 9.8.2006, issued by the Village Accountant, confirms that his family members viz., Sanjeevamma (wife) and children 1.Vijayamma, 2.Lakshmi Devi, 3.Saraswathamma, 4.Srirama and 5.Gayathri.

GPA dated 15.9.2006 executed by Sanjeevamma to and in favour of her husband B.Eere Gowda, authorising him to execute a Sale deed (with regard to Sy.No.127/B2-1 measuring 2 Acres and Sy.No.127/P3 measuring 4 Acres) in favour of Padmini Manjunath on her behalf.

Common Documents:-

It appears that the Village Accountant by his Letter/Shara dated 7.11.2008, bearing No.TQ.BN(A)DPR.14/2008-09, the said land in Sy.No.127/B2-1, 127/1 & 12/P3 have been phoded and assigned as following New Survey Numbers:-

- i) Sy.No.127/B2-1 assigned as New Sy.No.171 measuring 2 Acres.
- ii) Sy.No.127/1 assigned as New Sy.No.172 measuring 2 Acres.
- ii) Sy.No.127/P3 assigned as New Sy.No.173 measuring 3 Acres 28 Guntas, as evident from the Mutation Register Extract bearing MR No.112/2009-10, issued by the Village Accountant.





The said Padmini Manjunath secured the conversion of land bearing Sy.No.171 (2 Acres), Sy.No.172 (2 Acres) and Sy.No.173 (3 Acres 28 Guntas) from agricultural to non agricultural residential purposes, vide Official Memorandum bearing ALN:(Jaala)SR.43/2010-11, dated 18.5.2011, issued by the Special Deputy Commissioner, Bangalore District, Bangalore.

Thereafter, the said Padmini Manjunath being the owner for land bearing Sy.No.171, 172 & 173 along with other Properties with M/s.Bangalore Best Realty (P) Ltd who is the owner of other adjacent Properties, with an intent to develop the aforesaid land along with other properties into residential buildings/Villas and have entered into Joint Development Agreement dated 31.3.2011, registered as Document No.5/201112, in the office of the SubRegistrar, Jala, Bangalore, with M/s.Adarsh Nivaas Private Limited, a Company, represented by its Director B.M.Karunesh. As per the JDA, Owner and the Developer are entitled to 31% : 69% respectively. (Common Doc)

Subsequently, the said M/s.Bangalore Best Realty (P) Ltd., along with Padmini Manjunath have jointly executed GPA dated 31.3.2011, registered as Document No.1/201112, in the office of the SubRegistrar, Jala, to and in favour of B.M.Jayeshankar and B.M.Karunesh (Directors of M/s.Adarsh Nivaas Private Limited).(Common Doc)

Relinquishment deed dated 3.12.2013, registered as Document No.2935/2013-14, in the office of the SubRegistrar, Gandhinagar, Jala, executed by B.M.Karunesh on behalf of M/s.Bangalore Best Realty (P) Ltd and Padmini Manjunath, confirms that they have released and relinquished their right, title and interest in the land bearing Sy.No.171 (Old Sy.No.127/B2-1) measuring 389.63 Sq.Mtrs to and in favour of Chikkajala Village Panchayat. (Common Doc)

Index of Lands and Records of Rights for Sy.No.127/127/1 issued by the Revenue Authorities are available for perusal.

Hissa/Re-Survey Tippani for Sy.No.127 issued by on behalf of the Tahsildar, confirms that the Sy.No.127 was phoded on 8.9.1947 and same was bifurcated into three portions viz., 127/1 (was allotted to Byranna), 127/2 (was allotted to Annayya) & 127/3 (was allotted to Hanumantharayappa, Anantharamaiah and Krishnappa).





Endorsement dated 3.3.2011, bearing No.LRF(BNA)CR.341, issued by the issued by the Assistant Commissioner, Bangalore North Sub-Division, confirms that there are no proceedings pending under Sec 79(A) & (B) of Karnataka Land Reforms Act 1961, in respect of Sy.No.173 measuring 3 Acres 28 Guntas.2 Acres.

Endorsement dated 28.8.2005, bearing No.LRF.CR.277/ 2005-06, issued by the Special Tahsildar, Bangalore North Taluk, confirms that there are no application pending in Form No.7 under Sec.48(A) of Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act 1998, in respect of Sy.No.127.

Endorsement dated 3.3.2011, bearing No.LRF.(BNA)CR.340/2010-11, issued by the Assistant Commissioner, Bangalore North Sub-Division, confirms that there are no proceedings pending under Sec 79(A) & (B) of Karnataka Land Reforms Act 1961, in respect of Sy.No.127 measuring 2 Acres.

Plan Approval Letter dated 19.12.2013, issued by BIAAPA, confirms that development plan has been approved by the said authority, with regard to Sy.Nos.111/1, 111/2, 112/1, 112/2, 122, 123/1, 123/3, 123/4, 126/1, 171, 172, 173, totally measuring 24 Acres 5 1/4 Guntas.

Development Plan dated 19.12.2013, bearing LP No.17/2012-13, issued by BIAAPA, for residential purposes.

NOC dated 12.11.2013, issued by KSPCB, confirms that they have no objection for establishment to construct residential Villas with 106 Villas (GF+1UF+TF), in respect of Sy.Nos.111/1, 111/2, 112/1, 112/2, 122, 123/1, 123/3, 123/4, 126/1, 171, 172 & 173 of Huttanahalli Village.

NOC dated 3.10.2013, issued by State Level Environment Impact Assessment Authority, Karnataka, is available.

House/Land Tax Assessment in Form No.9 (Rule-28), for the year 2013-14 and Tax Demand Register Extract in Form No.11 (Rule-30), for the year 2013-14, issued by the Chikkajala Village Panchayat, both issued by the Chikkajala Village Panchayat, in the name of M/s.Adarsh Nivaas Private Limited, for Sy.No.171 measuring 2 Acres.





House/Land Tax Assessment in Form No.9 (Rule-28), for the year 2013-14 and Tax Demand Register Extract in Form No.11 (Rule-30), for the year 2013-14, both issued by the Chikkajala Village Panchayat, in the name of M/s.Adarsh Nivaas Private Limited, for for Sy.No.172 measuring 2 Acres.

House/Land Tax Assessment in Form No.9 (Rule-28), for the year 2013-14 and Tax Demand Register Extract in Form No.11 (Rule-30), for the year 2013-14, both issued by the Chikkajala Village Panchayat, in the name of M/s.Adarsh Nivaas Private Limited, for for Sy.No.173 measuring 3 Acres 28 Guntas.

Tax paid receipt dated 22.7.2013, for the year 2013-14, issued by the Village Panchayat, in respect of Sy.Nos.111/1 to 111/3, 112/1 to 112/4, 122, 124, 123/3, 123/4, 126/1 to 126/4, 171 etc.

Encumbrance Certificates from 1.4.1959 to 31.7.1986, from 1.8.1986 to 31.6.1989, from 1.6.1989 to 31.3.2004, for Sy.No.127/1 measuring 2 Acres and shows the flowing transactions:-

- Lease deed dated 10.6.1959, Reg.Doc.No.650/1959-60.
- Sale deed dated 3.3.1964, Reg.Doc.No.2945/1963-64.
- Mortgage deed dated 26.9.1971, Reg.Doc.No.1853/1971-72.

Encumbrance Certificates from 1.4.1945 to 31.7.1986, from 1.8.1986 to 31.5.1989, from 1.6.1989 to 31.3.2005, from 1.4.2005 to 6.5.2006, for Sy.No.127/P3 measuring 4 Acres and shows the execution of Partition deed dated 10.6.1959, Reg.Doc.No.653/1959-60.

Encumbrance Certificates from 1.4.2004 to 25.2.2014, for Sy.No.127/1 measuring 2 Acres and shows the execution of Sale deed dated 15.9.2006, Reg.Doc.No.15247/2006-07.

Encumbrance Certificates from 1.4.2006 to 25.2.2014, for Sy.No.127/B2-1 measuring 2 Acres and shows the execution of Sale deed dated 15.9.2006, Reg.Doc.No.15242/2006-07.

And Encumbrance Certificate from 15.9.2014 to 2.6.2017 is available for perusal.

PART VII: CERTIFICATE

PRESENT OWNER: PADMINI MANJUNATH





WHETHER PRESENT OWNER HAS A CLEAR MARKETABLE TITLE ?

Yes

WHETHER HDFC CAN CREATE A MORTGAGE ON THE PROPERTY ?

Yes

THE OWNER HAS MADE OUT A PRIMA FACIE MARKETABLE TITLE OVER THE SCHEDULE PROPERTY. THE COMPANY CAN CREATE EQUITABLE MORTGAGE

PART VIII: Documents to be collected by HDFC for creation of Equitable/Registered Mortgage of the said property:

Old Sy.No.127/1, measuring 2 Acres (New. sy no .172)

1. Mutation Register Extract bearing MR No.31/1985-86, issued by the Revenue Authorities. (Photocopy)
2. Records of Rights bearing RR No.1074, issued by the Revenue Authorities. (Photocopy)
3. Sale deed dated 3.3.1964, registered as Document No.2945/1963-64, in the office of the Sub-Registrar, Devanahalli. (Photocopy)
4. Mutation Register Extract bearing MR No.27/1985-86, issued by the Revenue Authorities. (Photocopy)
5. RTC Extracts for the period from 1978-79 to 1999-2000, in respect of Sy.No.127/1 measuring 2 Acres, issued by the Revenue Authorities. (Photocopy)
6. Sale deed dated 15.9.2006, registered as Document No.15247/2006-07, in the office of the Sub-Registrar, Yelahanka. (Original)
7. Mutation Register Extract bearing MR No.272/2006-07, issued by the Village Accountant. (Original)
8. Computerised RTC for the period from 2001-02 to 2005-06, from 2007-08 to 2009-10, in respect of Sy.No.127/1 measuring 2 Acres, issued by the Revenue Authorities. ((Original/Photocopy)





Sy.No.127 measuring 3 Acres 28 Guntas:-

1. Partition deed dated 10.6.1959, registered as Document No.653/1959-60, in the office of the Sub-Registrar, Devanahalli.(Photocopy)
2. Family Tree of Late.Pillamuniyappa dated 25.1.1988, issued by the Village Accountant.(Photocopy)
3. Family Tree of Late.Byranna dated 26.5.2007, issued by the Village Accountant.(Photocopy)
4. Panchayat Parikat dated 15.1.1985, executed among Eeregowda and his brothers B.Venkatesh Gowda and Anjanappa (sons of Late.Byranna). (Photocopy)
5. Mutation Register Extract bearing MR No.9/1999-2000, and MR.No.193/2006-07 issued by the Village Accountant. (Photocopy)
6. IHC/MR No.11/1998-99, issued by the Village Accountant. (Photocopy)
7. RTC Extracts for the period from 1997-98 to 2000-01, for Sy.No.127 (later No.127/B-2-5) and later Sy.No.127/P3, measuring 4 Acres, issued by the Revenue Authorities. (Photocopy)
8. Sale deed dated 15.9.2006, registered as Document No.15248/2006-07, in the office of the Sub-Registrar, Yelahanka. (Original)
9. Mutation Register Extract bearing MR No.273/2006-07, issued by the Village Accountant. (Original)
10. Family Tree of Eeregowda dated 9.8.2006, issued by the Village Accountant. (Photocopy)
11. GPA dated 15.9.2006 executed by Sanjeevamma to and in favour of her husband B.Eere Gowda. (Photocopy)

Sy.No.171 (Old No.127/B2-1) measuring 2 Acres

1. RTC Extracts for the period from 1978-79 to 1982-83, from 1996-97 to 1997-98, for Sy.No.127/1 (later Sy.No.127/B2-1) measuring 2 Acres, issued by the Revenue Authorities.(Photocopy)
2. Sale deed dated 15.9.2006, registered as Document No.15242/2006-07, in the office of the Sub-Registrar, Yelahanka. (Original)





3. Mutation Register Extract bearing MR No.271/2006-07, issued by the Village Accountant.(Photocopy)

Common Documents:-

1. Mutation Register Extract bearing MR No.112/2009-10, issued by the Village Accountant. (Original)
2. Official Memorandum bearing ALN:(Jaala)SR.43/2010-11, dated 18.5.2011, issued by the Special Deputy Commissioner, Bangalore District, Bangalore. (Photocopy)
3. Index of Lands and Records of Rights for Sy.No.127/127/1 issued by the Revenue Authorities. (Common Document)
4. Hissa/Re-Survey Tippani for Sy.No.127 issued by on behalf of the Tahsildar. (Common Document)
5. Endorsement dated 3.3.2011, bearing No.LRF(BNA)CR.341, issued by the issued by the Assistant Commissioner, Bangalore North Sub-Division. (Common Document)
6. Encumbrance Certificates from 1.4.1959 to 31.7.1986, from 1.8.1986 to 31.6.1989, from 1.6.1989 to 31.3.2004, for Sy.No.127/1 measuring 2 Acres. (Common Document) (Photocopy/Original)
7. Encumbrance Certificates from 1.4.1945 to 31.7.1986, from 1.8.1986 to 31.5.1989, from 1.6.1989 to 31.3.2005, from 1.4.2005 to 6.5.2006, for Sy.No.127/P3 measuring 4 Acres. (Common Document) (Photocopy/Original)
8. Encumbrance Certificates from 1.4.2004 to 25.2.2014, for Sy.No.127/1 measuring 2 Acres. (Common Document) (Photocopy/Original)
9. Encumbrance Certificates from 1.4.2006 to 25.2.2014, for Sy.No.127/B2-1 measuring 2 Acres. (Common Document) (Photocopy/Original)
10. Encumbrance Certificate from 15.9.2014 to 2.6.2017. (Common Document) (Original)

For R & P Partners

Partner

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To,

July 12, 2021

**M/s Adarsh Nivaas Private Limited,
Vittal Mallya Road,
Bangalore - 01.**

RE: TITLE SEARCH REPORT OF:

M.s Adarsh Nivaas Private Limited, Having its
registered office at No.10, Vittal Mallya Road,
Bangalore 560001.

