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June 26, 2026

Due Diligence Report with respect to converted land in Survey No. 27/1 (old No. 27), measuring 2 acres 13 ½ guntas, situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

To:

Godrej Properties Limited

From:

Malini Raju
AZB & Partners
Bengaluru

PRIVILEGED AND CONFIDENTIAL

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FOREWORD

1. We are acting as legal advisors to **Godrej Properties Limited** (“**Client**”) in connection with conducting a land due diligence (as defined below).
2. The contents of this Due Diligence Report (“**Report**”) are confidential. Neither this Report nor any of its contents may be disclosed to any person other than the Client, without our express written consent. We accept no responsibility or legal liability to any person other than the Client in relation to the contents of the Report even if the same has been disclosed with our consent.
3. The information in this Report is derived from a review of documents specified under **Annexure “A”** of this Report and information provided to us from time to time (“**Available Documents**”) in respect of the property.
4. The scope of this Report is limited to the identification of issues in relation to the title of Client to the property.
5. Our review for the purpose of this Report is subject to the following limitations:
 - (i) We have relied on the information and the contents mentioned in the Available Documents.
 - (ii) The review consisted of review of the Available Documents made available by the Client. Certain information and clarifications on particular issues were provided vide emails and orally.
 - (iii) We have not carried out any physical inspection of the property.
6. Unless otherwise stated in this Report, this Report is based on the assumptions that:
 - (i) all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete.
 - (ii) all signatures and seals on any documents submitted to us are genuine;
 - (iii) there have been no amendments or changes to the documents examined by us; and
 - (iv) the legal capacities of all natural persons are as they purport it to be.
7. Our liability in relation to this Report shall be limited to the amount of fees received by us from our Client for this particular assignment.

**MALINI
RAJU**

Digitally signed by
MALINI RAJU
Date: 2026.06.26
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Malini Raju
AZB & Partners
Bengaluru



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DUE DILIGENCE REPORT

We have in this due diligence report dealt with the converted land in Survey No. 27/1 (old No. 27), measuring 2 acres 13 ½ guntas, situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

Flow of Title:

1. On review of the documents provided to us we note that, the subject property being the land bearing Survey No. 27, measuring 7 acres 1 gunta (including 14 guntas kharab) was earlier owned by Lakshmaiah, son of Muneppa. We have perused a copy of the Index of Lands and Record of Rights bearing RR No. 49 which bears out the name of Lakshmaiah, son of Muneppa as the owner of the Survey No. 27.
2. We have perused a copy of the Sale Deed dated 06.10.1951, registered as document No.1571/1951-52, in Book I, Volume No. 664, Pages 157 to 159, before the sub-registrar, Anekal, which bears out that, P. Munushmaiah, son of Lakshmana, R. Muniyappa, Shivaramaiah, Doreswamy and Thammaji, all grandson of Lakshmana sold the western portion of the Survey No. 27, measuring 3 acres 13 ½ guntas in favour of Ramaiah, son of Arasappa. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 bears out registration of Sale Deed dated 06.10.1951.
3. We have perused a copy of the Sale Deed dated 23.11.1951, registered as document No.1907/1951-52, in Book I, Volume No. 666, Pages 238 to 2399, before the sub-registrar, Anekal, which bears out that, P. Munushmaiah, son of Lakshmana, R. Muniyappa, Shivaramaiah, Doreswamy and Thammaji, all grandson of Lakshmana sold the eastern portion of the Survey No. 27, measuring 3 acres 13 ½ guntas (not a subject matter of this report) in favour of Lingappa, son of Kempaiah. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 bears out registration of Sale Deed dated 23.11.1951.
4. We have perused a copy of the Mortgage Deed dated 28.06.1957, registered as document No.1139/1957-58, in Book I, Volume No. 791, Pages 102 to 104, before the sub-registrar, Anekal, which bears out that, Agadurappa, son of Kempanna mortgaged the portion of the Survey No. 27, measuring 3 acres 13 ½ guntas in favour of Co-operative Society Limited, Sarjapura. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 bears out registration of Mortgage Deed dated 28.06.1957.
5. We have not been provided with the Discharge Deed for having discharged the aforesaid Mortgage Deed dated 28.06.1957. However, we have been provided with the letter dated 25.09.2025 issued by the Sericulturists' Cum Farmers' Service Co-operative Society Limited, Sarjapura, Anekal Taluk, Bangalore and we note as per their records there are no dues pending with respect to Survey No. 27/1 measuring 2 acres 13.08 guntas. The mortgaged land was originally Survey No. 27, measuring 3 acres and 13.5 as stated, but the letter is now issued regarding the new Survey No. 27/1, which measuring 2 acres and 13.08 guntas which is part of the Due-Diligence Report.



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6. We have perused a copy of the Sale Deed dated 20.04.1965, registered as document No.195/1965-66, in Book I, Volume No. 1009, Pages 105 to 106, before the sub-registrar, Anekal, which bears out that, Kempaiah, son of Agadurappa sold the portion of the Survey No. 27, measuring 3 acres 13 guntas in favour of Muni Reddy, son of Kencha Reddy. It is recited in the said sale deed that Kempaiah, son of Agadurappa acquired the said property under the partition entered between the brothers. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 bears out registration of Sale Deed dated 20.04.1965. We understand that the partition was not recorded in writing, and we have relied on the reference in the recitals of the said sale deed.
7. We have perused a copy of the Sale Deed dated 04.07.1967, registered as document No.1188/1967-68, in Book I, Volume No. 1058, Pages 64 to 66, before the sub-registrar, Anekal, which bears out that, Muni Reddy, son of Kencha Reddy sold the portion of the Survey No. 27, measuring 3 acres 13 ½ guntas in favour of Appaiah Reddy, son of Veerabhadrappa Papaiah. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 bears out registration of Sale Deed dated 04.07.1967.
8. We have perused a copy of the Mutation Register bearing MR No. 18/1967-68 which bears out that as per Sale Deed dated 04.07.1967, the khata with respect to the Survey No. 27, measuring 3 acres 13 ½ guntas has been transferred and registered in the name of Appaiah Reddy.
9. We have perused a copy of the Panchayath Partition Deed dated 15.03.1991, all sons of Papaiah namely, Appaiah Reddy, Lakshmaiah Reddy, Narayana Reddy and Bhadra Reddy, have partitioned the family properties including the portion of the Survey No. 27, measuring 3 acres 13 ½ guntas. In the said partition, the portion of the Survey No. 27, measuring 2 acres 13 ½ guntas was allotted to the share of Appaiah Reddy and another portion of the Survey No. 27, measuring 1 acre was allotted to the share of Narayana Reddy.
10. We have perused a copy of the death certificate of Appaiah Reddy which bears out that Appaiah Reddy died on 23.11.2005.
11. We have perused a copy of the Mutation Register bearing MR No. H13/2011-12 which bears out that after the death of Appaiah Reddy, the khata with respect to the Survey No. 27, measuring 2 acres 13 ½ guntas has been transferred and registered in the names of his sons namely, Muni Reddy, Bhadra Reddy, Venkataswamy, Ashok Kumar, Lokesh, Ramesh and Prasad Reddy.
12. We have perused a copy of the Genealogical Tree of late Papaiah Reddy attested by the Village Accountant, Yamare Circle, Sarjapura Hobli, Anekal Taluk dated 01.05.2012 which bears out that Papaiah Reddy (dead) was married to Gowramma (dead) and they have eight children namely, Appaiah Reddy, Lakshmaiah Reddy, Narayana Reddy, Bhadrappa Reddy, Jayamma, Eramma, Nanjamma and Sarojamma. Appaiah Reddy (dead) had two wives namely, Sakamma (dead) and Deviramma alias Akkayamma. Appaiah Reddy through his first wife had six children namely, Muni Reddy, Bhadra Reddy, Venkataswamy, Ashok Kumar, Lokesh and



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Ramesh. Appaiah Reddy through his second wife had two children namely, Savitha alias Papamma and Prasad Reddy alias Babu.