Please refer to your instructions on the captioned matter.
In this connection, we submit our report as under:

We have prepared this report based on the photocopies of the documents
forwarded to us believing the same to be/are genuine and we have not
conducted searches.

PART-1 DOCUMENTS SCRUTINIZED

SY.NO.122/2 (OLD SY.NO.72/1) MEASURING 19 GUNTAS

LIST OF DOCUMENTS:

1. Order of conversion dated 08.07.2013 issued by the Deputy Commissioner, Bangalore District in No.ALN (NA) (JALA) SR 11/13-14 with respect to Sy.No.122/2 measuring 19 Guntas.
2. The Agreement to sale dated 07.03.2012 executed by Sri. H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri. H.M.Sunil s/o late Sri.H.S.Manjunath in favour of Sri.V.S. Ravishankar s/o late Srinivas with respect to Sy.no.122/2 measuring 19 guntas.
3. Agreement of Sale dated 16.06.2012 executed by Sri. H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri. H.M.Sunil s/o late Sri.H.S.Manjunath in favour of Sri.M.Ramaiah s/o late H.S.Muniyappa with respect to Sy.No.122/2 measuring 19 Guntas.
4. The General Power of Attorney dated 16.06.2012 executed by Sri. H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri. H.M.Sunil s/o late Sri.H.S.Manjunath in favour of Sri.M.Ramaiah s/o late H.S.Muniyappa duly registered as Document No.00059/2012-13, stored in CD No.YAND411 in the Office of Sub-Registrar, Gandhinagar (Yelahanka) Bangalore with respect to Sy.no.122/2 measuring 19 guntas.





5. Sale Deed dated 30.09.2013 executed by Sri. H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri. H.M.Sunil s/o late Sri.H.S.Manjunath along with his wife Shylajakshi in favour of M/s Adarsh Nivaas Private Limited represented by its Director B.M.Karunesh, duly registered on 18.01.2013 as Document No.2146/2013-14, stored in CD No.JALD179 in the Office of Sub-Registrar, Gandhinagar (Jala) Bangalore.
6. Mutation Register extract bearing No.55/2010-11.
7. Mutation Register extract bearing No.H27/2011-12.
8. RTC Extract for the period of 1969-70 to 2007-2008, 2009-10 and 2011-12 issued by the Revenue Authorities with respect to Sy.No.122.
9. Index of Land and Record of Rights issued by the Revenue Authorities
10. Akar band, Karda, Moola Tippani, Hissa Tippani, Atlas and RR right side extract issued by the Revenue Authorities.
11. Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd.
12. Encumbrance Certificate for the period between 01.04.1940 to 31.03.1986.
13. Encumbrance Certificate for the period between 01.04.1986 to 31.07.1986
14. Encumbrance Certificate for the period between 01.08.1986 to 31.05.1989
15. Encumbrance Certificate for the period between 01.06.1989 to 31.3.2004.
16. Encumbrance Certificate for the period between 01.04.2004 to 28.5.2012.





17. Encumbrance Certificate for the period between 01.04.2012 to 02.11.2020.
18. Intimation dated 4.7.2013 issued by the Deputy Commissioner, Bangalore District, for payment of conversion fees with respect to Sy.No.122/2 measuring 19 Guntas.
19. Conversion fee paid receipt dated 8.7.2013 with respect to Sy.No.122/2 measuring 19 Guntas.
20. Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 122/2 shows the execution of Relinquishment deed dated 13.01.2021 registered as Document No. 2645/2020-21 and Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.
21. Public Notice dated 23.6.2021 published in Indian Express and Kannada Prabha Newspapers.

DETAILS OF THE SCHEDULE PROPERTY

All that piece and parcel of undeveloped converted land bearing Sy.No.122/2 (old Sy.No.72/1) measuring 19 Guntas situated at Huttanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore District and bounded on:

East By: Property bearing Sy.No.122/3
West By: Property bearing Sy.No.122/1
North By: Property bearing Sy.No.112,
South By: Property bearing Sy.No.123

The land measuring 19 Guntas has been converted by its order No.ALN (NA) (J) SR 11/2013-14 dated 08.07.2013

PRESENT OWNER: M/s Adarsh Nivaas Private Limited.

PART -III: STATUS OF THE PROPERTY: Residential

PART -IV: PURPOSE OF LOAN:





PART-V: FLOW OF TITLE OF THE SAID PROPERTY /OBSERVATIONS:

SY.NO.122/2 (OLD SY.NO.72/1) MEASURING 19 GUNTAS

We have prepared this report based on the Photocopies of the documents furnished to us.

The property bearing Sy.No.72/1 measuring 6 Acres 24 Guntas situated at Huttanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore District belonged to Sri.H.G.Subba Rao s/o Sri.Ganeshaiah. His name reflects in Record of Rights and Index of land for the said property. He sold the property measuring to an extent of 6 Acres 5 Guntas in Sy.No.72/1 to different persons and retained 19 Guntas with him. Katha of the property bearing Sy.No.122 measuring to an extent of 19 Guntas has been mutated in the name of Sri.H.G.Subba Rao vide MR 55/2010-11.

After the death of said Sri.H.G.Subba Rao his son Sri.H.S.Nagabhushan and Sri.H.M.Sunil s/o late Sri.H.S.Mannjunath and grandson of late Sri.H.G.Subba Rao have succeeded to the estate of late Sri.H.G.Subba Rao and katha of the property bearing Sy.No.122/2 measuring to an extent of 19 Guntas has been mutated in the names of Sri.H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri.H.M.Sunil s/o late Sri.H.S.Mannjunath vide MR No.H.27/2011-12.

Later said Sri.H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri.H.M.Sunil s/o late Sri.H.S.Mannjunath have entered into an Agreement of Sale dated 16.06.2012 with Sri.M.Ramaiah s/o late H.S.Muniyappa and executed the General Power of Attorney dated 16.06.2012 in favour of Sri.M.Ramaiah s/o late H.S.Muniyappa duly registered as Document No.00059/2012-13, stored in CD No.YAND411 in the Office of Sub-Registrar, Gandhinagar (Yelahanka) Bangalore with respect to Sy.no.122/2 measuring 19 guntas.

Also the above said Sri.H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri.H.M.Sunil s/o late Sri.H.S.Mannjunath have entered into an Agreement of Sale dated 07.03.2012 in favour of Sri.V.S. Ravishankar s/o late Srinivas with respect to Sy.no.122/2 measuring 19 guntas.

Subsequently Sri.H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri.H.M.Sunil s/o late Sri.H.S.Mannjunath along with Sri.M.Ramaiah s/o late H.S.Muniyappa and Sri.V.S. Ravishankar s/o late Srinivas as confirming parties have sold the property measuring 19 Guntas in Sy.No.122/1 M/s Adarsh Nivaas Private Limited represented by its Director





B.M.Karunesh, duly registered on 18.01.2013 as Document No.2146/2013-14, stored in CD No.JALD179 in the Office of Sub-Registrar, Gandhinagar (Jala) Bangalore

Sri.H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri.H.M.Sunil s/o late Sri.H.S.Mannjunath have secured the conversion of the Property measuring to an extent of 06 Guntas and 13 Guntas in Sy.No.122/1 i.e. the Schedule property from agricultural purpose to non agricultural residential and proposed road purposes respectively vide Order of conversion bearing No.ALN (NA) (J) SR 11/13-14 dated 08.07.2013 issued by the Deputy Commissioner, Bangalore District.

The RTC's produced for the period from 1968-69 to 1973-74 and from 1983-84 to 1987-88, from 1993-94 to 200-01 and for the periods 2007-08, 2009-10 showing the names of H.G.Subbarao, Akkayamma and others.

The RTC's produced for the period 2011-12, 2015-16 to 2020-21 showing the names of Sri.H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri.H.M.Sunil s/o late Sri.H.S.Mannjunath for the extent of 19 in Sy.No.122/2 and their ownership is through partition vide MR H.27/11-12.

Akar band, Karda, Moola Tippani, Hissa Tippani, Atlas and RR right side extract issued by the Revenue Authorities is showing that Sy.No.122 earlier belonged to Sri.H.G.Subbarao. Later Sy.No.122 has been resurveyed and renumbered as Sy.No.122/1 and 122/2.

Encumbrance Certificate for the period from 1.4.1940 to 28.05.2012 shows respect to the Schedule property and Encumbrance Certificate for the period from 01.04.2012 to 02.11.2020 shows the entry of Sale Deed dated 30.09.2013 executed by Sri. H.S.Nagabhushan s/o late Sri.H.G.Subba Rao and Sri. H.M.Sunil s/o late Sri.H.S.Mannjunath in favour of M/s Adarsh Nivaas Private Limited represented by its Director B.M.Karunesh, duly registered on 18.01.2013 as Document No.2146/2013-14, stored in CD No.JALD179 in the Office of Sub-Registrar, Gandhinagar (Jala) Bangalore.

Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 122/2 shows the execution of Relinquishment deed dated 13.01.2021 registered as Document No.2645/2020-21 and Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939 /20-21.





Public Notice has been issued on 23.6.2021 in Indian Express and Kannada Prabha newspapers calling for objections if any and we have not received any objections till date.

As informed by the client, the katha shall be obtained at the time of plan sanction and tax shall be paid accordingly.

FURTHER OPINION:

PART VI: CERTIFICATE

PRESENT OWNER: M/s Adarsh Nivaas Private Limited

WHETHER PRESENT OWNER HAS A CLEAR MARKETABLE TITLE?

Yes,

(Subject to discharge of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd)

THE OWNER HAVE MADE OUT A PRIMA FACIE MARKETABLE TITLE OVER THE SCHEDULE PROPERTY, THE COMPANY CAN CREATE EQUITABLE MORTGAGE.

PART VIII: DOCUMENTS TO BE COLLECTED BY BANK FOR CREATION OF EQUITABLE/REGISTERED MORTGAGE OF THE SAID PROPERTY: AS PER SUPPLEMENTARY MEMORANDUM OF ENTRY DATED 30.12.2020:

Note: This Report prepared by R&P Partners and submitted herewith is based on review of the copies of the revenue and title documents in respect of the said property as made available to us. The Report must be read in conjunction with and subject to the limitations, restrictions, conditions, cautions and disclaimers stated in the Report.

1. We have inspected / scrutinized the copies of the documents provided to us.
2. No Personal searches have been carried out with regard to the said property. We have only traced the title to the property with the available documents.





3. We assume no responsibility/s liability for any adverse claims, charges on the property that could not be inferred from the documents provided to us.

The contents of this Report are confidential and subject to legal professional privilege. This Report has exclusively been rendered for the benefit of the Client.

Thanking you,
Yours faithfully,
For R & P Partners

KR GANESH

Partner

C: /adarsh/



To,

July 12, 2021

M/s Adarsh Nivaas Private Limited,
Vittal Mallya Road,
Bangalore - 01.

RE: **TITLE SEARCH REPORT OF :**

M/S BANGALORE BEST REALTY (P) LTD.,,
Hereinafter referred to as OWNER and Developed
by M/S ADARSH NIVAAS PRIVATE LIMITED, a
company represented by its Director B.M
Karunesh (hereinafter referred to as Developers)

Please refer to your instructions on the captioned matter.
In this connection, we submit our report as under:

We have prepared this report based on the photocopies of the documents
forwarded to us believing the same to be/are genuine and we have not
conducted searches.

PART-1 DOCUMENTS SCRUTINIZED

SY NO 123/1 MEASURING 33 GUNTAS

- 1 Sale Deed dated 07.06.1993 registered as document No.1394/93-94 in the office of the Sub-Registrar Yelahanka.
- 2 Mutation Registrar Extract bearing No MR 8/95-96 issued by the Village Accountant.
- 3 Order in G & W.C No 2/2002 issued by in the court of the Ist Addl Civil Judge (SR.DN) Bangalore Rural District, Bangalore.
- 4 Mutation Registrar Extract bearing No MR.2/93-94 issued by the Village Accountant.
- 5 Sale Deed dated 21.09.2004, registered as documents No 13084/ 2004-05, in the office of the Sub-Registrar Yalahanka.





- 6 Mutation Registrar Extract bearing No MR.20/2009-2010 issued by the Revenue Authority.
- 7 Official Memorandum dated 15.07.2004 bearing No ALN:SR (NA) 631/1996-97, issued by the Special Deputy Commissioner Bangalore District, Bangalore.
- 8 Revised Official Memorandum dated 19.12.2008, bearing No ALN:SR(NA) 631/1996-97, issued by the Special Deputy Commissioner Bangalore District, Bangalore.
- 9 Sale Deed dated 12.05.2006, registered as document No.3368/2006-07 in the office of the Sub-Registrar Yalahanka.
- 10 Joint Development Agreement dated 31.03.2011 registered as document No 5/2011/12, in the office of the Sub-Registrar, Jala, Bangalore with M/S Adarsh Nivaas Private Limited, a company represented by its Director B.M Karunesh. As per the JDA, owner and the Developer are entitled to 31%:69% respectively.
- 11 G.P.A dated 31.03.2011, registered as document No 1/2011-12, in the office of the Sub-Registrar, Jala, to and in favour of B.M Jayeshankar and B.M Krunesh (Director of M/S Adarsh Nivaas Private Limited).
- 12 RTC Extract for the period from 1968-69 to 1992-93 in respect of the Sy No 123/1 measuring 6 Acres 36 Guntas from 1995 -96 it shows measuring 3 acres 13 guntas issued by the Revenue Authorities.
- 13 Computerized RTC Extract for the period from 2001 -02 to 2010-2011, 2015-16 to 2020-21 in respect of the Sy No 123/1 measuring 33 guntas.
- 14 Hissa /Survey Tippani and Sketch for Sy No 123, RR Balabhadaga Nakalu and Atlas for Sy No 123/1 issued by ADLR.