13. We have perused a copy of the Agreement of Sale dated 09.04.2012, registered as document No. ANK-1-00153/2012-13, stored in C.D. No. ANKD311, before the office of the sub-registrar, Basavanagudi (Anekal), which bears out that, Deviramma alias Akkayamma, Muni Reddy, Bhadra Reddy, Venkataswamy, Ashok Kumar, Lokesh and Ramesh, Prasad Reddy and Savitha agreed to sell the Survey No. 27, measuring 2 acres 13 ½ guntas in favour of Sharath Reddy, son of N. Seetharama Reddy. The Encumbrance Certificate for the period 31.12.2011 to 17.08.2025 and from 01.04.2004 to 30.01.2026 bears out registration of Agreement of Sale dated 09.04.2012.
14. We have perused a copy of the Mortgage Deed dated 04.08.1992, SF Volume 106, Page 48 Sl No. 54, Part 5, before the office of the sub-registrar, Anekal which bears out that Appaiah Reddy, Munireddy, Bhadra Reddy and Venkataswami Reddy obtained loan from Primary Co-operative Agricultural and Rural Development Bank Limited on the security of the Survey No. 27 measuring 3 acres 13 ½ guntas. We have perused a copy of another Mortgage Deed dated 02.04.1998, SF Volume 111, Page 151 Sl No. 2, Part 5, before the office of the sub-registrar, Anekal which bears out that Appaiah Reddy, Munireddy, Bhadra Reddy and Venkataswami Reddy obtained loan from Primary Co-operative Agricultural and Rural Development Bank Limited on the security of the Survey No. 27 measuring 2 acres 13 ½ guntas.
15. We have perused a copy of the Discharge Deed dated 19.03.2013, registered as document No. ANK-1-07480/2012-13, stored in C.D. No. ANKD346, before the office of the sub-registrar, Anekal, which bears out that upon repayment of aforesaid loan, the said mortgage has been discharged. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 bears out registration of Mortgage Deed dated 04.08.1992 and Mortgage Deed dated 02.04.1998. The Encumbrance Certificate for the period 31.12.2011 to 17.08.2025 bears out registration of Discharge Deed dated 19.03.2013.
16. We have perused a copy of the Order No.APA/CLU/201/2012-13, dated 31.12.2012 which bears out that the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority Anekal has permitted for change of land user from industrial to residential user under the provision of column 14-A (3) of the Karnataka Town and Country Planning Act, 1961 with respect to the land bearing Survey No.27 measuring 2 acres 13 ½ guntas.
17. We have perused a copy of the Official Memorandum dated 15.03.2013 bearing No. ALN (A) (S)/ SR/360/2012-13 issued by the Deputy Commissioner, Bangalore District which bears out that the Survey No. 27, measuring 2 acres 13 ½ guntas has been converted from agricultural use to non-agricultural/ residential purposes. We have perused a copies of the and Challan of the conversion and conversion sketch.



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18. We have perused a copy of the Mutation Register bearing MR No. T5/2014-15 which bears out the details of conversion of the Survey No. 27, measuring 2 acres 13 ½ guntas.
19. We have perused a copy of the Release Deed dated 19.03.2013, registered as document No. ANK-1-07493/2012-13, stored in C.D. No. ANKD346, before the office of the sub-registrar, Basavanagudi (Anekal), which bears out that, Smt. Jayamma, Smt. Eramma, Smt. Nanjamma and Smt. Sarojamma, all daughters of Papaiah have released all their right, title, interest and ownership over the Survey No. 27, measuring 2 acres 13 ½ guntas in favour of Muni Reddy, Bhadra Reddy, Venkataswamy, Ashok Kumar, Lokesh and Ramesh, Prasad Reddy. The Encumbrance Certificate for the period 31.12.2011 to 17.08.2025 and from 01.04.2004 to 30.01.2026 bears out registration of Release Deed dated 19.03.2013.
20. We have perused a copy of the Sale Deed dated 19.03.2013, registered as document No. ANK-1-07496/2012-13, stored in C.D. No. ANKD346, before the office of the sub-registrar, Basavanagudi (Anekal), which bears out that, Deviramma alias Akkayamma, Muni Reddy, Bhadra Reddy, Venkataswamy, Ashok Kumar, Lokesh and Ramesh, Prasad Reddy and Savitha sold the Survey No. 27, measuring 2 acres 13 ½ guntas in favour of Sharath Reddy, son of N. Seetharama Reddy. Further, Smt. Jayamma, Smt. Eramma, Smt. Nanjamma and Smt. Sarojamma, all daughters of Papaiah have attested their signature as a consenting witness. The Encumbrance Certificate for the period 01.04.2004 to 03.04.2013 bears out registration of Sale Deed dated 19.03.2013.
21. We have perused a copy of the death certificate of D. A. Bhadra Reddy son of Appaiah Reddy issued by the Chief Registrar of Births and Deaths dated 20.07.2013 which bears out that D. A. Bhadra Reddy son of Appaiah Reddy died on 16.07.2013.
22. We have perused copies of the case papers in Original Suit bearing O. S. No.320/2014 before the Senior Civil Judge and JMFC at Anekal, Bangalore Rural District filed by (1) Tejashwini and (2) Ashwini daughters of late Bhadra Reddy (“**Plaintiff’s**”) against (1) Deveeramma @ Akkayamma wife of late Appaiah Reddy, (2) Munireddy son of late Appaiah Reddy, (3) Venkataswamy Reddy son of late Appaiah Reddy, (4) Ashok Kumar son of late Appaiah Reddy, (5) Lokesh Reddy son of late Appaiah Reddy, (6) Ramesh Reddy son of late Appaiah Reddy, (7) Prasad Reddy son of late Appaiah Reddy, (8) Savitha daughter of late Appaiah Reddy, (9) Sharath Reddy son of Seetharamareddy for partition and separate possession of 2/16th share in Survey No.27 measuring 2 acres 13 ½ guntas and to declare the Sale Deed dated 19.03.2013, registered as document No. ANK-1-07496/2012-13, stored in C.D. No. ANKD346 executed in favour of Sharath Reddy, son of N. Seetharama Reddy is not binding on the Plaintiff’s. The plaintiff’s filed an application on 03.06.2026, for withdrawal of the said suit under the Order XXIII Rule 1 of the Code of Civil Procedure, 1908, along with an affidavit seeking permission to withdraw the suit. Upon considering the said application and affidavit, the Court allowed the application and permitted the Plaintiffs to withdraw the suit accordingly vide the order dated 03.06.2026.



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23. We have perused a copy of the Mutation Register bearing MR No. T10/2019-20 which bears out that the Survey No. 27, measuring 7 acres 1 gunta (including 14 guntas kharab) is bifurcated into six portions, i.e., Survey No. 27/1, measuring 3 acres 13 ½ guntas, Survey No. 27/2, measuring ½ guntas, Survey No. 27/3, measuring 1 acre 22 ½ guntas (including 8 guntas kharab), Survey No. 27/4, measuring 12 guntas, Survey No. 27/5, measuring 1 acre 20 ½ guntas (including 6 guntas kharab) and Survey No. 27/6, measuring 12 guntas. The name of Sarala is entered as the owner of the Survey No. 27/1, measuring 1 acre and the names of Muni Reddy, Bhadra Reddy, Venkataswamy, Ashok Kumar, Lokesh and Ramesh, Prasad Reddy are entered as the owners of the Survey No. 27/1, measuring 2 acres 13 ½ guntas in the Mutation Register bearing MR No. T10/2019-20.
24. We have perused a copy of the Deed of Gift dated 26.03.2024, registered as document No. ANK-1-14385/2023-24, before the office of the sub-registrar, Anekal, which bears out that, Sharath Reddy, son of N. Seetharama Reddy gifted the Survey No. 27, measuring 2 acres 13 ½ guntas in favour of Akhila Srinivas, wife of Sharath Reddy. The Encumbrance Certificate for the period 31.12.2011 to 17.08.2025 bears out registration of Deed of Gift dated 26.03.2024.
25. We have perused a copy of the Deed of Rectification dated 31.05.2024, registered as document No. SRJ-1-01922/2024-25, before the office of the sub-registrar, Sarjapura, which bears out that in the aforesaid Deed of Gift dated 26.03.2024 the property is mentioned as Survey No. 27 instead of Survey No. 27/1 and the said error was rectified vide the Deed of Rectification dated 31.05.2024. The Encumbrance Certificate for the period 31.12.2011 to 17.08.2025 bears out registration of Deed of Rectification dated 31.05.2024.
26. We have perused a copy of the Mutation Register bearing MR No. T7/2024-25 which bears out that the Survey No. 27/1, measuring 3 acres 13 ½ guntas (without kharab) is bifurcated into two portions, i.e., Survey No. 27/1, measuring 2 acres 13 ½ guntas and Survey No. 27/7, measuring 1 acre. The names of Muni Reddy, Bhadra Reddy, Venkataswamy, Ashok Kumar, Lokesh and Ramesh, Prasad Reddy are entered as the owners of the Survey No. 27/1, measuring 2 acres 13 ½ guntas in the Mutation Register bearing MR No. T7/2024-25.
27. We have perused a copy of the Deed of Sale dated 18.09.2024, registered as document No. SRJ-1-05344/2024-25, before the office of the sub-registrar, Sarjapura, which bears out that Akhila Srinivas, wife of Sharath S. Reddy along with M/s Modern Space Builders LLP, represented by its partner Shravanth P (he is represented by its Special Power of Attorney holder Hari Prasad N) as confirming party sold the Survey No. 27/1, measuring 2 acres 13 ½ guntas in favour of (1) Rajesh Pendekanti, son of late Thirupathaiah Setty Pendekanti, (2) Sudheer Reddy Karnati, son of Karnati Rami Reddy, (3) Rayudi Koteswara Rao, son of Rayudi Sitaramaiah, (4) Vimala Dontineni, wife of Haribabu, (5) Guddeti Eswaraiah, son of Guddeti Mahanandi, (6) A. Chennaveramma, wife of Anne Shivakumar, (7) Kalva Jagan Mohan, son of K. Sreenivasulu, (8) Gottipati Seshagiri Rao, son of GPV Prasada Rao, (9) Yadlapalli Lakshmana Swamy, son of Venkata Ratnam, (10) Aswani Kiran Dandi, son of Pandurangadu D, (11) Jasti Ankamma Chowdary, son of Hari Prasad Jao Jasti, (12) Maddireddy Sudhakar