- 15 Endorsement dated 19.12.2008 bearing No.PTCL 880/2008-09 issued by the Assistant Commissioner, Bangalore North Sub Division Bangalore, under the provision of Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978 with regard to the Sy No 123/1.
- 16 Endorsement dated 03.12.2008 bearing LRF.CR 871/2008-09 issued by the Special Tahasildar, Bangalore North Taluk Bangalore, under sec 48(A) Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act 1998 in respect of Sy No 123/1.
- 17 Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd.
- 18 Encumbrance Certificate from 01.06.1980 to 31.03.2004 for Sy No 123/1 measuring 33 Guntas and shows the execution of Sale Deed dated 09.06.1993, registered as document No.1394/93-94.
- 19 Encumbrance Certificate from 01.04.1996 to 31.03.2005 for Sy No 123/1 measuring 33 Guntas and shows the execution of Sale Deed dated 21.09.2004, registered as document No 13084/2004-05.
- 20 Encumbrance Certificate from 01.04.2004 to 01.12.2008 for Sy No 123/1 measuring 33 Guntas and shows the execution of Sale Deed dated 12.05.2006, registered as document No 3368/2006-07.
- 21 Encumbrance Certificate from 01.03.2011 to 02.10.2020.
- 22 Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 123/1 shows the execution of Relinquishment deed dated 13.01.2021 registered as Document No. 2645/2020-21 and Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.
- 23 Public Notice dated 23.6.2021 published in Indian Express and Kannada Prabha Newspapers.





DETAILS OF THE SCHEDULE PROPERTY

"All that piece and parcel of property bearing Survey No 123/1 measuring 33 Guntas, situated at Huttanahalli Village, Jala Hobli Bangalore North Taluk, Bangalore District.

East by : Meesaganahalli Boarder
West by : Property bearing Sy No 123/1
North by : Property bearing Sy No 122
South by : Property bearing Sy No 123/2

PART -III: STATUS OF THE PROPERTY: Residential

PART -IV: PURPOSE OF LOAN:

PART-V:FLOW OF TITLE OF THE SAID PROPERTY/ OBSERVATIONS:
SY.NO. 123/1 measuring 33 Guntas.

We have prepared this report based on the Photocopies of the documents furnished to us.

From the perusal of the documents it is seen the property measuring to an extent of land measuring 33 Guntas in Sy.No.123/1 belonged to Sri.Ashwathappa s/o late Narayanappa. He acquired the same by way of inheritance as could be seen from Mutation Register extract 2/1993-94.

Later Sri.Ashwathappa s/o late Narayanappa along with his sons Sri.Ravikumar and Sri.Anjinappa has sold Sy.No.123/1 measuring 33 Guntas in favour of Smt. Narayanamma w/o H.M.Krishnappa vide sale deed 09.03.1993 registered as document No.1394/93-94, Volume No.385, pages 181-184 in the office of the sub registrar Yelahanka, Bangalore. Accordingly katha of Sy.No.123/1 measuring 33 Guntas has been mutated in the name of Smt. Narayanamma w/o Sri.H.M.Krishnappa vide Mutation Register extract No.7/95-96.





Later, after the death of said Smt. Narayanamma w/o Sri.H.M.Krishnappa, her legal heirs i.e. her husband Sri.H.M.Krishnappa and children namely Bhagyamma, Purushottama and Lakshminarayanagowda being minors represented by their father Sri.H.M.H.M.Krishnappa have succeeded to the estate of late Smt.Narayanamma. Also an Order in G & W.C No 2/2002 has been issued by in the court of the I Addl Civil Judge (SR.DN) Bangalore Rural District, Bangalore and accordingly katha has been mutated in the name of Sri.H.M.Krishnappa as could be seen from Mutation Register extract No.8/95-96.

Thereafter Sri.H.M.Krishnappa s/o being the owner of an extent of 33 Guntas in Sy.No.123/1 has secured the conversion of said land from agricultural to non agricultural residential purpose vide Official Memorandum dated 15.07.2004 bearing No. ALN:SR (NA) 631/1996-97, issued by the Special Deputy Commissioner Bangalore District, Bangalore.

Later said conversion order has been renewed ad per the Revised Official Memorandum dated 19.12.2008, bearing No. ALN:SR (NA) 631/1996-97, issued by the Special Deputy Commissioner Bangalore District, Bangalore.

The above said Sri.H.M.Krishnappa along with his children has sold the property measuring to an extent of 33 Guntas in Sy.No.123/1 in favour of M/s Navodaya Developers, represented by its Managing partner Sri.B.D.Prabhu Shankar, Sale Deed dated 21.09.2004, registered as documents No 13084/2004-05, in the office of the Sub-Registrar Yalahanka.

The above said M/s Navodaya Developers, represented by its partners has sold the property measuring to an extent of 33 Guntas in Sy.No.123/1 in favour of M/s Bangalore Best Realty (P) Ltd. represented by its Managing Director Sri.Manjunath Bijjahalli vide Sale Deed dated 12.05.2006,





registered as document No.3368/2006-07 in the office of the Sub-Registrar Yalahanka.

Thus in the above manner stated above M/s Bangalore Best Realty (P) Ltd. became the absolute owner in possession and enjoyment of the said land bearing Sy.No.123/1 measuring 33 Guntas.

Thereafter the said M/s Bangalore Best Realty (P) Ltd. being the owner the land bearing Sy.No.123/1 measuring 33 Guntas (along with other properties along with Padmini Manjunath w/o Manjunath Bijjahalli, who is the owner of other adjacent properties) with an intent to develop the afore said land along with other properties into residential buildings/villas, have entered into Joint Development Agreement dated 31.3.2011 registered as Document No.5/2011-12 in the office of the Sub-Registrar, Jala, Bangalore with M/S Adarsh Nivaas Private Limited, a company represented by its Director B.M. Karunesh. As per the JDA, owner and the Developer are entitled to 31%:69% respectively.

Subsequently the said M/s Bangalore Best Realty (P) Ltd. along with Padmini Manjunath w/o Manjunath Bijjahalli has jointly executed G.P.A dated 31.03.2011, registered as document No 1/2011-12, in the office of the Sub-Registrar, Jala, to and in favour of B.M Jayeshankar and B.M Krunesh (Directors of M/S Adarsh Nivaas Private Limited).

RTC Extract for the period from 1968-69 to 1991-92 in respect of the Sy.No.123 measuring 6 Acres 36 Guntas shows the names of Sri.Narayanappa and others.

RTC Extract for the period from 1992-93 to 1995-96 in respect of the Sy.No.123/1 measuring 3 Acres 13 Guntas shows the names of Sri.Narayanappa and others.

Computerized RTC Extract for the period from 2001-02 to 2010-2011, in respect of the Sy No 123/1 measuring 33 Guntas reflect the name of





Sri.Krishnappa s/o Munishamappa is owner of the said property which has been converted as could be seen from MR 20/2009-10.

Hissa/Survey Tippani and Sketch for Sy No 123, RR Balabhadra Nakalu and Atlas for Sy No 123/1 issued by the Revenue Authorities confirms that Sy.No.123 was phased and sub divided as Sy.No.123/1, 123/2, 123/3 and 123/4.

Endorsement dated 19.12.2008 bearing No.PTCL 880/2008-09 issued by the Assistant Commissioner, Bangalore North Sub Division Bangalore, confirms that no proceedings are pending attracting the provision of Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978 with regard to the Sy.No.123/1.

Endorsement dated 03.12.2008 bearing LRF.CR 871/2008-09 issued by the Special Tahasildar, Bangalore North Taluk Bangalore, confirms that no applications are pending in Form No.7 under Sec.48(A) of Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act 1998 in respect of Sy.No.123/1.

Encumbrance Certificate from 01.06.1980 to 31.03.2004 for Sy.No.123/1 measuring 33 Guntas and shows the execution of Sale Deed dated 09.06.1993, registered as document No.1394/93-94.

Encumbrance Certificate from 01.04.1996 to 31.03.2005 for Sy.No.123/1 measuring 33 Guntas and shows the execution of Sale Deed dated 21.09.2004, registered as document No 13084/2004-05.

Encumbrance Certificate from 01.04.2004 to 01.12.2008 for Sy.No.123/1 measuring 33 Guntas and shows the execution of Sale Deed dated 12.05.2006; registered as documents No 3368/2006-07

Encumbrance Certificate from 01.03.2011 to 02.10.2020 reflects the following transactions:

- a. Joint Development Agreement dated 31.03.2011, Reg. Doc. No.5/2011-12





- b. Mortgage by Deposit of Title Deeds dated 09.03.2011 Reg. Doc. No.507/2011-12
- c. Discharge Deed dated 06.06.2012 Reg. Doc. No.969/2012-13.
- d. Mortgage by Deposit of Title Deeds dated 11.11.2014 Reg. Doc. No.2174/2014-15.
- e. Discharge Deed dated 23.06.2017 Reg. Doc. No.1013/2017-18.

Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 123/1 shows the execution of Relinquishment deed dated 13.01.2021 registered as Document No. 2645/2020-21 and Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21

Public Notice has been issued on 23.6.2021 in Indian Express and Kannada Prabha newspapers calling for objections if any and we have not received any objections till date

As informed by the client, the katha shall be obtained at the time of plan sanction and tax shall be paid accordingly.

FURTHER OPINION:

PART VII: CERTIFICATE

PRESENT OWNER: M/S BANGALORE BEST REALTY (P) LTD.

WHETHER PRESENT OWNER HAS A CLEAR MARKETABLE TITLE?

Yes,

(Subject to discharge of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd)

THE OWNER HAVE MADE OUT A PRIMA FACIE MARKETABLE TITLE OVER THE SCHEDULE PROPERTY, THE COMPANY CAN CREATE EQUITABLE MORTGAGE. AS INFORMED BY THE CLIENT THE KATHA AND TAX SHALL BE PAID AT THE TIME OF OBTAINING PLAN SANCTION





**PART VIII: DOCUMENTS TO BE COLLECTED BY BANK FOR CREATION OF
EQUITABLE/REGISTERED MORTGAGE OF THE SAID PROPERTY AS PER
SUPPLEMENTARY MEMORANDUM OF ENTRY DATED 30.12.2020:**

Note: This Report prepared by R& P Partners and submitted herewith is based on review of the copies of the revenue and title documents in respect of the said property as made available to us. The Report must be read in conjunction with and subject to the limitations, restrictions, conditions, cautions and disclaimers stated in the Report.

1. We have inspected / scrutinized the copies of the documents provided to us.
2. No Personal searches have been carried out with regard to the said property.
We have only traced the title to the property with the available documents.
3. We assume no responsibility/s liability for any adverse claims, charges on the property that could not be inferred from the documents provided to us.

The contents of this Report are confidential and subject to legal professional privilege. This Report has exclusively been rendered for the benefit of the Client.

Thanking you,
Yours faithfully,
For R & P Partners

KR GANISH
Partner
C: /adarsh





To,

July 12, 2021

**M/s Adarsh Nivaas Private Limited,
Vittal Mallya Road,
Bangalore - 01.**

RE: TITLE SEARCH REPORT OF:

M/S BANGALORE BEST REALTY (P) LTD.,,
Hereinafter referred to as OWNER and Developed
by M/S ADARSH NIVASA PRIVATE LIMITED, a
company represented by its Director B.M
Karunesh (hereinafter referred to as Developers)

Please refer to your instructions on the captioned matter.
In this connection, we submit our report as under:

We have prepared this report based on the photocopies of the documents
forwarded to us believing the same to be/are genuine and we have not
conducted searches.

PART-1 DOCUMENTS SCRUTINIZED

SY NO 123/2 MEASURING 1 ACRE 05 GUNTAS

- 1 Partition Deed dated 10.06.1959 registered as document No.653
registered in the office of the Sub-Registrar Devenahalli.
- 2 Partition Deed dated 15.01.1985 executed between B.Eregowda, B
Venkatesh Gowda and B. Anjanappa S/o's of Byranna.
- 3 Sale Deed dated 06.11.1998 registered as document No.4168/98-99
in the office of the Sub-Registrar Yelahanka.
- 4 Sale Deed dated 09.06.2004, registered as documents No 4932/2004-
05, in the office of the Sub-Registrar Yalahanka.
- 5 Official Memorandum dated 22.02.2003 bearing No ALN:SR (NA)
96/2002-03, issued by the Special Deputy Commissioner Bangalore
District, Bangalore.
- 6 Revised Official Memorandum dated 06.04.2006, bearing No
ALN:SR(NA) 96/2002-03, issued by the Special Deputy Commissioner
Bangalore District, Bangalore.





- 7 Sale Deed dated 12.05.2006, registered as document No.3368/2006-07 in the office of the Sub-Registrar Yalahanka.
- 8 Joint Development Agreement dated 31.03.2011 registered as document No 5/2011/12, in the office of the Sub-Registrar, Jala, Bangalore with M/S Adarsh Nivaas Private Limited, a company represented by its Director B.M Karunesh. As per the JDA, owner and the Developer are entitled to 31%:69% respectively.
- 9 G.P.A dated 31.03.2011, registered as document No 1/2011-12, in the office of the Sub-Registrar, Jala, to and in favour of B.M Jayeshankar and B.M Krunesh (Director of M/S Adarsh Nivaas Private Limited).
- 10 RTC Extract for the period from 1968-69 to 1991-92 in respect of the Sy No 123 measuring 6 Acres 36 Guntas issued by the Revenue Authorities.
- 11 RTC Extract for the period from 1992-93 to 1996-97 in respect of the Sy.No.123/2 measuring 1 Acres 5 Guntas issued by the Revenue Authorities.
- 12 RTC Extract for the period from 1996-97 to 2002-03 to 2011-12, 2015-16 to 2020-21 in respect of the Sy No 123/2 measuring 1 Acres 05 Guntas issued by the Revenue Authorities.
- 13 Index of Lands and Records of Rights for Sy No 123/2 issued by the Revenue Authorities.
- 14 Hissa /Survey Tippani and Sketch for Sy No 123, RR Balabhadra Nakalu and Atlas for Sy No 123/2 issued by ADLR.
- 15 Endorsement dated 19.12.2008 bearing No.PTCL 880/2008-09 issued by the Assistant Commissioner, Bangalore North Sub Division Bangalore, under the provision of Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978 with regard to the Sy No 123/2.
- 16 Endorsement dated 03.12.2008 bearing LRF.CR 871/2008-09 issued by the Special Tahasildar, Bangalore North Taluk Bangalore, under sec 48(A) Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act 1998 in respect of Sy No 123/2.





- 17 Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd.
- 18 Encumbrance Certificate from 01.06.1989 to 31.03.2004 for Sy No 123/2 measuring 1 Acre 05 Guntas and shows the execution of Sale Deed dated 06.11.89, registered document No.4168/98-99.
- 19 Encumbrance Certificate from 01.04.1996 to 31.03.2005 for Sy No 123/2 measuring 1 Acre 05 Guntas and shows the execution of Sale Deed dated 09.06.2004, registered documents No 4932/2004-05.
- 20 Encumbrance Certificate from 01.04.2004 to 01.12.2008 for Sy No 123/1 measuring 33 Guntas and shows the execution of Sale Deed dated 12.05.2006, registered documents No 3368/2006-07.
- 21 Encumbrance Certificate from 01.03.2011 to 02.10.2020.
- 22 Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 123/2 shows the execution of Relinquishment deed dated 13.01.2021 registered as Document No. 2645/2020-21 and Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.
- 23 Public Notice dated 23.6.2021 published in Indian Express and Kannada Prabha Newspapers

DETAILS OF THE SCHEDULE PROPERTY

"All that piece and parcel of property bearing Survey No 123/2 measuring 1 Acre 05 Guntas, situated at Huttanahalli Village, Jala Hobli Bangalore North Taluk, Bangalore District.

East by : Meesaganahalli Village Boarder
West by : Property of Hanumanthrayappa
North by : Property of K.N Ramakeishnappa
South by : Property of Eregowda

PART -III: STATUS OF THE PROPERTY: Residential

PART -IV: PURPOSE OF LOAN:





PART-V: FLOW OF TITLE OF THE SAID PROPERTY /OBSERVATIONS:

SY.NO. 123/2 measuring 1 Acre 5 Guntas.

We have prepared this report based on the Photocopies of the documents furnished to us.

From the perusal of the documents it is seen the land measuring 1 Acre 5 Guntas in Sy.No.123/2 belonged to Sri.Bhyranna s/o Pillamuniyappa. It is his ancestral property. He acquired the same by way of Partition Deed dated 10.06.1959 registered as Document No.653/1959-60 entered into between Sri.Bhyranna and his brothers namely Sri.Annaiyappa, Sri.Hanumantharayappa and Sri.Anatharamaiah.

After the death of above said Sri.Bhyranna his sons namely Sri. B.Eregowda, Sri.B.Venkategowda and B.Anjinappa have partitioned the joint family properties by virtue of Panchayath Partition dated 15.01.1985 wherein the land measuring 1 Acre 5 Guntas in Sy.No.123/2 has been allotted to the share of Sri.B.Anjinappa.

Later Sri.B.Anjinappa along with his son Vikarm has sold the land measuring 1 Acre 5 Guntas in Sy.No.123/2 in favour of Sri.B.V.Dharma Prakash s/o Sri.B.K.Veerappa by virtue of the Sale Deed dated 06.11.1998 registered as document No.4168/98-99 in the office of the Sub-Registrar Yelahanka.

Thereafter Sri.B.V.Dharma Prakash s/o Sri.B.K.Veerappa being the owner of an extent of 1 Acre 5 Guntas in Sy.No.123/2 has secured the conversion of said land from agricultural to non agricultural residential purpose vide Official Memorandum dated 22.02.2003 bearing No ALN:SR (NA) 96/2002-03, issued by the Special Deputy Commissioner Bangalore District, Bangalore.

Later said conversion order has been renewed as per the Revised Official Memorandum dated 06.04.2006, bearing No ALN:SR(NA) 96/2002-03, issued by the Special Deputy Commissioner Bangalore District, Bangalore.

The said Sri.B.V.Dharma Prakash s/o Sri.B.K.Veerappa has sold the land measuring 1 Acre 5 Guntas in Sy.No.123/2 in favour of M/s Navodaya Developers, represented by its Managing partner Sri.B.D.Prabhu Shankar by





virtue of the Sale Deed dated 09.06.2004, registered as documents No 4932/2004-05, in the office of the Sub-Registrar, Yalahanka.

The above said M/s Navodaya Developers, represented by its partners has sold the land measuring 1 Acre 5 Guntas in Sy.No.123/2 in favour of M/s Bangalore Best Realty (P) Ltd. represented by its Managing Director Sri.Manjunath Bijjahalli vide Sale Deed dated 12.05.2006, registered as document No.3368/2006-07 in the office of the Sub-Registrar Yalahanka.

Thus in the above manner stated above M/s Bangalore Best Realty (P) Ltd. became the absolute owner in possession and enjoyment of the said land measuring 1 Acre 5 Guntas in Sy.No.123/2.

Thereafter the said M/s Bangalore Best Realty (P) Ltd. being the owner the land measuring 1 Acre 5 Guntas in Sy.No.123/2 (along with other properties along with Padmini Manjunath w/o Manjunath Bijjahalli, who is the owner of other adjacent properties) with an intent to develop the afore said land along with other properties into residential buildings/villas, have entered into Joint Development Agreement dated 31.3.2011 registered as Document No.5/2011-12 in the office of the Sub-Registrar, Jala, Bangalore with M/S Adarsh Nivaas Private Limited, a company represented by its Director B.M. Karunesh. As per the JDA, owner and the Developer are entitled to 31%:69% respectively.

Subsequently the said M/s Bangalore Best Realty (P) Ltd. along with Padmini Manjunath w/o Manjunath Bijjahalli has jointly executed G.P.A dated 31.03.2011, registered as document No 1/2011-12, in the office of the Sub-Registrar, Jala, to and in favour of B.M Jayeshankar and B.M Krunesh (Directors of M/S Adarsh Nivaas Private Limited).

RTC Extract for the period from 1968-69 to 1991-92 in respect of the Sy.No.123 measuring 6 Acres 36 Guntas shows the names of Sri.Narayanappa and others.

RTC Extract for the period from 1992-93 to 1996-97 in respect of the Sy.No.123/2 measuring 1 Acre 5 Guntas shows the name of Sri.B.Anjinappa

RTC Extract for the period from 1996-97 to 2002-03 to 2011-12, 2015-16 to 2020-21 in respect of the Sy.No.123/2 measuring 1 Acre 5 Guntas issued by the Revenue Authorities reflects the name of Sri. Dharma Prakash.





Index of Lands and Records of Rights for Sy No 123/2 issued by the Revenue Authorities with respect to the subject property.

Hissa/Survey Tippani and Sketch for Sy No 123, RR Balabhadaga Nakalu and Atlas for Sy No 123/2 issued by the Revenue Authorities confirms that Sy.No.123 was phoded and sub divided as Sy.No.123/1, 123/2, 123/3 and 123/4.

Endorsement dated 19.12.2008 bearing No. PTCL 880/2008-09 issued b the Assistant Commissioner, Bangalore North Sub Division Bangalore, confirms that no proceedings are pending attracting the provision of Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978 with regard to the Sy.No.123/2 measuring 1 Acre 5 Guntas.

Endorsement dated 03.12.2008 bearing LRF.CR 871/2008-09 issued b the Special Tahasildar, Bangalore North Taluk Bangalore, confirms that no applications are pending in Form No.7 under Sec.48(A) of Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act 1998 in respect of Sy.No.123/2 measuring 1 Acre 5 Guntas.

Encumbrance Certificate from 01.06.1989 to 31.03.2004 for Sy No 123/2 measuring 1 Acre 05 Guntas and shows the execution of Sale Deed dated 06.11.89, registered document No.4168/98-99.

Encumbrance Certificate from 01.04.1996 to 31.03.2005 for Sy No 123/2 measuring 1 Acre 05 Guntas and shows the execution of Sale Deed dated 09.06.2004, registered documents No 4932/2004-05.

Encumbrance Certificate from 01.04.2004 to 01.12.2008 for Sy No 123/1 measuring 33 Guntas and shows the execution of Sale Deed dated 12.05.2006, registered documents No 3368/2006-07.

Encumbrance Certificate from 01.03.2011 to 02.10.2020 reflects the following transactions:

- a. Joint Development Agreement dated 31.03.2011, Reg. Doc. No.5/2011-12

Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 123/2 shows the execution of Relinquishment deed dated 13.01.2021 registered as Document No. 2645/2020-21 and Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.





Public Notice has been issued on 23.6.2021 in Indian Express and Kannada Prabha newspapers calling for objections if any and we have not received any objections till date

As informed by the client, the katha shall be obtained at the time of plan sanction and tax shall be paid accordingly.

FURTHER OPINION:

PART VII: CERTIFICATE

PRESENT OWNER: M/S BANGALORE BEST REALTY (P) LTD.

WHETHER PRESENT OWNER HAS A CLEAR MARKETABLE TITLE?

Yes,

(Subject to discharge of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd)

THE OWNER HAVE MADE OUT A PRIMA FACIE MARKETABLE TITLE OVER THE SCHEDULE PROPERTY, THE COMPANY CAN CREATE EQUITABLE MORTGAGE.

PART VIII: DOCUMENTS TO BE COLLECTED BY BANK FOR CREATION OF EQUITABLE/REGISTERED MORTGAGE OF THE SAID PROPERTY AS PER SUPPLEMENTARY MEMORANDUM OF ENTRY DATED 30.12.2020:

Note: This Report prepared by R& P Partners and submitted herewith is based on review of the copies of the revenue and title documents in respect of the said property as made available to us. The Report must be read in conjunction with and subject to the limitations, restrictions, conditions, cautions and disclaimers stated in the Report.

1. We have inspected / scrutinized the copies of the documents provided to us.
2. No Personal searches have been carried out with regard to the said property. We have only traced the title to the property with the available documents.





3. We assume no responsibility/s liability for any adverse claims, charges on the Property that could not be inferred from the documents provided to us.

The contents of this Report are confidential and subject to legal professional privilege. This Report has exclusively been rendered for the benefit of the Client.

Thanking you,
Yours faithfully,
For R & P Partners

KR GANESH
Partner
C. Adarsh





To,

July 12, 2021

**M/s Adarsh Nivaas Private Limited,
Vittal Mallya Road,
Bangalore - 01.**

RE: TITLE SEARCH REPORT OF :

MRS. PADMINI MANJUNATH,
W/O MANJUNATH BIJJAHALLI
Hereinafter referred to as OWNER and Developed
by M/S ADARSH NIVAAS PRIVATE LIMITED, a
company represented by its Director B.M
Karunesh (hereinafter referred to as Developers)

Please refer to your instructions on the captioned matter.
In this connection, we submit our report as under:

We have prepared this report based on the photocopies of the documents
forwarded to us believing the same to be/are genuine and we have not
conducted searches.

PART-1 DOCUMENTS SCRUTINIZED

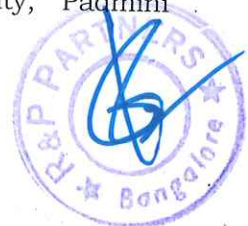
SY NO 127/B6 New No.127 MEASURING 2 ACRES

- 1 Grant Certificate (Form No.1) dated 18.09.1962 Regrant No LNDSRI-715/61-61 dated issued by The Tahasildar Devanahalli Taluk issued in the name of Hanumantha Rayappa.
- 2 Family tree of Hanumantharayappa disclosing the details of his wife and children and grand children issued by the Village Accountant, Bangalore North (Additional) Taluk, Bangalore.
- 3 Mutation Register Extract bearing MR No 7/2005-06 issued by the Revenue Authorities.
- 4 Sale Deed dated 15.09.2006 registered as document No.15937/2006-07 in the office of the Sub-Registrar Yelahanka.
- 5 Mutation Register Extract bearing MR No 274/2006-07 issued by the Revenue Authorities.