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Reddy, son of Maddireddy Polo Reddy (13) R. Sethuraman, son of Ramaswamy, (14) Kandra Hemantha Kumar, son of K. Rudrappa Naidu, (15) Shiv Kumar Kedia, son of Brij Mohan Kedia, (16) Nulu Srirama Chandra Gupta, son of NVS Murthy Gupta and (17) Kadiyala Srihari, son of Kadiyala Venkaiah (all are represented by their GPA holder Katha Rajasekhara Reddy). It is recited in the said Sale Deed that Akhila Srinivas had entered into an oral agreement with M/s Modern Space Builders LLP for sale of the said property and hence joined as a confirming party to the said sale deed. The Encumbrance Certificate for the period 01.01.2023 to 15.06.2025 and the Encumbrance Certificate for the period 31.12.2011 to 17.08.2025 and 01.01.2024 to 02.10.2025 bears out registration of Deed of Sale dated 18.09.2024.

28. We have perused a copy of the Special Power of Attorney dated 10.04.2024, registered as document No. SRJ-1-00026/2024-25, before the office of the sub-registrar, Sarjapura, which bears out that M/s. Modern Space Builders LLP., represented by its Partner Shravanth P. authorised and empowered Chethan H.D., Praveen Kumar G. and Hari Prasad N. either individually or jointly to appear and represent the company before the sub-registrar, and to do such other acts, deeds and things required for completion of registration of the documents.
29. We have perused a copy of the Power of Attorney dated 22.07.2024, registered as document No. SRJ-4-000293/2024-25, before the office of the sub-registrar, Sarjapura, read with supplemental general Power of Attorney dated 20.09.2025, registered as document No. SRJ-4-000740/2025-26, before the office of the sub-registrar, Sarjapura, which bears out that (1) Rajesh Pendekanti, (2) Sudheer Reddy Karnati, (3) Rayudi Koteswara Rao, (4) Vimala Dontineni, (5) Guddeti Eswaraiah, (6) A. Chennaveramma, (7) Kalva Jagan Mohan, (8) Gottipati Seshagiri Rao, (9) Yadlapalli Lakshmana Swamy, (10) Aswani Kiran Dandi, (11) Jasti Ankamma Chowdary, (12) Maddireddy Sudhakar Reddy, (13) R. Sethuraman, (14) Kandra Hemantha Kumar, (15) Shiv Kumar Kedia, (16) Nulu Srirama Chandra Gupta, and (17) Kadiyala Srihari authorised and empowered Katha Rajasekhara Reddy son of to purchase the Survey No. 27/1, measuring 2 acres 13 ½ guntas and to develop the same by entering in to joint development agreement with prospective Developer/s and to sign on their behalf for the execution of the said deeds before the concerned sub-registrar.
30. We have perused a copy of the Exchange deed 26.09.2025 registered as Document No. SRJ - 1-05329/2025-26 before the office of the Sub-Registrar Sarjapura we note that (1) Rajesh Pendekanti son of late Thirupathaiah Setty Pendekanti, (2) Sudheer Reddy Karnati son of Karnati Rami Reddy, (3) Rayudi Koteswara Rao son of Rayudi Sitaramaiah, (4) Vimala Dontineni wife of Haribabu, (5) Guddeti Eswaraiah son of Guddeti Mahanandi, (6) A. Chennaveramma wife of Anne Shivakumar, (7) Kalva Jagan Mohan son of K. Sreenivasulu, (8) Gottipati Seshagiri Rao son of GPV Prasada Rao, (9) Yadlapalli Lakshmana Swamy son of Venkata Ratnam, (10) Aswani Kiran Dandi son of Pandurangadu D, (11) Jasti Ankamma Chowdary son of Hari Prasad Jao Jasti, (12) Maddireddy Sudhakar Reddy son of Maddireddy Polo Reddy (13) R. Sethuraman son of Ramaswamy, (14) Kandra Hemantha Kumar son of K. Rudrappa Naidu, (15) Shiv Kumar Kedia son of Brij Mohan Kedia, (16) Nulu Srirama Chandra Gupta son of NVS Murthy Gupta and (17) Kadiyala Srihari son of Kadiyala Venkaiah (all are



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represented by their general power of attorney holder Katha Rajasekhara Reddy son of Katha Venkata Subba Rao) have exchanged the Survey No. 27/1 (old Survey No. 27) measuring 2 acres 13 ½ guntas with M/s Urban Oasis represented by its partner Shravanth.P. (represented by its Special Power of Attorney Holder, Chethan HD). The Encumbrance Certificates for the period 01.01.2024 to 02.10.2025 and from 01.04.2004 to 30.01.2026 and from 01.04.2025 to 01.06.2026 bears out registration of the Exchange deed 26.09.2025.

31. We have perused a copy of the Special Power of Attorney dated 05.02.2025, registered as document No. SRJ-IV-00852/2024-25, before the office of the sub-registrar, Sarjapura, Basavanagudi which bears out that Urban Oasis., represented by its Partner, Shravanth P. authorised and empowered Chethan H.D., Praveen Kumar G. and Hari Prasad N. either individually or jointly to appear and represent the company before the sub-registrar, and to do such other acts, deeds and things required for completion of registration of the documents.
32. We have perused a copy of the sale deed dated 10.10.2025 registered as document No.SRJ-1-05740/2025-26, at the office of the sub-registrar, Sarjapura which bears out that (1) M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (2) M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (3) Muniyappa son of late Lingappa, (4) Manjunaath son of Muniyappa, (5) Sumithra daughter of Muniyappa (Muniyappa, Manjunaath and Sumithra were represented by their power of attorney holder M/s. Modern Space Builders LLP through power of attorney dated 24.09.2025 registered as document No.SRJ-400757/2025-26 for Survey No.27/2 measuring ½ gunta- *which does not form part of this Report* represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), as vendors and Manjunatha K.N. as confirming party conveyed the Survey No.27/1 measuring 2 acres 13 ½ guntas along with certain other land parcels totally measuring 8 acres 5 ½ guntas in favour of Godrej Properties Limited acting through its authorized representative Debleena Banerjee (vide board resolution dated 23.09.2025). The registration details of the said sale deed is borne out in the encumbrance certificate issued for the period 01.04.2004 to 30.01.2026 and from 01.04.2025 to 01.06.2026 with respect to Survey No.27/1.
33. We have perused a copy of the settlement deed dated 19.11.2025 registered as document No.SRJ-1-06891/2025-26, at the office of the sub-registrar, Sarjapura executed by and between M/s. Modern Space Builders LLP, represented by its authorized designated partner Shravanth P, M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P and Godrej Properties Limited acting through its authorized representative Darshan Kannan. Under the settlement deed, the parties had agreed that Godrej Properties Limited shall pay an additional consideration of Rupees One Hundred and Two Crores Seventy Lakhs Only to M/s. Modern Space Builders LLP and M/s. M S Urban Oasis. This additional amount represented enhanced consideration for the acquisition of land in Survey No. 27/1, measuring 2 acres 13 ½ guntas, along with certain other land parcels. This payment was subject to the following



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conditions: (a) there being no title risk in respect of the said lands; (b) the Sellers being in compliance with their obligations under the transaction contemplated between the parties; and (c) payment being made in the manner and upon completion of the milestones specified in the settlement deed. The registration details of the said settlement deed is borne out in the encumbrance certificates issued for the period from 01.04.2004 to 30.01.2006 and from 01.04.2025 to 01.06.2026 with respect to Survey No. 27/1.

34. We have perused copies of the Preliminary Record for the period 1962-63 to 1964-65, 1966-67 to 1967-68 in relation to Survey No. 27, measuring 7 acres 1 gunta (including 14 guntas kharab) and the name of Lakshmaiah, son of Muneppa is entered as the owner.
35. We have perused copies of the RTCs in relation to Survey No. 27, measuring 7 acres 1 gunta (including 14 guntas kharab). For the period 1969-70 to 1983-84 which bears out the name of Lakshmaiah (as per sale) as the owner. For the period 1989-90 to 2011-12 which bears out the name of Appaiah Reddy (as per MR No. 18/1967-68) as the owner of 2 acres 13 ½ guntas along with the owners of remaining portion. For the period 2012-13 to 2016-17 and 2018-19 which bears out the names of Muni Reddy, Bhadra Reddy, Venkataswamy, Ashok Kumar, Lokesh, Ramesh and Prasad Reddy (as per MR No. H13/2011-12) as the owners of 2 acres 13 ½ guntas along with the owners of remaining portion.
36. We have perused copies of the RTCs in relation to Survey No. 27/1, measuring 3 acres 13 ½ guntas (without kharab). For the period 2019-20 to 2025-26 which bears out the names of Muni Reddy, Bhadra Reddy, Venkataswamy, Ashok Kumar, Lokesh, Ramesh and Prasad Reddy (as per MR No. T10/2019-20) as the owners of 2 acres 13 ½ guntas along with the owner of remaining portion.
37. We have perused a copy of the relinquishment deed dated 20.04.2026 registered as document No.ABL-1-1099/2026-27 in the office of the sub-registrar Attibele, which bears out that M/s. Godrej Properties Limited, represented by Debleena Banerjee released and relinquished an extent of 3761.23 square meters for park in favour of Governor of Karnataka represented by member secretary Anekal Planning Authority with respect to Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey No. 28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, in all aggregating to 8 acres 3 guntas. The registration details of the said relinquishment deed is borne out in the encumbrance certificate issued for the period 01.04.2025 to 01.06.2026 with respect to Survey No.27/1.
38. We have perused a copy of the relinquishment deed dated 30.04.2026 registered as document No.ABL-1-1100/2026-27 in the office of the sub-registrar Attibele, which bears out that M/s. Godrej Properties Limited, represented by Debleena Banerjee released and relinquished an extent of 11307.55 square meters for park in favour of Governor of Karnataka represented by Panchayath Development Officer, Yamare Village Panchayath, Sarjapura Hobli with respect to Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey No. 28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, in all



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aggregating to 8 acres 3 guntas. The registration details of the said relinquishment deed is borne out in the encumbrance certificate issued for the period 01.04.2025 to 01.06.2026 with respect to Survey No.27/1.

No-objection Certificates (“NOC”) obtained for construction of Building:

39. We have perused a copy of the NOC dated 02.01.2026 bearing No. Yamare/V.P/138/2025-26, issued by the Panchayat Development Officer, Yamare Village Panchayat, Sarjapura, Anekal Taluk, which records that a NOC has been granted in favour of M/s. Godrej Properties Limited for supply of drinking water, access road and drainage system in respect of the proposed residential building to be constructed on Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/2 measuring ½ gunta, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey No. 28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, in all aggregating to 8 acres 3½ guntas. The said NOC further records that the aforesaid land has a 40-foot access road.
40. We have perused a copy of the NOC for high rise building in BGTD dated 07.03.2026 in No.DGM (CM) BGTD/NOC for High rise/2025-26/198 issued by the Assistant General Manager IPCM/EMF which bears out that the Bharat Sanchar Nigam Limited had no objection for proposed residential building in favour of M/s. Godrej Properties Limited at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3. The said NOC is valid for a period of 5 years from 07.03.2026.
41. We have perused a copy of the Consent for Establishment (CFE) dated 17.03.2026 bearing No.CTE-353220 issued by the Karnataka State Pollution Control Board in favour of M/s. Godrej Properties Limited for construction of Residential building at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3 on a total built up area of 1,06,857 Sq. mtrs. The proposed building consists of 544 flats with club house. The said NOC is valid till 16.03.2031.
42. We have perused a copy of the NOC dated 30.03.2026 in No.HOSU/SOUTH/B/020226/2416962 which bears out that the Airports Authority of India, Bangalore, had no objection for proposed residential building in favour of M/s. Godrej Properties Limited at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3. The said NOC is valid till 29.03.2034.
43. We have perused a copy of the revised NOC dated 17.04.2026 bearing No. KSFES/GBC (1)/077 docket No. KSFES/NOC/077/2026 issued by the Office of the Director General of Police Commandant General, Home Guards & Director of Civil Defence and Director General Karnataka State Fire & Emergency Services (“**Fire Department**”) had no objection for construction of Residential building at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3 in favour of M/s. Godrej Properties Limited.
44. We have perused a copy of the NOC dated 07.05.2026 bearing No. SEIAA 104 CON 2026 issued by the State Level Environment Impact Assessment Authority-Karnataka in favour of M/s. Godrej Properties Limited for construction of Residential building at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3 on a plot area of 34,448.9 Sqm and the total built up area is



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1,06,857 Sqm. The proposed building consists of 544 units with (1) Tower 1 having 3 BF +GF+35 UF+TF, (2) Tower 2 having 3 BF +GF+35 UF+TF and (3) Clubhouse having 3 BF +GF+2 UF+TF.

Sanction Plan:

45. We have perused a copy of the development plan dated 08.05.2026 in No.APA/LAO/191/2025-26 issued by the Member Secretary Anekal Planning Authority, Anekal. The said development plan confirms that approval has been granted in favour of M/s. Godrej Properties Limited, for the proposed residential development project situated in Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey No. 28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, totally measuring 8 acres 3 guntas (approximately 32,677.91 square meters) ("Project"). The Project comprises 534 residential units in a structure consisting of 3 basement floor + 1 Ground Floor + 35 upper floors + terrace Floor.

Note: It is pertinent to note that the land in Survey No.27/2, forms part of all the NOCs. However, the residential layout plan approval letter and development plan, both dated 08.05.2026, do not refer to Survey No.27/2.

46. We have perused a copy of the residential layout plan approval letter dated 08.05.2026 in No.APA/LAO/191/2025-26, issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority, Anekal. The said plan indicates that permission was accorded in favour of M/s. Godrej Properties Limited to develop residential sites in Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey No. 28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, totally measuring 8 acres 3 guntas.

Survey documents with respect to Survey No.27/1:

1. We have perused a copy of the Moola Tippyany with respect to the Survey No. 27.
2. The Akarbandh bears out the total extent of land in Survey No. 27 as 7 acres 1 gunta (including 14 guntas kharab).
3. The Akarbandh bears out the total extent of land in Survey No. 27/1 as 3 acres 13 ½ guntas (without kharab).
4. The Hissa Tippyany and RR Pakka Book shows that, the Survey No. 27, measuring 7 acres 1 gunta (including 14 guntas kharab) has been bifurcated into 6 portions, i.e., Survey No. 27/1 to 27/6. The name of Sarala, Muni Reddy, Bhadra Reddy, Venkataswamy, Ashok Kumar, Lokesh



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and Ramesh, Prasad Reddy are entered as the owners of the Survey No. 27/1, measuring 3 acres 13 ½ guntas.

5. We have perused a copy of the Atlas of Survey No. 27 which shows the bifurcation of Survey No. 27/1 to 27/6.
6. The Akarbandh bears out the total extent of land in Survey No. 27/1 as 2 acres 13 ½ guntas (without kharab).
7. The Hissa Tippy and RR Pakka Book shows that, the Survey No. 27/1, measuring 3 acres 13 ½ guntas (without kharab) has been bifurcated into 2 portions, i.e., Survey No. 27/1 and 27/7. Muni Reddy, Bhadra Reddy, Venkataswamy, Ashok Kumar, Lokesh and Ramesh, Prasad Reddy are entered as the owners of the Survey No. 27/1, measuring 2 acres 13 ½ guntas.
8. We have perused a copy of the Atlas of Survey No. 27/1 which shows the bifurcation into Survey No. 27/1 to 27/7.
9. We have perused a copy of the village map of Kada Agrahara Village and the composite Survey No. 27 formed part of the said village.

Endorsements with respect to Survey No. 27/1:

1. We have perused a copy of the Endorsement dated 19.07.2025 in No. R.R.T/copy/C.R/380/2024-25 issued by the Special Thasildar, Anekal Taluk, which bears out that the Inheritance Certificate bearing IHC No. 7/1996-97 with respect to Survey No. 27 is not available and could not be issued.
2. We have perused a copy of the Endorsement dated 14.11.2013 in No. R.K/C.R/1084/2013-14 issued by the Thasildar, Bangalore East Taluk, K.R. Puram which bears out that the RTCs for the period 1984 to 1989 with respect to Survey No. 27 is dilapidated and could not be issued.
3. We have perused a copy of the Endorsement dated 16.05.2013 in No. L.R.F/CR/49/2013-14 issued by the Special Thasildar, Anekal Taluk which bears out that there are no tenancy application filed under Form 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 27.
4. We have perused a copy of the Endorsement dated 22.08.2013 in No. L.R.F/C.R/130/2013-14 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that there are no proceedings initiated for violation of Section 79 (A) and 79 (B) of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 27, measuring 3 acres 13 guntas (held by Sarala and Munireddy and others)
5. We have perused a copy of the Endorsement dated 23.08.2013 in No. P.T.C.L/C.R(A)211/2013-14 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that there are no proceedings initiated under the provision of the Karnataka Schedule



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Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey No. 27, measuring 3 acres 13 guntas (held by Sarala and Munireddy and others).

6. We have perused a copy of the Endorsement dated 04.09.2025 in No. KHB/LA/Anekal/60/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey Nos. 27/1 along with certain other land parcels.
7. We have perused a copy of the Endorsement dated 04.09.2025 in No. P.T.C.L(A)CR:513/2025-26 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey No. 27/1 along with certain other land parcels.