- 6 Mutation Register Extract bearing MR No H52/2010-11 issued by the Revenue Authorities.
- 7 Official Memorandum dated 18.5.2011 bearing No ALN:SR (JALA) 43/2010-11, issued by the Special Deputy Commissioner Bangalore District, Bangalore.
- 8 Joint Development Agreement dated 31.03.2011 registered as document No 5/2011/12, in the office of the Sub-Registrar, Jala, Bangalore with M/S Adarsh Nivaas Private Limited, a company represented by its Director B.M Karunesh. As per the JDA, owner and the Developer are entitled to 31%:69% respectively.
- 9 G.P.A dated 31.03.2011, registered as document No 1/2011-12, in the office of the Sub-Registrar, Jala, to and in favour of B.M Jayeshankar and B.M Krunesh (Director of M/S Adarsh Nivaas Private Limited).
- 10 RTC Extract for the period from 1988-89 to 2000-01 in respect of the Sy No 127/B6 measuring 2 Acres issued by the Revenue Authorities.
- 11 RTC Extract for the period from 2001 to 2002 to 2007-08 in respect of Sy No 127/B6 and thereafter from 2015-16 to 2020-21 in respect of Sy No 127 measuring 2 Acres issued by the Revenue Authorities
- 12 Endorsement for not availability of Index of Lands and Records of Rights in respect of Sy No 127/B6 issued by the Revenue Authorities.
- 13 Hissa /Survey Tippani and Sketch in respect of the Sy No 127/B6 issued by ADLR.
- 14 Karnataka Revisional Akarband in respect of the Sy No 127 issued by the Tahasildar Bangalore
- 15 Endorsement dated 03.12.2008 bearing LRF.CR 277/2005-06 issued by The Assistant Commissioner, Bangalore North Taluk Bangalore, under sec 48(A) Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act 1998 in respect of Sy No 127/B6.
- 16 Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd





- 17 Encumbrance Certificate from 01.08.1986 to 31.05.1989 for Sy No 127/B6 measuring 2 Acre
- 18 Encumbrance Certificate from 01.06.1989 to 31.03.2005 for Sy No 127/B6 measuring 2 Acre.
- 19 Encumbrance Certificate from 01.04.2004 to 06.05.2006 for Sy No 127/B6 measuring 2Acres.
- 20 Encumbrance Certificate from 01.03.2011 to 02.10.2020.
- 21 Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 127/B6 shows the execution of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.
- 22 Public Notice dated 23.6.2021 published in Indian Express and Kannada Prabha Newspapers

DETAILS OF THE SCHEDULE PROPERTY

"All that piece and parcel of property bearing Survey No 127/B6 measuring 2 Acres, situated at Huttanahalli Village, Jala Hobli Bangalore North Taluk, Bangalore District.

East by : Meesaganahalli Village Boarder
West by : Land bearing Sy No 171
North by : Land bearing Sy No.123
South by : Land bearing Sy No.175

PART -III: STATUS OF THE PROPERTY: Residential

PART -IV: PURPOSE OF LOAN:

PART-V: FLOW OF TITLE OF THE SAID PROPERTY/ OBSERVATIONS:

SY.NO. 127/B6 New No.127 measuring 2 Acres.

We have prepared this report based on the Photocopies of the documents furnished to us.

From the perusal of the documents it is seen the property measuring to an extent of land measuring 2 Acres in Sy.No.127 was part of old





Sy.No.72 which was Government land. Sri.Hanumantharayappa S/o Pillamuniyappa was granted an extent of 2 Acres under Grant Certificate (Form No.1) dated 18.09.1962 Regrant No LNDsRI-715/61-61 issued by The Tahasildar Devanahalli Taluk.

Sri.Hanumantharayappa S/o Pillamuniyappa died leaving behind his wife Smt. Akkamma and his children, K.H. Shivanna, K.H. Govindappa, K.H. Chikkanjinappa, K.H. Gopalakrishna, K.H. Chandrappa and K.H. Devaraju. Family tree of Hanumantharayappa disclosing the details of his wife and children and grand children issued by the Village Accountant, Bangalore North (Additional) Taluk, Bangalore.

The inheritance katha was mutated in the name of Akkamma w/o Hanumantharayappa vide MR 7/2005-06.

Later after the death of said Smt. Akkamma w/o Hanumantharayappa alongwith her children and grandchildren have sold the subject property in favour of Padmini Manjunath w/o Manjunath vide Sale Deed dated 15.09.2006 registered as document No.15937/2006-07 in the office of the Sub-Registrar Yelahanka and katha was issued in her name vide MR274/2006-07.

The said land bearing Sy.No.127/B6 has been merged with the other extents in Sy.No.127 as could be seen from the RTCs.

Thereafter Smt. Padmini Manjunath has secured the conversion of said land from agricultural to non agricultural residential purpose vide Official Memorandum dated 18.5.2011 bearing No ALN:SR (JALA) 43/2010-11, issued by the Special Deputy Commissioner Bangalore District, Bangalore.

Thus in the above manner stated above Padmini Manjunath became the absolute owner in possession and enjoyment of the said land bearing Sy.No.127 measuring 2 Acres.

Thereafter the said Padmini Manjunath w/o Manjunath Bijjahalli being the owner the land bearing Sy.No.127/B6 New No.127 measuring 2 Acres (along with other properties along with M/s Bangalore Best Realty (P) Ltd., who is the owner of other adjacent properties) with an intent to develop the afore said land along with other properties into residential buildings/villas, have entered into Joint Development Agreement dated 31.3.2011 registered as Document No.5/2011-12 in the office of the Sub-Registrar, Jala, Bangalore with M/S Adarsh Nivaas Private Limited a





company represented by its Director B.M. Karunesh. As per the JDA, owner and the Developer are entitled to 31%:69% respectively.

Subsequently the said Padmini Manjunath w/o Manjunath Bijjahalli along with M/s Bangalore Best Realty (P) Ltd. has jointly executed G.P.A dated 31.03.2011, registered as document No 1/2011-12, in the office of the Sub-Registrar, Jala, to and in favour of B.M Jayeshankar and B.M Krunesh (Directors of M/S Adarsh Nivaas Private Limited).

RTC Extract for the period from 1988-89 to 2000-01, 2001-02 to 2004-05 in respect of the Sy.No.127/B6 measuring 2 Acres shows the names of Sri.Hanumantharayappa s/o Pillamuniyappa.

Computerized RTC Extract for the period from 2005-06 to 2006-07 in respect of the Sy.No.127/B6 measuring 2 Acres shows the names of Smt. Akkamma W/o late Hanumantharayappa vide MR No.7/2005-06.

Computerized RTC Extract for the period from 2007-08 to 2010-2011, in respect of the Sy.No.127/B6 measuring 2 Acres reflect the name of Smt. Padmini Manjunath W/o Manjunathi is owner of the said property vide MR No.274/2006-07.

Computerized RTC Extract for the period from 2015-16 to 2020-21, in respect of the Sy.No.127 measuring 2 Acres reflect the name of Smt. Padmini Manjunath W/o Manjunathi is owner of the said property.

Hissa/Survey Tippani and Sketch for Sy No 127 issued by the Revenue Authorities confirms that Smt. Padmini Manjunath is the owner for an extent of 2 Acres out of 21 Acres 33 Guntas in Sy.No.127 and Akarbandh is issued for sy.no.127 measuring 2 Acres.

The Mutation Register extract bearing MR H52/2010-11 issued showing bifurcation of the larger extent in Sy.No.127 to an extent of 2 Acres in the name of Padmini Manjunath as reflected in the present RTC.

Endorsement dated 03.12.2008 bearing LRF.CR 277/2005-06 issued by the Assistant Commissioner, Bangalore North Taluk Bangalore, in respect of Sy No 127/B6 confirms that no applications are pending in Form No.7 under Sec.48(A) of Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act 1998.





Encumbrance Certificate from 01.08.1986 to 31.05.1989, 01.06.1989 to 31.03.2005, 01.04.2004 to 06.05.2006 for Sy.No.127/B6 measuring 2 Acres shows no transactions

Encumbrance Certificate from 01.03.2011 to 02.10.2020 reflects the transactions of the Joint Development Agreement dated 31.03.2011, Reg. Doc. No.5/2011-12.

Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 127/B6 shows the execution of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.

Public Notice has been issued on 23.6.2021 in Indian Express and Kannada Prabha newspapers calling for objections if any and we have not received any objections till date.

As informed by the client, the katha shall be obtained at the time of plan sanction and tax shall be paid accordingly.

FURTHER OPINION:

PART VII: CERTIFICATE

PRESENT OWNER: MRS. PADMINI MANJUNATH.

WHETHER PRESENT OWNER HAS A CLEAR MARKETABLE TITLE?

Yes,

(Subject to discharge of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd)

THE OWNER HAVE MADE OUT A PRIMA FACIE MARKETABLE TITLE OVER THE SCHEDULE PROPERTY, THE COMPANY CAN CREATE EQUITABLE MORTGAGE. AS INFORMED BY THE CLIENT THE KATHA AND TAX SHALL BE PAID AT THE TIME OF OBTAINING PLAN SANCTION





**PART VIII: DOCUMENTS TO BE COLLECTED BY BANK FOR CREATION
OF EQUITABLE/REGISTERED MORTGAGE OF THE SAID PROPERTY
AS PER SUPPLEMENTARY MEMORANDUM OF ENTRY DATED 30.12.2020:**

Note: This Report prepared by R&P Partners and submitted herewith is based on review of the copies of the revenue and title documents in respect of the said property as made available to us. The Report must be read in conjunction with and subject to the limitations, restrictions, conditions, cautions and disclaimers stated in the Report.

1. We have inspected / scrutinized the copies of the documents provided to us.
2. No Personal searches have been carried out with regard to the said property. We have only traced the title to the property with the available documents.
3. We assume no responsibility/s liability for any adverse claims, charges on the property that could not be inferred from the documents provided to us.

The contents of this Report are confidential and subject to legal professional privilege. This Report has exclusively been rendered for the benefit of the Client.

Thanking you,
Yours faithfully,
For R & P Partners

KR GANESH
Partner

C: /adarsh



To,

July 12, 2021

**M/s Adarsh Nivaas Private Limited,
Vittal Mallya Road,
Bangalore - 01.**

RE: TITLE SEARCH REPORT OF:

M/S Adarsh Nivaas Private Limited,
Having its registered office at No.10, Vittal
Mallya Road, Bangalore 560001.

Please refer to your instructions on the captioned matter.
In this connection, we submit our report as under:

We have prepared this report based on the photocopies of the documents forwarded to us believing the same to be/are genuine and we have not conducted searches.

PART-1 DOCUMENTS SCRUTINIZED

SY NO 175 MEASURING 3 ACRES 35 Guntas

- 1 Grant order Certificate (Form No.1) dated 05.12.1959 issued by The Tahasildar Devanahalli Taluk issued in the name of Sri Pilla Muniyappa, Sy No 72 and re-survey No 127.
- 2 Partition Deed dated 10.06.1959 registered as document No 653/59-60 in the office of the Sub-Registrar, Devanahalli (partition between Byranna, Annayappa, Hanumanthrayappa, Anantharamiah, and Krishna children of Pilla Muniyappa).
- 3 Phodi vide ASLR DPR 22/70-71 allotted re survey number Sy No 156.
- 4 Index of lands and Records of Rights in RR No. 738.
- 5 IHC NO 207/85-86
- 6 IHC 186/2006-07
- 7 MR No 246/2006-07
- 8 Mutation Register Extract bearing MR No 3/2010-11 issued by the Revenue Authorities





- 9 Mutation Register Extract bearing MR No 52/2010-11 issued by the Revenue Authorities.
- 10 Memorandum of Release Deed dated 12.4.2010 registered as Document No.7/2010-11
- 11 Family tree of Hanumantharayappa, Subbegowda, Munegowda, Bhyranna
- 12 Official Memorandum dated 24.06.2011 bearing No ALN(J)SR 10/2011-12, issued by the Special Deputy Commissioner Bangalore District, Bangalore.
- 13 Sale Deed dated 22.08.2011 registered as document No.2371/2011-12 in the office of the Sub-Registrar Gandhinagar.
- 14 RTC Extract for the period from 1978-89 to 2000-01 in respect of the Sy No 156 measuring 4 Acres issued by the Revenue Authorities.
- 15 RTC Extract for the period from 2001 to 2002 to 2005-06 and for the period from 2006-07 to 2011-12 in respect of the Sy No 156 measuring 4 Acres issued by the Revenue Authorities
- 16 Karda, Tippani nakalau in Sy No 175 and Revenue Sketch in respect of the Sy No 127 issued by the Revenue Authorities
- 17 Endorsement dated 03.12.2008 bearing LRF.CR 86/2005-06 issued by The Assistant Commissioner, Bangalore North Taluk Bangalore, under sec 48(A) Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act 1998 in respect of Sy No 156.
- 18 Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd.
- 19 Encumbrance Certificate from 01.06.1989 to 31.03.2005 for Sy No 156 measuring 4 Acre
- 20 Encumbrance Certificate from 01.04.1990 to 31.03.2004 for Sy No 156 measuring 4Acre.





- 21 Encumbrance Certificate from 01.04.2004 to 22.04.2011 for Sy No 175 measuring 4Acres.
- 22 Encumbrance Certificate from 01.03.2011 to 02.10.2020.for the Sy No 175 (old No 156)
- 23 Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 175 shows the execution of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.
- 24 Public Notice dated 23.6.2021 published in Indian Express and Kannada Prabha Newspapers.

DETAILS OF THE SCHEDULE PROPERTY

"All that piece and parcel of property bearing Survey No 175 (old sy No 156) measuring 3 Acres 35 Guntas situated at Huttanahalli Village, Jala Hobli Bangaloe North Taluk, Bangalore District.

East by : Meesaganahalli Village Boarder
West by : Land bearing Sy No 174
North by : Land bearing Sy No.127,171,172 &173
South by : Land bearing Sy No.176

We have prepared this report based on the Photocopies of the documents furnished to us.

Originally the property measuring 4 Acres in Sy.No.72 of Huttanahalli village was granted in favour of Sri.PillaMuniyappa as could be seen from Grant order Certificate (Form No.1) dated 05.12.1959 issued by The Tahasildar Devanahalli Taluk in the name of Sri Pilla Muniyappa. Subsequently afore said property was allotted with resurvey number 127.

Later during the lifetime of Sri.PillaMuniyappa his children Sri.Byranna, Sri.Annayappa, Sri.Hanumantharayappa, Sri.Anantharamaiah and Sri.Krishnappa partitioned all their joint family properties including Sy.No.127 by virtue of the Partition Deed dated 10.06.1959 registered as Document No 653/59-60 in the office of the Sub-Registrar, Devanahalli wherein Sy.No.127 measuring 1 Acre 13 Guntas allotted to the share of Sri.Bhyranna, 27 Guntas allotted to the share of Sri.Annayappa and an extent of 2 Acres has





been allotted jointly to the share of Sri.Hanumantharayappa, Sri. Anantharamaiah and Sri.Krishnappa.