Encumbrance certificates with respect to Survey No. 27/1:

1. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 which bears out several entries out of which registration of Sale Deed dated 06.10.1951, registered as document No.1571; Mortgage Deed dated 28.06.1957, registered as document No.1139; Sale Deed dated 20.04.1965, registered as document No.195; Sale Deed dated 04.07.1967, registered as document No.1188; Mortgage Deed dated 04.08.1992, SF Volume 106 and Mortgage Deed dated 02.04.1998, SF Volume 111 with respect to the Survey No. 27.
2. The Encumbrance Certificate for the period 01.04.2004 to 03.04.2013 which bears two entries out of which registration of Sale Deed dated 19.03.2013, registered as document No. ANK-1-07496 is with respect to the Survey No. 27.
3. The Encumbrance Certificate for the period 03.04.2013 to 20.04.2024 which bears out several entries and those entries are not related to the subject matter of this report.
4. The Encumbrance Certificate for the period 01.01.2023 to 15.06.2025 which bears out registration of Deed of Sale dated 18.09.2024, registered as document No. SRJ-1-05344 with respect to the Survey No. 27/1.



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Public Notice-

1. We have issued public notices, both published on 25.08.2025, in the Bangalore edition of the Times of India and Vijaya Karnataka Bengaluru edition newspapers calling for objection from the general public. We have not received any objection from the public with respect to the land in Survey No. 27/1 (old No. 27), measuring 2 acres 13 ½ guntas.

Note: We are given to understand the e-katha, latest property taxpaid receipts will be paid and obtained at the later stage. The Endorsements issued by Karnataka Industrial Areas Development Board and National Highways Authority of India pertaining to the proposed or pending acquisition proceedings with respect to Survey No.27/1 shall be obtained in due course.



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CONCLUSION

Based on review of the documents detailed above and subject to our observations, we hereby conclude that **Godrej Properties Limited** is the owner of the converted land bearing Survey No. 27/1 (old No. 27), measuring 2 acres 13 ½ guntas, situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

MALINI
RAJU

Digitally signed
by MALINI RAJU
Date: 2026.06.26
19:17:07 +05'30'

Malini Raju
AZB & Partners
Bengaluru



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SCHEDULE

All that piece and parcel of the residentially converted land bearing Survey No. 27/1 (old No. 27), measuring 2 acres 13 ½ guntas (converted vide Official Memorandum dated 15.03.2013 bearing No. ALN (A) (S)/SR/360/2012-13) issued by the Deputy Commissioner, Bangalore District), situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore and bounded on the:

- East by : Remaining land in Survey No. 27;
- West by : Land in Survey No.27/8 and Kommasandra Village Boundary;
- North by : Remaining land in Survey No. 28;
- South by : Kada Agrahara and B. Hosahalli Village Boundary.



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Annexure -A

Available Documents - Documents reviewed by us:

Sl. No.	Description of the documents
1.	Index of Lands and Record of Rights bearing RR No. 49.
2.	Sale Deed dated 06.10.1951, registered as document No.1571/1951-52, in Book I, Volume No. 664, Pages 157 to 159, before the sub-registrar, Anekal.
3.	Sale Deed dated 23.11.1951, registered as document No.1907/1951-52, in Book I, Volume No. 666, Pages 238 to 2399, before the sub-registrar, Anekal.
4.	Mortgage Deed dated 28.06.1957, registered as document No.1139/1957-58, in Book I, Volume No. 791, Pages 102 to 104, before the sub-registrar, Anekal.
5.	Sale Deed dated 20.04.1965, registered as document No.195/1965-66, in Book I, Volume No. 1009, Pages 105 to 106, before the sub-registrar, Anekal.
6.	Sale Deed dated 04.07.1967, registered as document No.1188/1967-68, in Book I, Volume No. 1058, Pages 64 to 66, before the sub-registrar, Anekal.
7.	Mutation Register bearing MR No. 18/1967-68.
8.	Panchayath Partition Deed dated 15.03.1991 entered between Appaiah Reddy, Lakshmaiah Reddy, Narayana Reddy and Bhadra Reddy, all sons of Papaiah.
9.	Death certificate of Appaiah Reddy.
10.	Mutation Register bearing MR No. H13/2011-12.
11.	Genealogical Tree of late Papaiah Reddy attested by the Village Accountant, Yamare Circle, Sarjapura Hobli, Anekal Taluk dated 01.05.2012.
12.	Agreement of Sale dated 09.04.2012, registered as document No. ANK-1-00153/2012-13, stored in C.D. No. ANKD311, before the office of the sub-registrar, Basavanagudi (Anekal).
13.	Mortgage Deed dated 04.08.1992, SF Volume 106, Page 48 SI No. 54, Part 5, before the office of the sub-registrar, Anekal.
14.	Mortgage Deed dated 02.04.1998, SF Volume 111, Page 151 SI No. 2, Part 5, before the office of the sub-registrar, Anekal.
15.	Discharge Deed dated 19.03.2013, registered as document No. ANK-1-07480/2012-13, stored in C.D. No. ANKD346, before the office of the sub-registrar, Anekal.
16.	Order No.APA/CLU/201/2012-13, dated 31.12.2012 issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority Anekal with respect to the land bearing Survey No.27 measuring 2 acres 13 ½ guntas.
17.	Official Memorandum dated 15.03.2013 bearing No. ALN (A) (S)/ SR/360/2012-13 issued by the Deputy Commissioner, Bangalore District.



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18.	Challan of the conversion and conversion sketch.
19.	Mutation Register bearing MR No. T5/2014-15.
20.	Release Deed dated 19.03.2013, registered as document No. ANK-1-07493/2012-13, stored in C.D. No. ANKD346, before the office of the sub-registrar, Basavanagudi (Anekal).
21.	Sale Deed dated 19.03.2013, registered as document No. ANK-1-07496/2012-13, stored in C.D. No. ANKD346, before the office of the sub-registrar, Basavanagudi (Anekal).
22.	Death certificate of D. A. Bhadra Reddy son of Appaiah Reddy issued by the Chef Registrar of Births and Deaths dated 20.07.2013.
23.	Plaint in original suit bearing O. S. No.320/2014 filed before the Court of senior Civil Judge and JMFC at Anekal, Bangalore Rural District by Tejashwini and Ashwini daughters of late Bhadra Reddy against (1) Deveeramma @ Akkayamma wife of late Appaiah Reddy, (2) Munireddy son of late Appaiah Reddy, (3) Venkataswamy Reddy son of late Appaiah Reddy, (4) Ashok Kumar son of late Appaiah Reddy, (5) Lokesh Reddy son of late Appaiah Reddy, (6) Ramesh Reddy son of late Appaiah Reddy, (7) Prasad Reddy son of late Appaiah Reddy, (8) Savitha daughter of late Appaiah Reddy, (9) Sharath Reddy son of Seetharamareddy.
24.	Order sheet in original suit bearing O. S. No.320/2014 filed before the Court of senior Civil Judge and JMFC at Anekal, Bangalore Rural District.
25.	Mutation Register bearing MR No. T10/2019-20.
26.	Deed of Gift dated 26.03.2024, registered as document No. ANK-1-14385/2023-24, before the office of the sub-registrar, Anekal.
27.	Deed of Rectification dated 31.05.2024, registered as document No. SRJ-1-01922/2024-25, before the office of the sub-registrar, Sarjapura.
28.	Mutation Register bearing MR No. T7/2024-25.
29.	Deed of Sale dated 18.09.2024, registered as document No. SRJ-1-05344/2024-25, before the office of the sub-registrar, Sarjapura.
30.	Special Power of Attorney dated 10.04.2024, registered as document No. SRJ-1-00026/2024-25, before the office of the sub-registrar, Sarjapura.
31.	Supplemental general Power of Attorney dated 20.09.2025, registered as document No. SRJ-4-000740/2025-26, before the office of the sub-registrar, Sarjapura.
32.	Power of Attorney dated 22.07.2024, registered as document No. SRJ-4-000293/2024-25, before the office of the sub-registrar, Sarjapura.



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33.	Exchange Deed 26.09.2025 registered as Document No. SRJ -1-05329/2025-26 before the office of the Sub-Registrar Sarjapura.
34.	Special Power of Attorney dated 05.02.2025, registered as document No. SRJ-IV-00852/2024-25, before the office of the sub-registrar, Sarjapura, Basavanagudi.
35.	Sale deed dated 10.10.2025 registered as document No.SRJ-1-05740/2025-26, at the office of the sub-registrar, Sarjapura executed by (1) M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (2) M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (3) Muniyappa son of late Lingappa, (4) Manjuanath son of Muniyappa, (5) Sumithra daughter of Muniyappa (Muniyappa, Manjuanath and Sumithra were represented by their power of attorney holder M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), as vendors and Manjunatha K.N. as confirming party in favour of Godrej Properties Limited acting through its authorized representative Debleena Banerjee (vide board resolution dated 23.09.2025).
36.	Settlement deed dated 19.11.2025 registered as document No.SRJ-1-06891/2025-26, at the office of the sub-registrar, Sarjapura executed by and between M/s. Modern Space Builders LLP, represented by its authorized designated partner Shravanth P, M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P and Godrej Properties Limited acting through its authorized representative Darshan Kannan.
37.	Endorsement dated 04.09.2025 in No. KHB/LA/Anekal/60/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
38.	Endorsement dated 04.09.2025 in No. P.T.C.L(A)CR:513/2025-26 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
39.	Preliminary Record for the period 1962-63 to 1964-65, 1966-67 to 1967-68 in relation to Survey No. 27.
40.	RTCs for the period 1969-70 to 1983-84, 1989-90 to 2016-17 and 2018-19 in relation to Survey No. 27.
41.	RTCs for the period 2019-20 to 2025-26 in relation to Survey No. 27/1.
42.	Relinquishment deed dated 20.04.2026 registered as document No.ABL-1-1099/2026-27 in the office of the sub-registrar Attibele, executed by M/s. Godrej Properties Limited, represented by Debleena Banerjee.
43.	Relinquishment deed dated 30.04.2026 registered as document No.ABL-1-1100/2026-27 in the office of the sub-registrar Attibele, executed by M/s. Godrej Properties Limited, represented by Debleena Banerjee.



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44.	NOC dated 02.01.2026 bearing No. Yamare/V.P/138/2025-26, issued by the Panchayat Development Officer, Yamare Village Panchayat, Sarjapura, Anekal Taluk.
45.	NOC for high rise building in BGTD dated 07.03.2026 in No.DGM (CM) BGTD/NOC for High rise/2025-26/198 issued by the Assistant General Manager IPCM/EMF.
46.	Consent for Establishment (CFE) dated 17.03.2026 bearing No.CTE-353220 issued by the Karnataka State Pollution Control Board in favour of M/s. Godrej Properties Limited.
47.	NOC dated 30.03.2026 in No.HOSU/SOUTH/B/020226/2416962 issued by Airports Authority of India, Bangalore.
48.	Revised NOC dated 17.04.2026 bearing No. KSFES/GBC (1)/077 docket No. KSFES/NOC/077/2026 issued by the Office of the Director General of Police Commandant General, Home Guards & Director of Civil Defence and Director General Karnataka State Fire & Emergency Services.
49.	NOC dated 07.05.2026 bearing No. SEIAA 104 CON 2026 issued by the State Level Environment Impact Assessment Authority-Karnataka in favour of M/s. Godrej Properties Limited.
50.	Development plan dated 08.05.2026 in No.APA/LAO/191/2025-26 issued by the Member Secretary Anekal Planning Authority, Anekal.
51.	Residential layout plan approval letter dated 08.05.2026 in No.APA/LAO/191/2025-26, issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority, Anekal.
52.	Moola Tippyany with respect to the Survey No. 27.
53.	Akarbandh in relation to Survey No. 27.
54.	Akarbandh in relation to Survey No. 27/1.
55.	Hissa Tippyany and RR Pakka Book in relation to Survey No. 27/1 to 27/6.
56.	Atlas in relation to Survey No. 27/1 to 27/6.
57.	Village map of Kada Agrahara Village.
58.	Endorsement dated 19.07.2025 in No. R.R.T/copy/C.R/380/2024-25 issued by the Special Thasildar, Anekal Taluk.
59.	Endorsement dated 14.11.2013 in No. R.K/C.R/1084/2013-14 issued by the Thasildar, Bangalore East Taluk, K.R. Puram.
60.	Endorsement dated 16.05.2013 in No. L.R.F/CR/49/2013-14 issued by the Special Thasildar, Anekal Taluk.
61.	Endorsement dated 22.08.2013 in No. L.R.F/C.R/130/2013-14 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.



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62.	Endorsement dated 23.08.2013 in No. P.T.C.L/C.R(A)211/2013-14 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
63.	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004.
64.	Encumbrance Certificate for the period 01.04.2004 to 03.04.2013.
65.	Encumbrance Certificate for the period 03.04.2013 to 20.04.2024.
66.	Encumbrance Certificate for the period 01.01.2023 to 15.06.2025.
67.	Encumbrance Certificate for the period 31.12.2011 to 17.08.2025 and 01.01.2024 to 02.10.2025.
68.	Encumbrance Certificate for the period 01.01.2024 to 02.10.2025.
69.	Encumbrance certificates issued for the period 01.04.2004 to 30.01.2026 with respect to Survey No.27/1.
70.	Encumbrance certificate issued for the period from 01.04.2025 to 01.06.2026 with respect to Survey No.27/1.



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Annexure- B

List of Original documents reviewed by us:

Sl. No.	Description of the documents	Original/ Certified Copy/ Photocopy
1.	Index of Lands and Record of Rights bearing RR No. 49.	Certified Copy
2.	Sale Deed dated 06.10.1951, registered as document No.1571/1951-52, in Book I, Volume No. 664, Pages 157 to 159, before the sub-registrar, Anekal.	Certified Copy
3.	Sale Deed dated 23.11.1951, registered as document No.1907/1951-52, in Book I, Volume No. 666, Pages 238 to 2399, before the sub-registrar, Anekal.	Certified Copy
4.	Mortgage Deed dated 28.06.1957, registered as document No.1139/1957-58, in Book I, Volume No. 791, Pages 102 to 104, before the sub-registrar, Anekal.	Certified Copy
5.	Sale Deed dated 20.04.1965, registered as document No.195/1965-66, in Book I, Volume No. 1009, Pages 105 to 106, before the sub-registrar, Anekal.	Certified Copy
6.	Sale Deed dated 04.07.1967, registered as document No.1188/1967-68, in Book I, Volume No. 1058, Pages 64 to 66, before the sub-registrar, Anekal.	Certified Copy
7.	Mutation Register bearing MR No. 18/1967-68.	Certified Copy
8.	Panchayath Partition Deed dated 15.03.1991 entered between Appaiah Reddy, Lakshmaiah Reddy, Narayana Reddy and Bhadra Reddy, all sons of Papaiah.	Photocopy
9.	Death certificate of Appaiah Reddy.	Photocopy
10.	Mutation Register bearing MR No. H13/2011-12.	Online Certified Copy
11.	Genealogical Tree of late Papaiah Reddy attested by the Village Accountant, Yamare Circle, Sarjapura Hobli, Anekal Taluk dated 01.05.2012.	Photocopy
12.	Agreement of Sale dated 09.04.2012, registered as document No. ANK-1-00153/2012-13, stored in C.D. No. ANKD311, before the office of the sub-registrar, Basavanagudi (Anekal).	Original
13.	Mortgage Deed dated 04.08.1992, SF Volume 106, Page 48 Sl No. 54, Part 5, before the office of the sub-registrar, Anekal.	Certified Copy
14.	Mortgage Deed dated 02.04.1998, SF Volume 111, Page 151 Sl No. 2, Part 5, before the office of the sub-registrar, Anekal.	Certified Copy



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15.	Discharge Deed dated 19.03.2013, registered as document No. ANK-1-07480/2012-13, stored in C.D. No. ANKD346, before the office of the sub-registrar, Anekal.	Certified Copy
16.	Order No.APA/CLU/201/2012-13, dated 31.12.2012 issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority Anekal with respect to the land bearing Survey No.27 measuring 2 acres 13 ½ guntas.	Photocopy
17.	Official Memorandum dated 15.03.2013 bearing No. ALN (A) (S)/ SR/360/2012-13 issued by the Deputy Commissioner, Bangalore District and Challan of the conversion.	Certified Copy
18.	Conversion sketch.	Photocopy
19.	Mutation Register bearing MR No. T5/2014-15.	Online copy
20.	Release Deed dated 19.03.2013, registered as document No. ANK-1-07493/2012-13, stored in C.D. No. ANKD346, before the office of the sub-registrar, Basavanagudi (Anekal).	Online Certified Copy
21.	Sale Deed dated 19.03.2013, registered as document No. ANK-1-07496/2012-13, stored in C.D. No. ANKD346, before the office of the sub-registrar, Basavanagudi (Anekal).	Original
22.	Death certificate of D. A. Bhadra Reddy son of Appaiah Reddy issued by the Chef Registrar of Births and Deaths dated 20.07.2013.	Photocopy
23.	Plaint in original suit bearing O. S. No.320/2014 filed before the Court of senior Civil Judge and JMFC at Anekal, Bangalore Rural District by Tejashwini and Ashwini daughters of late Bhadra Reddy against (1) Deveeramma @ Akkayamma wife of late Appaiah Reddy, (2) Munireddy son of late Appaiah Reddy, (3) Venkataswamy Reddy son of late Appaiah Reddy, (4) Ashok Kumar son of late Appaiah Reddy, (5) Lokesh Reddy son of late Appaiah Reddy, (6) Ramesh Reddy son of late Appaiah Reddy, (7) Prasad Reddy son of late Appaiah Reddy, (8) Savitha daughter of late Appaiah Reddy, (9) Sharath Reddy son of Seetharamareddy.	Photocopy
24.	Order sheet in original suit bearing O. S. No.320/2014 filed before the Court of senior Civil Judge and JMFC at Anekal, Bangalore Rural District.	Photocopy
25.	Mutation Register bearing MR No. T10/2019-20.	Online Certified Copy
26.	Deed of Gift dated 26.03.2024, registered as document No. ANK-1-14385/2023-24, before the office of the sub-registrar, Anekal.	Original