Further, Sri. Hanumantharayappa, Sri. Anantharamaiah and Sri. Krishnappa have orally partitioned and Sy.No.127 measuring 2 Acres has been allotted to the share of Sri. Hanumtharayappa.

Thereafter Sy.No.72, resurvey No.127 has been allotted with re survey number Sy No 156 measuring 4 Acres in the name of Sri.PillaMuniyappa, as per Phodi vide No.ASLR DPR 22/70-71. Accordingly katha has been mutated in the name of Sri.PillaMuniyappa as per Index of Lands and Record of Rights as per RR No.378.

After the death of above said Sri.Bhyranna, Sri.Annayappa and Sri.Hanumantharayappa, katha of Sy.No.156 measuring 1 Acre 13 Guntas has been mutated in the name of Si.B.Eregowda s/o Bhyranna vide IHC No.207/85-86, katha of Sy.No.156 measuring 27 Guntas has been mutated in the name of Sri. Subbegowda s/o Sri.Annayappa vide 186/2006-07 and katha of Sy.No.156 measuring 2 Acres has been mutated in the name of Sri.Smt. Akkamma w/o Sri.Hanumantharayappa vide M.R. No.246/06-07.

Thereafter as per the order dated 25.9.2008 issued by the Assistant Commissioner Bangalore North Sub Division in RRT/BNR/CR/274/08-09 and as per MR No.3/2010-11 Sy.No.156 measuring 4 Acres along with other properties has been incorporated in Sy.No.127 jointly in the names Sri.B.Eregowda, Sri.Subbegowda and Smt.Akkamma.

Later as per order of the Tahsildar, Bangalore North (Additional) Taluk dated 07.12.2010 vide Phodi:CR:10910-11, Sy.No.127 has been assigned with new Sy.No.175 measuring to an extent of 3 Acres 35 Guntas i.e. the Schedule Property jointly in the names Sri.B.Eregowda, Sri.Subbegowda and Smt.Akkamma,

Sri.B.Eregowda, Sri.Subbegowda and Smt.Akkamma have secured the conversion of said land from agricultural to non agricultural residential purpose vide Official Memorandum 24.06.2011 bearing No ALN(J)SR 10/2011-12, issued by the Special Deputy Commissioner Bangalore District, Bangalore.





Thus in the above manner stated above Sri.B.Eregowda s/o Bhyranna, Sri.Subbegowda s/o Annayappa and Smt.Akkamma w/o Hanumantharayappa became the absolute owners in possession and enjoyment of the said land bearing Sy.No.127 new No.175 measuring 3 Acres 35 Guntas.

Family tree of Hanumantharayappa s/o Pillamuniyappa discloses the name of his wife Akkamma and daughters Radhamma, Rukmini Anjanamma and sons K.H. Shivanna, K.H. Govindappa, K.H.Gopala Krishna, K.H. Chandrashekar and K.H.Chikkanjinappa, K.H. Devaraj. However the family tree does not disclose the details of the children of K.H. Shivanna, K.H. Govindappa, K.H.Gopala Krishna, K.H. Chandrashekar and K.H.Chikkanjinappa, K.H. Devaraj.

Memorandum of Release Deed dated 12.4.2010 registered as Document No.7/2010-11 is executed by Radhamma, Rukmini since deceased by her daughters Ashwini and Rashmi, Anjanamma, K.H. Shivanna's daughters Shylaja, Rajeshwari Shilpa and K.H. Govindappa's daughter Shashikala releasing all their rights, title and interest in the joint family properties in favour of K.H. Shivanna, K.H. Govindappa, K.H.Gopala Krishna, K.H. Chandrashekar and K.H.Chikkanjinappa, K.H. Devaraj.

Family tree of Ere Gowda s/o Bhyranna discloses the name of his wife Vijayamma and children Lakshmidevi, Saraswathi, Sriram and Gayathri who have also joined as Vendors in the aforesaid sale deed.

Family tree of Subbegowda s/o Annayappa reflects the names of his wife Hanumakka and children Umadevi, Ambuja and Mahendra who have executed as vendors in the aforesaid sale deed.

Family tree of Munegowda s/o Annayappa discloses the names of his wife Chandramma and daughter Nayana. Daughter of Annayappa namely Ashwathamma has also joined as vendor in the aforesaid sale deed.

B.Eregowda s/o Byranna alongwith his wife Vijayamma and children Lakshmidevi, Saraswathi, Sriram and Gayathri, B Anjanappa s/o Byranna and his son Pratap, Sri.Subbégowda alongwith wife Hanumakka and children Umadevi, Ambuja and Mahendra, Munegowda alongwith his wife Chandramma and daughter Nayana, Ashwathamma d/o Annayappa and Smt.Akkamma alongwith her sons K.H. Shivanna and his son Krishnamurthy, K.H. Govindappa and his





sons Manjunath and Vidyasagar, K.H. Gopala Krishna and his son Hariprasad and Bharath, K.H. Chandrashekar and his daughter Nandini, K.H. Devaraj and his children Hemanth and Anu have sold the property bearing Sy.No.175 measuring 3 Acres 35 Guntas in favour of Adarsh Nivaas Private Limited vide Sale Deed dated 22.08.2011 registered as document No.2371/2011-12 in the office of the Sub-Registrar Gandhinagar.

Anantharamaiah s/o Pillamuniyappa's legal heirs, viz., Umadevi w/o late Nanjamari, Sunil Kumar and Praveen Kumar sons of Nanjamari (son of Anantharamaiah), Shamanna s/o Anantharamaiah and his son Vinay, Krishnappa s/o Pillamuniyappa and his son Ashwathaiah have also signed as consenting witnesses in the aforesaid sale deed. Family tree of Anantharamaiah and Krishnappa both sons of Pillamuniyappa is not available.

RTC Extract for the period from 1978-89 to 2000-01 in respect of the Sy No 156 measuring 4 Acres, shows the name of PillaMuniyappa

Computerized RTC Extract for the period 2001 to 2002 to 2005-06 and for the period from 2006-07 to 2019-20 in respect of the Sy No 156 measuring 4 Acres shows the names of Sri.B.Eregowda, Sri.Subbegowda and Smt.Akkamma MR No.52/2010-11.

Karda, Tippani nakalau for Sy No 175 and Revenue Sketch in respect of the Sy No 127 New Sy.No.175 issued by the Revenue authorities confirms the land extent for Sy No 127 New Sy.No.175.

Endorsement dated 03.12.2008 bearing LRF.CR 86/2005-06 issued by The Assistant Commissioner, Bangalore North Taluk Bangalore, under sec 48(A) Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act 1998 in respect of Sy No 156, confirms that no applications are pending in Form No.7 under Sec.48(A) of Karnataka Land Reforms Act 1961 and Rule 77A 7(A) of KLR Act.

Encumbrance Certificate from 01.06.1989 to 31.03.2005, from 01.04.1990 to 31.03.2004 for Sy No 156 measuring 4 Acre and Encumbrance Certificate from 01.04.2004 to 22.04.2011 for Sy No 175 measuring 4 Acres show nil transactions and nil encumbrances for the subject property.





Encumbrance Certificate from 01.04.2004 to 01.10.2013 for Sy.No.127/P6 measuring 2 Acres shows the execution of Sale Deed dated 12.04.2006, registered document No.6276/2006-07 but does not reflect the execution of Sale Deed dated 17.02.2006, registered document No.14118/2005-06. Rectified EC is required

Encumbrance Certificate from 01.03.2011 to 02.10.2020 reflects the execution of Sale Deed dated 03.09.2014, registered document No.2207/2014-15.

Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 175 shows the execution of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.

Public Notice has been issued on 23.6.2021 in Indian express and Kannada prabha newspapers calling for objections if any and we have not received any objections till date

As informed by the client, the katha shall be obtained at the time of plan sanction and tax shall be paid accordingly.

FURTHER OPINION:

PART VII: CERTIFICATE

PRESENT OWNER: ADARSH NIVAAS PRIVATE LIMITED.

WHETHER PRESENT OWNER HAS A CLEAR MARKETABLE TITLE?

Yes,

(Subject to discharge of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd)

THE OWNER HAVE MADE OUT A PRIMA FACIE MARKETABLE TITLE OVER THE SCHEDULE PROPERTY, THE COMPANY CAN CREATE EQUITABLE MORTGAGE.





AS INFORMED BY THE CLIENT THE KATHA AND TAX SHALL BE PAID AT THE TIME OF OBTAINING PLAN SANCTION

PART VIII: DOCUMENTS TO BE COLLECTED BY BANK FOR CREATION OF EQUITABLE/REGISTERED MORTGAGE OF THE SAID PROPERTY AS PER SUPPLEMENTARY MEMORANDUM OF ENTRY DATED 30.12.2020:

Note: This Report prepared by R&P Partners and submitted herewith is based on review of the copies of the revenue and title documents in respect of the said property as made available to us. The Report must be read in conjunction with and subject to the limitations, restrictions, conditions, cautions and disclaimers stated in the Report.

1. We have inspected / scrutinized the copies of the documents provided to us.
2. No Personal searches have been carried out with regard to the said property. We have only traced the title to the property with the available documents.
3. We assume no responsibility/s liability for any adverse claims, charges on the Property that could not be inferred from the documents provided to us.

The contents of this Report are confidential and subject to legal professional privilege. This Report has exclusively been rendered for the benefit of the Client.

Thanking you,
Yours faithfully,
For R & P Partners

KR GANISH
Partner
C: /adarsh





To,

July 12, 2021

M/s Adarsh Nivaas Private Limited,
Vittal Mallya Road,
Bangalore - 01.

RE: TITLE SEARCH REPORT OF:

M/S Adarsh Nivaas Private Limited,
Having its registered office at No.10, Vittal
Mallya Road, Bangalore 560001.

Please refer to your instructions on the captioned matter.
In this connection, we submit our report as under:

We have prepared this report based on the photocopies of the documents forwarded to us believing the same to be/are genuine and we have not conducted searches.

PART-1 DOCUMENTS SCRUTINIZED

SY NO 177 MEASURING (old No 127) 2 ACRES 16 GUNTAS

- 1 Grant order Certificate (Form No.1) dated 18.09.1962, bearing No.LND.SR.1.715/1961-62 issued by The Tahasildar, Devanahalli Taluk issued in the name of Sri chikkamunishyamappa, Sy No 127 part of the property bearing Sy No 72.the name was entered as owner and khathedar vide RR.SLN No 852.
- 2 The katha change in the name of Pilla Anjanappa by inherited vide RR No. 1060.
- 3 Family tree of Pillanjanappa
- 4 Phoded and allotted re survey number Sy No 127/B7.
- 5 Sale Deed dated 12.04.2006 registered on 04.11.2006 registered as document No.20208/2006-07 in the office of the Sub-Registrar Yelehanka.
- 6 Phodi and dusrasthi in No. CR 109/2009-10 dated 07.12.2010 the said property bearing Sy No 127/B7 was allotted new sy No 177.
- 7 Mutation register vide MR 52/2010-11





- 8 Katha mutated in the name of Rudraswamy, Mutation Register Extract bearing MR No H24/2011-12 issued by the Revenue Authorities
- 9 Official Memorandum dated 29.04.2014 bearing No ALN: (JALA)SR: 70/2013-14, issued by the Special Deputy Commissioner Bangalore District, Bangalore.
- 10 Sale Deed dated 23.08.2014 registered as document No.2210/2014-15 in the office of the Sub-Registrar Gandhinagar.
- 11 RTC Extract for the period from 1983-84 to 1999-2000 in respect of the Sy No 127 measuring 2 Acres 20 gunta issued by the Revenue Authorities.
- 12 RTC Extract for the period 2011-12, 2015-16 to 2020-21 in respect of the Sy No 177 measuring 2 Acres 16 guntas issued by the Revenue Authorities
- 13 Endorsement dated 23.11.2020 bearing No. PTCL 147/2020-21 issued by the Assistant Commissioner, Bangalore North Sub Division Bangalore, under the provision of Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978 with regard to the Sy No 127.
- 14 Tippani nakalau and Akarband in Sy No 127 to 177 and Revenue Sketch in respect of the Sy No 127 issued by ADLR.
- 15 Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd.
- 16 Encumbrance Certificate from 01.04.2004 to 01.10.2013 for Sy No 127/B7 measuring 2 Acre 20 guntas and shows the execution of Sale Deed dated 18.04.2006, registered document No.20208/2006-07.
- 17 Encumbrance Certificate from 01.03.2011 to 02.10.2020 for the Sy No 127/B7 new No.177 measuring 2 Acre 16 guntas and shows the execution of Sale Deed dated 03.09.2014, registered document No.2210/2014-15.





- 18 Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 177 shows the execution of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.
- 19 Public Notice dated 23.6.2021 published in Indian Express and Kannada Prabha Newspapers.

DETAILS OF THE SCHEDULE PROPERTY

"All that piece and parcel of property bearing Survey No 177 (old sy No 127/B7) measuring 2 Acres 16 Guntas, 02 Guntas situated at Huttanahalli Village, Jala Hobli Bangalore North Taluk, Bangalore District.

East by : Property bearing Sy No 176
West by : Property bearing Sy No 138
North by : Property bearing Sy No.174,& 175
South by : Property bearing Sy No.128

We have prepared this report based on the Photocopies of the documents furnished to us.

From the perusal of the documents it is seen the property measuring to an extent of land measuring 2 Acres 20 Guntas in Sy.No.127 was part of old Sy.No.72 which was Government land. Sri.Chikkamunishyamappa S/o Byrappa was granted an extent of 2 Acres under Grant Certificate (Form No.1) dated 18.09.1962 Regrant No LNDsRI-715/61-61 issued by The Tahasildar Devanahalli Taluk.

After his demise, his son Pillanjanappa inherited the property as per RR1060 and the property bearing Sy.No.127 was resurveyed and numbered as Sy.No.127/B7 as could be seen from the RTCs.

Later Pillanjanappa representing as kartha of his HUF alongwith his children Chandrappa and Sunandamma and grandchildren Santosh and Harish has sold the property in favour of Rudraswamy s/o Hucheraiah vide Sale Deed dated 12.04.2006 registered on 04.11.2006 registered as document No.20208/2006-07 in the office of the Sub-Registrar Yelehanka.

Later as per order of the Tahsildar, Bangalore North (Additional) Taluk dated 07.12.2010 vide Phodi:CR:109/10-11, Sy.No.127 has been assigned with new Sy.No.177 and the extent of land was found to be measuring to an extent of 2 Acres 16 Guntas i.e. the Schedule





Property in the name of Rudraswamy and also recorded in mutation register bearing MR 52/2010-11.

Proceedings were initiated in respect of the property bearing sy.no.127 new NO.177 under Section 136(3) of Karnataka land Revenue Act in RRT(2)NA/CR/1060/2009-10 which was subsequently dropped and by order dated 7.5.2010 and katha was mutated in the name of Rudraswamy as per MR H24/2011-12 in all the revenue records.

Rudraswamy secured the conversion of said land from agricultural to non agricultural residential purpose vide Official Memorandum dated 29.04.2014 bearing No ALN: (JALA)SR: 70/2013-14, issued by the Special Deputy Commissioner Bangalore District, Bangalore.

Thus in the above manner stated above Sri.Rudraswamy became the absolute owner in possession and enjoyment of the said land bearing Sy.No.127/B7 new No.177 measuring 2 Acres 16 Guntas.

Thereafter the said Sri.Rudraswamy s/o Hucheeraiah alongwith Adarsh Developers as confirming Party has sold the property bearing sy.no.177 in favour of Adarsh Nivaas Private Limited vide Sale Deed dated 23.08.2014 registered as document No.2210/2014-15 in the office of the Sub-Registrar Gandhinagar.

RTC Extract for the period from 1983-84 to 1999-2000 in respect of the Sy No 127/B7 in the name of Pillanjanappa.

Computerized RTC Extract for the period 2011-12, 2015-16 in respect of the Sy No 177 measuring 2 Acres 16 Guntas shows the names of Sri. Pillanjanappa as per MR No.52/2010-11 and thereafter Sri.Rudraswamy as per H24/2011-12.

Tippani nakalau and Akarband in Sy No 127 to 177 and Revenue Sketch in respect of the Sy No 127 issued by ADLR.

Endorsement dated 23.11.2020 bearing No. PTCL 147/2020-21 issued by the Assistant Commissioner, Bangalore North Sub Division Bangalore, under the provision of Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978 with regard to the Sy No 127.





Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd

Encumbrance Certificate from 01.04.2004 to 01.10.2013 for Sy No 127/B7 measuring 2 Acre 20 guntas and shows the execution of Sale Deed dated 18.04.2006, registered document No.20208/2006-07 from Pillanjanappa and others to Rudraswamy.

Encumbrance Certificate from 01.03.2011 to 02.10.2020 for the Sy No 127/B7 measuring 2 Acre 20 guntas and shows the execution of Sale Deed dated 03.09.2014, registered document No.2210/2014-15 from Rudraswamy to Adarsh Nivaas Private Limited.

Encumbrance Certificate from 02.10.2020 to 24.06.2021 for the Sy No 177 shows the execution of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21.

Public Notice has been issued on 23.6.2021 in Indian Express and Kannada Prabha newspapers calling for objections if any and we have not received any objections till date

As informed by the client, the katha shall be obtained at the time of plan sanction and tax shall be paid accordingly.

FURTHER OPINION:

PART VII: CERTIFICATE

PRESENT OWNER: ADARSH NIVAAS PRIVATE LIMITED.

WHETHER PRESENT OWNER HAS A CLEAR MARKETABLE TITLE?

Yes,

(Subject to discharge of Supplementary Memorandum of Entry dated 30.12.2020 registered as Document No.1939/20-21 stored in CD No.MLSD645 in the office of the Sub-Registrar, Malleshwaram executed by Bangalore Best Realty, Padmini Manjunath and Adarsh Nivaas in favour of HDFC Ltd)





THE OWNER HAVE MADE OUT A PRIMA FACIE MARKETABLE TITLE OVER THE SCHEDULE PROPERTY, THE COMPANY CAN CREATE EQUITABLE MORTGAGE.

AS INFORMED BY THE CLIENT THE KATHA AND TAX SHALL BE PAID AT THE TIME OF OBTAINING PLAN SANCTION

PART VIII: DOCUMENTS TO BE COLLECTED BY BANK FOR CREATION OF EQUITABLE/REGISTERED MORTGAGE OF THE SAID PROPERTY:

AS PER SUPPLEMENTARY MEMORANDUM OF ENTRY DATED 30.12.2020:

Note: This Report prepared by R& P Partners and submitted herewith is based on review of the copies of the revenue and title documents in respect of the said property as made available to us. The Report must be read in conjunction with and subject to the limitations, restrictions, conditions, cautions and disclaimers stated in the Report.

1. We have inspected / scrutinized the copies of the documents provided to us.
2. No Personal searches have been carried out with regard to the said property.
We have only traced the title to the property with the available documents.
3. We assume no responsibility/s liability for any adverse claims, charges on the Property that could not be inferred from the documents provided to us.

The contents of this Report are confidential and subject to legal professional privilege. This Report has exclusively been rendered for the benefit of the Client.

Thanking you,
Yours faithfully,
For R & P Partners

KR GANISH
Partner
C:/adarsh



Dated: 26.07.2022

First Title Due Diligence Report:

This Title due diligence Report has been prepared in accordance to the project "Adarsh Palm Acres – Phase – III and this report should be relied upon only for the purpose of project approval and not to be utilised for any other purpose. The content of this report shall not without our express written be quoted or referred to in any public document, or filed with nay government authority, agency or court proceedings or before any other official body. This report is not intend nor should be construed to have been issued or deemed to be issued under any provision of any state or central statutes. We have assumed that all copies provided to us, confirm to be photo copies, apart from the documents and information made available to us there are no other documents or information.

Description of Property:

Item No. 01:

All that Piece and Parcel of land bearing Survey No. 60/4 – 10 Gunta situated at Huthanahalli Village, Jala Hobli, Bangalore North Taluk and bounded on:

East : Land belongs to Srinivas;
West : Land belongs to Kempanna;
North : Land belongs to Ashwathamma;
South : Land belongs to Muniraju;

Item No.02:

All that Piece and Parcel of land bearing Survey No. 126/1 - 20 Gunta situated at Huthanahalli Village, Jala Hobli, Bangalore North Taluk and bounded on:

East : Land belongs to Srinivas;
West : Land belongs to Ashwathamma;
North : Land belongs to Krishnappa;
South : Land belongs to Muniraju;

Item No.03:

All that Piece and Parcel of land bearing Survey No. 60/3 – 27 Gunta situated at Huthanahalli Village, Jala Hobli, Bangalore North Taluk and bounded on:

East : Land belongs to Akkamma @ Ambuja;
West : Land belongs to Kempanna;
North : Land belongs to Jayaramanavar;
South : Land belongs to Muniraju;

Item No.04:

All that Piece and Parcel of land bearing Survey No. 60/4 - 03 Gunta situated at Huthanahalli Village, Jala Hobli, Bangalore North Taluk and bounded on:

East : Land belongs to Muniraju;
West : Land belongs to Kempanna;
North : Land belongs to Ashwathamma
South : Land belongs to Muniraju;

Title Flow:

It is gathered from MR.No. 14/2002-03 that initially the property owned by Govindappa S/o Nanjundappa and P Shivappa. The said Govindappa and P Shivappa entered into partition dated 04.04.1969 in which Govindappa allotted the share bearing Survey No. 60/3 – 27 Gunta in favour of H.K.Krishnappa So Late Govindappa and P Shivappa bearing Survey No. 60/4 – 13 Gunta and Survey No. 126/1 – 20 Gunta in favour of H.K.Krishnappa S/o Late Govindappa and the same mutated in Mutation Register Extract bearing MR.No. 14/2002-03.

Further it is gathered that the said H.G.Krishnappa along with his legal heirs i.e., Sri H.K.Govindaraju, Sri H.K.Basavaraju, Smt Akkayamma @ Ambuja and Smt Ashwathamma @ Asha entered into Partition deed Document No. 19277/2004-05 in which Survey No. 126/1 – 20 Gunta was allotted to the share of Smt Akkayamma @ Ambuja vide Document No. YAN-1-19277-2004-05 dated 29.12.2004 in Book-1, Stored in CD.No. YAND101, Registered in the office of the Sub-Registrar Yelahanka, Bangalore for their shares which is mentioned below and the same was mutated in Mutation Register Extract bearing MR.No. 47/2004-05.

A- Schedule belongs to Sri H.G.Krishnappa and his wife Smt Pillamma: Survey No. 73/9 – 01 Acre 30 Gunta ; Survey No. 118 – 01 Acre 05 Gunta;
B – Schedule belongs to Govindaraju S/o H.G.Krishnappa. Survey No. 128 – 01 Acre ; Survey No. 19/1 – 22 Gunta ; Survey No. 1/1 – 20 Gunta; Survey No. 100/1 – 20 Gunta; Survey No. 13/3 – 19 .9 Gunta; Survey No. 10/1 – 12 Gunta; Survey No. 96/2 – 1 ½ Gunta; Survey No. 96/8 – 02 Gunta; Survey No. 96/9 – 02 Gunta; Survey No. 96/10 – 03 Gunta; Khanesmari No. 16, 13, 9/1, 9/2 ; Survey No. 96/14A – 1 ¼ Gunta ;
C-Schedule belongs to H.K.Basavaraju S/o H.K.Krishnappa Survey No. 128 – 01 Acre; Survey No. 1/1 – 20 Gunta; Survey No. 100/1 – 20 Gunta; Survey No. 97/2 – 08 Gunta;

Survey No. 15/4 – 14 Gunta; Survey No. 13/3 – 19.9 Gunta; Survey No. 10/1 – 12 Gunta; Survey No. 96/2 – 1 ½ Gunta; Survey No. 96/14 – 03 Gunta; Survey No. 96/15 – 01 Gunta; Survey No. 96/16 – 01 Gunta; Survey No. 96/17 – 01 Gunta; Survey No. 96/19 – 01 Gunta; Survey No. 96/20 – 02 Gunta; Khaneshmari No. 13;
D – Schedule belongs to Smt Akkamma @ Ambuja Survey No. 60/4 – 10 Gunta; Survey No. 126/1 – 20 Gunta;
E – Schedule belongs to Smt Ashwathamma@ Asha Survey No. 60/3 – 27 Gunta; Survey No. 60/4 – 03 Gunta;

Subsequently, Smt Akkayamma @ Ambuja and Smt Ashwathamma @ Asha both entitled for Item No. 01 TO 04 of their shares had entered into an Agreement to Sale with Sri M Krishnaiah S/o M Raghavaiah, Who is the Director of M/s Krishnaveer Contractors Pvt Ltd and in the said Agreement Sri M Krishnaiah had paid entire sale consideration to Smt Akkayamma and Smt Ashwathamma.

Further it is gathered that Sri M Krishnaiah S/o M Raghavaiah, Who is the Director of M/s Krishnaveer Contractors Pvt Ltd had entered into Memorandum of Understanding, wherein under the said MOU he paid entire sale consideration to Sri Krishnaiah.

Subsequently Smt Akkayamma @ Ambuja and Smt Ashwathamma @ Asha had sold the Property belonging to their shares along with the confirming Party Sri M Krishnaiah S/o M Raghavaiah, Who is the Director of M/s Krishnaveer Contractors Pvt Ltd together in favour of Sri C.V.Manjunath S/o C.S Venkatanarasimhaiah by virtue of 02 separate Sale deeds are as follows:

- a. Sale deed dated 13.02.2006 duly registered as Document No. YAN-1-13350-2005-06 in Book-I, Stored in CD.No. YAND168, Registered in the office of the Sub-Registrar Yelahanka, Bangalore with regard to **Survey No. 60/4 – 10 Gunta, Survey No. 126/1 – 20 Gunta** and same was mutated in Mutation Register Extract bearing MR.No. 88/2005-06.
- b. Sale deed dated 13.02.2006 duly registered as Document No. YAN-1-13336-2005-06 in Book-I, Stored in CD.No. YAND168, Registered in the office of the Sub-Registrar Yelahanka, Bangalore with regard to **Survey No. 60/3 – 27 Gunta, Survey No. 60/4 – 03 Gunta.**

Now Sri C.V.Manjunath S/o C.S Venkatanarasimhaiah became the absolute Owner with regard to Survey No. 60/4 – 10 Gunta, Survey No. 126/1 – 20 Gunta, Survey No. 60/3 – 27 Gunta, Survey No. 60/4 – 03 Gunta totally admeasuring to an extent of 01 Acre 20 Gunta.

Subsequently C.V.Manjunath S/o C.S.Venkatanarasimaiah have executed a sale deed dated 03.10.2007 in favour of Padmini Manjunatha W/o Manjunath Bijjahalli vide Document No. JAL-1-01638/2007-08 in Book-I, Stored in CD.No. JALD10, Registered in the office of the Sub-Registrar Jala, Bangalore with regard to Survey No. 60/3 – 27 Gunta, Survey No. 60/4 – 03 Gunta, Survey No. 60/4 – 10 Gunta and Survey No. 126/1 – 20 Gunta totally admeasuring 01 Acre 20 Gunta.