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27.	Deed of Rectification dated 31.05.2024, registered as document No. SRJ-1-01922/2024-25, before the office of the sub-registrar, Sarjapura.	Original
28.	Mutation Register bearing MR No. T7/2024-25.	Online Copy
29.	Deed of Sale dated 18.09.2024, registered as document No. SRJ-1-05344/2024-25, before the office of the sub-registrar, Sarjapura.	Original
30.	Special Power of Attorney dated 10.04.2024, registered as document No. SRJ-1-00026/2024-25, before the office of the sub-registrar, Sarjapura.	Original
31.	Supplemental general Power of Attorney dated 20.09.2025, registered as document No. SRJ-4-000740/2025-26, before the office of the sub-registrar, Sarjapura.	Photocopy
32.	Power of Attorney dated 22.07.2024, registered as document No. SRJ-4-000293/2024-25, before the office of the sub-registrar, Sarjapura.	Original with Modern space
33.	Exchange Deed 26.09.2025 registered as Document No. SRJ - 1-05329/2025-26 before the office of the Sub-Registrar Sarjapura.	Original
34.	Special Power of Attorney dated 05.02.2025, registered as document No. SRJ-IV-00852/2024-25, before the office of the sub-registrar, Sarjapura, Basavanagudi.	Photocopy
35.	Sale deed dated 10.10.2025 registered as document No.SRJ-1-05740/2025-26, at the office of the sub-registrar, Sarjapura executed by (1) M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (2) M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (3) Muniyappa son of late Lingappa, (4) Manjuanath son of Muniyappa, (5) Sumithra daughter of Muniyappa (Muniyappa, Manjuanath and Sumithra were represented by their power of attorney holder M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), as vendors and Manjunatha K.N. as confirming party in favour of Godrej Properties Limited acting through its authorized representative Debleena Banerjee (vide board resolution dated 23.09.2025).	Photocopy



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36.	Endorsement dated 04.09.2025 in No. KHB/LA/Anekal/60/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.	Original
37.	Endorsement dated 04.09.2025 in No. P.T.C.L(A)CR:513/2025-26 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.	Original
38.	Preliminary Record for the period 1962-63 to 1964-65, 1966-67 to 1967-68 in relation to Survey No. 27.	Certified Copy Seen photocopy for the period 1965-66 in the file for Survey No. 27/3 and 27/5
39.	RTCs for the period 1969-70 to 1983-84, 1989-90 to 2016-17 in relation to Survey No. 27.	RTCs for the period 1969-70 to 1973-74- Photocopy RTCs for the period 1974-75 to 1983-84- Certified Copy RTCs for the period 1989-90 to 2001-02- Certified Copy RTCs for the period 2001-02 to 2016-17- Online Certified Copy RTC for the period 2017-18- Photocopy
40.	RTCs for the period 2018-19 to 2025-26 in relation to Survey No. 27/1.	RTCs for the period 2018-19 to 2025-26- Online Certified Copy
41.	Relinquishment deed dated 20.04.2026 registered as document No.ABL-1-1099/2026-27 in the office of the sub-registrar Attibele, executed by M/s. Godrej Properties Limited, represented by Debleena Banerjee.	Photocopy
42.	Relinquishment deed dated 30.04.2026 registered as document No.ABL-1-1100/2026-27 in the office of the sub-registrar Attibele, executed by M/s. Godrej Properties Limited, represented by Debleena Banerjee.	Photocopy



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43.	NOC dated 02.01.2026 bearing No. Yamare/V.P/138/2025-26, issued by the Panchayat Development Officer, Yamare Village Panchayat, Sarjapura, Anekal Taluk.	Photocopy
44.	NOC for high rise building in BGTD dated 07.03.2026 in No.DGM (CM) BGTD/NOC for High rise/2025-26/198 issued by the Assistant General Manager IPCM/EMF.	Photocopy
45.	Consent for Establishment (CFE) dated 17.03.2026 bearing No.CTE-353220 issued by the Karnataka State Pollution Control Board in favour of M/s. Godrej Properties Limited.	Photocopy
46.	NOC dated 30.03.2026 in No.HOSU/SOUTH/B/020226/2416962 issued by Airports Authority of India, Bangalore.	Photocopy
47.	Revised NOC dated 17.04.2026 bearing No. KSFES/GBC (1)/077 docket No. KSFES/NOC/077/2026 issued by the Office of the Director General of Police Commandant General, Home Guards & Director of Civil Defence and Director General Karnataka State Fire & Emergency Services.	Photocopy
48.	NOC dated 07.05.2026 bearing No. SEIAA 104 CON 2026 issued by the State Level Environment Impact Assessment Authority-Karnataka in favour of M/s. Godrej Properties Limited.	Photocopy
49.	Development plan dated 08.05.2026 in No.APA/LAO/191/2025-26 issued by the Member Secretary Anekal Planning Authority, Anekal.	Photocopy
50.	Residential layout plan approval letter dated 08.05.2026 in No.APA/LAO/191/2025-26, issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority, Anekal.	Photocopy
51.	Moola Tippyany with respect to the Survey No. 27.	Certified Copy
52.	Akarbandh in relation to Survey No. 27.	Photocopy
53.	Akarbandh in relation to Survey No. 27/1.	Certified Copy
54.	Hissa Tippyany and RR Pakka Book in relation to Survey No. 27/1 to 27/6.	Certified Copy
55.	Atlas in relation to Survey No. 27/1 to 27/6.	Certified Copy
56.	Village map of Kada Agrahara Village.	Photocopy
57.	Endorsement dated 19.07.2025 in No. R.R.T/copy/C.R/380/2024-25 issued by the Special Thasildar, Anekal Taluk.	Original



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58.	Endorsement dated 14.11.2013 in No. R.K/C.R/1084/2013-14 issued by the Thasildar, Bangalore East Taluk, K.R. Puram.	Photocopy
59.	Endorsement dated 16.05.2013 in No. L.R.F/CR/49/2013-14 issued by the Special Thasildar, Anekal Taluk.	Photocopy
60.	Endorsement dated 22.08.2013 in No. L.R.F/C.R/130/2013-14 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.	Photocopy
61.	Endorsement dated 23.08.2013 in No. P.T.C.L/C.R(A)211/2013-14 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.	Photocopy
62.	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004.	Certified Copy
63.	Encumbrance Certificate for the period 01.04.2004 to 03.04.2013.	Photocopy
64.	Encumbrance Certificate for the period 03.04.2013 to 20.04.2024.	Online Certified Copy
65.	Encumbrance Certificate for the period 01.01.2023 to 15.06.2025.	Online Certified Copy
66.	Encumbrance Certificate for the period 31.12.2011 to 17.08.2025 and 01.01.2024 to 02.10.2025.	Online Certified Copy
67.	Encumbrance Certificate for the period 01.01.2024 to 02.10.2025.	Photocopy
68.	Encumbrance certificate issued for the period 01.04.2004 to 30.01.2026 with respect to Survey No.27/1.	Online Certified Copy
69.	Settlement deed dated 19.11.2025 registered as document No.SRJ-1-06891/2025-26, at the office of the sub-registrar, Sarjapura executed by and between M/s. Modern Space Builders LLP, represented by its authorized designated partner Shravanth P, M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P and Godrej Properties Limited acting through its authorized representative Darshan Kannan.	Certified Copy
70.	Encumbrance certificate issued for the period from 01.04.2025 to 01.06.2026 with respect to Survey No.27/1.	Online Certified Copy



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June 26, 2026

Due Diligence Report with respect to converted land in Survey No. 27/8 (old No. 27/7, much earlier No. 27/1), measuring 17 ½ guntas, situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

To:

Godrej Properties Limited

From:

Malini Raju
AZB & Partners
Bengaluru

PRIVILEGED AND CONFIDENTIAL

1

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FOREWORD

1. We are acting as legal advisors to **Godrej Properties Limited** (“**Client**”) in connection with conducting a land due diligence (as defined below).
2. The contents of this Due Diligence Report (“**Report**”) are confidential. Neither this Report nor any of its contents may be disclosed to any person other than the Client, without our express written consent. We accept no responsibility or legal liability to any person other than the Client in relation to the contents of the Report even if the same has been disclosed with our consent.
3. The information in this Report is derived from a review of documents specified under **Annexure “A”** of this Report and information provided to us from time to time (“**Available Documents**”) in respect of the property.
4. The scope of this Report is limited to the identification of issues in relation to the title of Client to the property.
5. Our review for the purpose of this Report is subject to the following limitations:
 - (i) We have relied on the information and the contents mentioned in the Available Documents;
 - (ii) The review consisted of review of the Available Documents made available by the Client. Certain information and clarifications on particular issues were provided vide emails and orally;
 - (iii) We have not carried out any physical inspection of the property;
6. Unless otherwise stated in this Report, this Report is based on the assumptions that:
 - (i) all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
 - (ii) all signatures and seals on any documents submitted to us are genuine;
 - (iii) there have been no amendments or changes to the documents examined by us; and
 - (iv) the legal capacities of all natural persons are as they purport it to be.
7. Our liability in relation to this Report shall be limited to the amount of fees received by us from our Client for this particular assignment.