It is further gathered that Padmini Manjunath W/o Manjunath Bijjahalli applied for conversion and obtained the same from the Special Deputy Commissioner, Bangalore District, Bangalore dated 15.06.2009 bearing No. ALN(SA)Jala: SR : 117/2008-09 converted from Agricultural to Non-Agricultural Residential Purpose With regard to Survey No. 60/3 – 27 Gunta , Survey No. 60/4 – 13 Gunta, Survey No. 112/1 – 39 Gunta and Survey No. 126/1 – 20 Gunta totally admeasuring 02 Acre 19 Gunta.

Subsequently, Smt Padmini Manjunath W/o Manjunath Bijjahalli along with M/s Bangalore Best Realty (p) Ltd , represented by its Managing Director Sri Manjunath Bijjahalli entered into Joint Development Agreement dated 31.03.2011 with M/s Adarsh Nivaas Private Limited , Represented by its Director Sri B.M.Karunesh vide Document No. JAL-1-00005-2011-12 in Book-I, Stored in CD.No. JALD90, Registered in the office of the Sub-Registrar Jala Bangalore with regard to Survey No. 122 (Old No. 72/1) 01 Acre + 01 Acre and Survey No. 123/1 (Old No. 123) – 33 Gunta and Survey No. 123/2 (Old No. 123) – 01 Acre 05 Gunta , Survey No. 60/2, 60/4 and 126/1 along with other Survey Nos. (JDA for construction of Residential Villas Bangalore Best is entitled for 31% of saleable area of total plot area developed and remaining to the developer share) and GPA dated 31.09.2011 vide Document No. JAL-4-00001-2011-12 in Book-IV, Stored in CD.No. JALD90, Registered in the office of the Sub-registrar Jala, Bangalore.

Observation:

It is observed from the documents that Absolute Owner of the Item No. 01 to 04 is Sri C.V. Manjunath S/o C.S Venkatanarasimhaiah and his wife Padmini Manjunath has entered into JDA with M/s Adarsh Nivaas Private Limited with regard to Various Survey Nos. And the said Schedule Property it's clear and marketable subject to the production of the documents mentioned below in the furnished document list.

Documents furnished for Review:

<u>Sl.No</u>	<u>Date</u>	<u>Particulars</u>
1.	29.12.2004	Partition deed entered by and between Sri H G Krishnappa S/o Late Govindappa and his wife Smt Pillamma and the legal heirs of Krishnappa namely Sri H.K.Govindaraju, Sri H.K.Basavaraju, Smt Akkayamma @ Ambuja and Smt Ashwathamma @ Asha duly registered as Document No. YAN-1-19277-2004-05 dated 29.12.2004 in Book-1, Stored in CD.No. YAND101, Registered in the office of the Sub-Registrar Yelahanka, Bangalore for their shares.
2.	—	Mutation Register Extract bearing MR.No. 47/2004-05 discloses the transfer of Khata based on Partition deed Document No. 19277/2004-05.
3.	08.02.2006	Sale deed executed by Smt Ashwathamma @ Asha D/o H.G.Krishnappa along with Sri M Krishnaiah S/o M Raghavaiah, Who is the Director of M/s Krishnaveer Contractors Pvt Ltd together in favour of Sri C.V.Manjunath S/o C.S Venkatanarasimhaiah duly registered as Document No. YAN-1-13336-2005-06 in Book-I, Stored in CD.No. YAND168, Registered in the office of the Sub-Registrar Yelahanka, Bangalore with regard to Survey No. 60/3 – 27

		Gunta, Survey No. 60/4 – 03 Gunta. Note: MR No. 86/2005-06 disclosing the transfer of Khata vide Document No. 13336/2005-06 to furnish.
4.	08.02.2006	Sale deed executed by Smt Akkayamma @ Ambuja D/o H.G.Krishnappa along with Sri M Krishnaiah S/o M Raghavaiah, Who is the Director of M/s Krishnaveer Contractors Pvt Ltd together in favour of Sri C.V.Manjunath S/o C.S Venkatanarasimhaiah duly registered as Document No. YAN-1-13350-2005-06 in Book-I, Stored in CD.No. YAND168, Registered in the office of the Sub-Registrar Yelahanka, Bangalore with regard to Survey No. 60/4 – 10 Gunta, Survey No. 126/1 – 20 Gunta.
5.	–	Mutation Register Extract bearing MR.No. 88/2005-06 discloses the transfer of Khata in the name of C.V.Manjunath S/o C Venkatanarasimhaiah.
6.	03.10.2007	Sale deed executed by Sri C.V.Manjunath S/o C.S Venkatanarasimhaiah in favour of Padmini Manjunath W/o C.V.Manjunath vide Document No. 1638/2007-08 Stored in CD.No. JALD10, Registered in the office of the Sub-registrar Jala, Bangalore with regard to Survey No. 60/3 – 27 Gunta, Survey No. 60/4 – 13 Gunta and Survey No. 126/1 -20 Gunta totally admeasuring 01 Acre 20 Gunta along with 11E Sketch.
7.	03.06.2009	Intimation from Bangalore International Airport Planning Authority, Devanhalli to Special Deputy Commissioner, Bangalore District bearing No. BIAPA/TP/OM/30/2009-10 with regard to Survey No. 60/3 – 27 Gunta for conversion of the said survey No to residential purpose.
8.	22.05.2009	Intimation from Bangalore International Airport Planning Authority, Devanhalli to Special Deputy Commissioner, Bangalore District bearing No. BIAPA/TP/OM/02/2009-10 with regard to Survey No. 60/4 – 13 Gunta, Survey No. 112/1 – 39 Gunta, Survey No. 122 – 01 Acre 05 Gunta, Survey No. 126/1 – 20 Gunta totally admeasuring 02 Acre 37 Gunta for conversion of the said survey Nos to residential purpose.
9.	15.06.2009	Official Memorandum issued by Special Deputy Commissioner, Bangalore District, Bangalore bearing No. ALN(NA)Jala:SR:117/2008-09 with regard to Survey No. 60/3 – 27 Gunta, Survey No. 60/4 – 13 Gunta, Survey No. 112/1 – 39 Gunta and Survey No. 126/1 – 20 Gunta totally admeasuring 02 Acre 19 Gunta obtained by Smt Padmini Manjunath W/o Manjunath Bijalli. Note: required Demand letter & fee receipt.
10.	01.04.2011	Joint Development Agreement entered by and between Bangalore Best Realty Pvt Ltd, represented by its Managing Director Manjunath Bijjahalli and his wife Padmini Manjunath and M/s Adarsh Nivaas Pvt Ltd, represented by its Director Sri B.M.Jayashankar vide Document No. JAL-1-00005-2011-12 in Book-I, Stored in CD.No. JALD90, Registered in the office of the Sub-Registrar

		Jala with regard to Various Survey Nos including Survey No. 60/3 – 27 Gunta, Survey No. 60/4 – 3 Gunta , Survey No. 126/1 -20 Gunta and Survey No. 60/4 – 10 Gunta totally admeasuring 01 Acre 20 Gunta.
11.	01.04.2011	General Power of Attorney executed by executed by Bangalore Best Realty Pvt Ltd, represented by its Managing Director Manjunath Bijjahalli and his wife Padmini Manjunath in favour of M/s Adarsh Nivaas Pvt Ltd, represented by its Director Sri B.M.Jayashankar and B.M.Karunesh vide Document No. JAL-4-00001-2011-12 in Book-IV, Stored in CD.No. JALD90, Registered in the office of the Sub-registrar Jala with regard to Various Survey Nos including Survey No. 60/3 – 27 Gunta, Survey No. 60/4 – 3 Gunta , Survey No. 126/1 - 20 Gunta and Survey No. 60/4 – 10 Gunta totally admeasuring 01 Acre 20 Gunta.
12.	–	Hissa Survey Tippani with regard to Survey No. 60 discloses the Hissa into 05 ie., 60/1 to 60/5.
13.	–	RTC for the period from 1968-69 to 1973-74, 1983-84 to 1987-88 with regard to Survey No. 126.
14.	04.02.2019	Endorsement bearing No. RK/CR/512/20... Confirms the non-availability of RTC for the period from 1973-74 to 1982-83 and 1988-89 to 1996-97 with regard to Survey No. 126/1.
15.	–	RTC for the period from 1997-98 to 1999-2000 with regard to Survey No. 126/1.
16.	–	RTC for the period from 2001-02 to 2022-2023 with regard to Survey No. 126/1 – 05 Acre 24 Gunta (Out of which 31 Gunta Kharab) = 04 Acre 33 Gunta. (Note: Entire series of Survey No. 126 its available in this) Note: In RTC it reflects as Court Stay as per Order in RA(BNA)178/2014-15 dated 04.08.2014 with regard to Survey No. 126/1 – 20 Gunta, Survey No. 60/3 – 27 Gunta and Survey No. 60/4 – 26 Gunta , MR.No. 36/2007-08 required.
17.	–	Encumbrance Certificate for the period from 01.04.1945 to 31.07.1986 bearing SA No. 2217/2022-2023 with regard to Survey No. 126.
18.	–	Encumbrance Certificate for the period from 01.04.1963 to 31.07.1986 bearing SA No. 4336/2022-2023 with regard to Survey No. 126/1 - 20 Gunta
19.	–	Encumbrance Certificate for the period from 01.08.1986 to 31.05.1989 bearing SA No. 18520/2022-2023 with regard to Survey No. 126/1 - 20 Gunta
20.	–	Encumbrance Certificate for the period from 01.06.1989 to 31.03.2004

		bearing SA No. 4186/2022-2023 with regard to Survey No. 126/1 - 20 Gunta
21.	—	Encumbrance Certificate for the period from 02.01.2020 to 21.09.2020 bearing SA No. 1950/2020-2021 with regard to Survey No. 126/1 – 20 Gunta.
22.	—	Encumbrance Certificate for the period from 21.09.2020 to 29.04.2022 bearing SA No. 2003/2022-2023 with regard to Survey No. 126/1 – 20 Gunta.
23.	—	Encumbrance Certificate for the period from 28.04.2022 to 27.07.2022 bearing SA No. 14653/2022-2023 with regard to Survey No. 126/1 – 20 Gunta.
24.	—	RTC for the period from 2001-02 to 2022-2023 with regard to Survey No. 60/3 – 27 Gunta.
25.	—	Encumbrance Certificate for the period from 01.04.1963 to 31.07.1986 bearing SA No. 4334/2022-2023 with regard to Survey No. 60/3- 27 Gunta
26.	—	Encumbrance Certificate for the period from 01.08.1986 to 31.05.1989 bearing SA No. 18515/2022-2023 with regard to Survey No. 60/3 - 27 Gunta
27.	—	Encumbrance Certificate for the period from 01.06.1989 to 31.03.2004 bearing SA No. 4187/2022-2023 with regard to Survey No. 60/3 - 27 Gunta
28.	—	RTC for the period from 2001-02 to 2022-2023 with regard to Survey No. 60/4 – 26 Gunta.
29.	—	Encumbrance Certificate for the period from 01.04.1963 to 31.07.1986 bearing SA No. 4335/2022-2023 with regard to Survey No. 60/4- 03 Gunta
30.	—	Encumbrance Certificate for the period from 01.08.1986 to 31.05.1989 bearing SA No. 18516/2022-2023 with regard to Survey No. 60/4 - 03 Gunta
31.	—	Encumbrance Certificate for the period from 01.06.1989 to 31.03.2004 bearing SA No. 4185/2022-2023 with regard to Survey No. 60/4 - 03 Gunta

Further Required Documents:

<u>Sl.No</u>	<u>Particulars</u>	<u>Remarks</u>
1.	Authenticated Family tree of Govindappa.	
2.	Death Certificate of Govindappa.	
3.	Authenticated Family tree of H G Krishnappa S/o Late Govindappa.	
4.	Authenticated Family tree of Akkayamma @ Ambuja.	

5.	Authenticated Family tree of Ashwathamma @ Asha.	
7.	Mutation Register Extract bearing MR.NO. 86/2005-06 disclosing the transfer of Khata in the name of Sri C.V.Manjunath S/o C.S Venkatanarasimhaiah towards registered Document No. YAN-1-13336-2005-06 with regard to Survey No. 60/3 – 27 Gunta, Survey No. 60/4 – 03 Gunta.	
8.	Agreement to Sale executed by Smt Akkayamma @ Ambuja in favour of Sri M Krishnaiah S/o M Raghavaiah wrt Survey No. 60/4 – 10 Gunta , Survey No. 126/1 – 20 Gunta and Survey No. 60/3 – 27 Gunta , Survey No. 60/4 – 03 Gunta .	
9.	Memorandum of Understanding entered by and between Sri M Krishnaiah S/o M Raghavaiah and Sri M Krishnaiah S/o M Raghavaiah wrt Survey No. 60/4 – 10 Gunta, Survey No. 126/1 – 20 Gunta and Survey No. 60/3 – 27 Gunta, Survey No. 60/4 – 03 Gunta.	
10.	How Padmini Manjunath entitled to Survey No. 60/3 – 27 Gunta , Survey No. 60/4 - 13 Gunta, Survey No. 112/1 – 39 Gunta and Survey No. 126/1 – 20 Gunta totally admeasuring 02 Acre 19 Gunta; Entire title documents to furnish. As per 11E Sketch Document No. 1638/2007- 08 and the said Document to furnish?	
11.	RTC for the period from 1968-69 to till date with regard to Survey No. 60/3, 60/4, 126/1.	
12.	Encumbrance Certificate for the period from 01.04.2004 to till date with regard to Survey No. 60/3, 60/4 and 126/1.	
13.	Hissa Survey Tippani with regard to Survey No. 126.	

Prepared by:

Ayesha

Assistant Manager Legal

Adarsh developers