**MALINI
RAJU**

Digitally signed by MALINI RAJU
DN: C=IN, PostalCode=560079, S=KARNATAKA, STREET=677, 8TH A MAIN ROAD, BENGALURU, BASAWESHWARNAGAR III
STAGE, III BLOCK, 560079, L=BENGALURU, O=Personal,
SERIALNUMBER=76247157267ee158e3090d26749174158c70097
5e3f0a0932b6d0773a9d3
OID.2.5.4.65=42a46c23bd0f4361b5234006733840e,
Phone=9854922506329e10ca427e7e6eed189f8595680accdf60
7c9a39146a8d6, E=MALINI.RAJU@AZBPARTNERS.COM,
CN=MALINI RAJU
Reason: I am the author of this document
Location:
Date: 2025-06-26 17:59:32

Malini Raju
AZB & Partners
Bengaluru



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DUE DILIGENCE REPORT

We have in this due diligence report dealt with the converted land in Survey No. 27/8 (old No. 27/7, much earlier No. 27/1), measuring 17 ½ guntas, situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

Flow of Title:

1. On review of the documents provided to us we note that, the subject property being the land bearing Survey No. 27, measuring 7 acres 1 gunta (including 14 guntas kharab) was earlier owned by Lakshmaiah, son of Muneppa. We have perused a copy of the Index of Lands and Record of Rights bearing RR No. 49 which bears out the name of Lakshmaiah, son of Muneppa as the owner of the Survey No. 27.
2. We have perused a copy of the Sale Deed dated 06.10.1951, registered as document No.1571/1951-52, in Book I, Volume No. 664, Pages 157 to 159, before the sub-registrar, Anekal, which bears out that, P. Munushmaiah, son of Lakshmana, R. Muniyappa, Shivaramaiah, Doreswamy and Thammaji, all grandson of Lakshmana sold the western portion of the Survey No. 27, measuring 3 acres 13 ½ guntas in favour of Ramaiah, son of Arasappa. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 bears out registration of Sale Deed dated 06.10.1951.
3. We have perused a copy of the Sale Deed dated 23.11.1951, registered as document No.1907/1951-52, in Book I, Volume No. 666, Pages 238 to 2399, before the sub-registrar, Anekal, which bears out that, P. Munushmaiah, son of Lakshmana, R. Muniyappa, Shivaramaiah, Doreswamy and Thammaji, all grandson of Lakshmana sold the eastern portion of the Survey No. 27, measuring 3 acres 13 ½ guntas (not a subject matter of this report) in favour of Lingappa, son of Kempaiah. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 bears out registration of Sale Deed dated 23.11.1951.
4. We have perused a copy of the Sale Deed dated 20.04.1965, registered as document No.195/1965-66, in Book I, Volume No. 1009, Pages 105 to 106, before the sub-registrar, Anekal, which bears out that, Kempaiah, son of Agadurappa sold the portion of the Survey No. 27, measuring 3 acres 13 guntas in favour of Muni Reddy, son of Kencha Reddy. It is recited in the said sale deed that Kempaiah, son of Agadurappa acquired the said property under the partition entered between the brothers. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 bears out registration of Sale Deed dated 20.04.1965. We understand that the partition was not recorded in writing and we have relied on the reference in the recitals of the said sale deed.
5. We have perused a copy of the Sale Deed dated 04.07.1967, registered as document No.1188/1967-68, in Book I, Volume No. 1058, Pages 64 to 66, before the sub-registrar, Anekal, which bears out that, Muni Reddy, son of Kencha Reddy sold the portion of the Survey No. 27, measuring 3 acres 13 ½ guntas in favour of Appaiah Reddy, son of Veerabhadraiah



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Papaiah. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 bears out registration of Sale Deed dated 04.07.1967.

6. We have perused a copy of the Mutation Register bearing MR No. 18/1967-68 which bears out that as per Sale Deed dated 04.07.1967, the khata with respect to the Survey No. 27, measuring 3 acres 13 ½ guntas has been transferred and registered in the name of Appaiah Reddy.
7. We have perused a copy of the Panchayath Partition Deed dated 15.03.1991 Appaiah Reddy, Lakshmaiah Reddy, Narayana Reddy and Bhadra Reddy, all sons of Papaiah have partitioned the family properties including the portion of the Survey No. 27, measuring 3 acres 13 ½ guntas. In the said partition, the portion of the Survey No. 27, measuring 2 acres 13 ½ guntas was allotted to the share of Appaiah Reddy and another portion of the Survey No. 27, measuring 1 acre was allotted to the share of Narayana Reddy.
8. We have perused a copy of the Mutation Register bearing MR No. 7/1992-93 which bears out that as per Panchayath Partition Deed dated 15.03.1991, the khata with respect to the Survey No. 27, measuring 1 acre has been transferred and registered in the name of Narayana Reddy.
9. We have perused a copy of the Genealogical Tree of late Papaiah Reddy attested by the Village Accountant, Yamare Circle, Sarjapura Hobli, Anekal Taluk dated 01.05.2012 which bears out that Papaiah Reddy (dead) was married to Gowramma (dead) and they have eight children namely, Appaiah Reddy, Lakshmaiah Reddy, Narayana Reddy, Bhadraiah Reddy, Jayamma, Eramma, Nanjamma and Sarojamma. Appaiah Reddy (dead) had two wives namely, Sakamma (dead) and Deviramma alias Akkayamma. Appaiah Reddy through his first wife had six children namely, Muni Reddy, Bhadra Reddy, Venkataswamy, Ashok Kumar, Lokesh and Ramesh. Appaiah Reddy through his second wife had two children namely, Savitha alias Papamma and Prasad Reddy alias Babu. Narayana Reddy was married to Gowramma and they have four children namely, Padma, Amara alias Amaravathi, Prabhavathi and Sarala.
10. We have perused a copy of the Partition Deed dated 08.03.2003, registered as document No. 7941/2001-02, before the office of the sub-registrar, Anekal, which bears out that Narayana Reddy and his wife and children namely, Gowramma Padma, Amara alias Amaravathi, Prabhavathi and Sarala have partitioned the family properties including the portion of the Survey No. 27, measuring 1 acre. In the said partition, the portion of the Survey No. 27, measuring 1 acre was allotted to the share of Sarala. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 bears out registration of Partition Deed dated 08.03.2003.
11. We have perused a copy of the Mutation Register bearing MR No. 10/2003-04 which bears out that as per Partition Deed dated 08.03.2003, the khata with respect to the Survey No. 27, measuring 1 acre has been transferred and registered in the name of Sarala.
12. We have perused a copy of the Release Deed dated 05.07.2011, registered as document No. SRJ-1-01506/2011-12, stored in C.D. No. SRJD72, before the office of the sub-registrar,



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Sarjapura, which bears out that, Smt. Jayamma, Smt. Eramma, Smt. Nanjamma and Smt. Sarojamma, all daughters of Papaiah have released all their right, title, interest and ownership over the Survey No. 27, measuring 1 acre in favour of Narayana Reddy, Gowramma Padma, Amara alias Amaravathi, Prabhavathi and Sarala. The Encumbrance Certificate for the period 01.04.2004 to 03.04.2013 bears out registration of Release Deed dated 05.07.2011.

13. We have perused a copy of the Mortgage Deed dated 04.08.1992, SF Volume 106, Page 48 Sl No. 54, Part 5, before the office of the sub-registrar, Anekal which bears out that Appaiah Reddy, Munireddy, Bhadra Reddy and Venkataswami Reddy obtained loan from Primary Co-operative Agricultural and Rural Development Bank Limited on the security of the Survey No. 27 measuring 3 acres 13 ½ guntas. We have perused a copy of another Mortgage Deed dated 02.04.1998, SF Volume 111, Page 151 Sl No. 2, Part 5, before the office of the sub-registrar, Anekal which bears out that Appaiah Reddy, Munireddy, Bhadra Reddy and Venkataswami Reddy obtained loan from Primary Co-operative Agricultural and Rural Development Bank Limited on the security of the Survey No. 27 measuring 2 acres 13 ½ guntas. We have perused a copy of the Discharge Deed dated 19.03.2013, registered as document No. ANK-1-07480/2012-13, stored in C.D. No. ANKD346, before the office of the sub-registrar, Anekal, which bears out that upon repayment of aforesaid loan, the said mortgage has been discharged. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 bears out registration of Mortgage Deed dated 04.08.1992 and Mortgage Deed dated 02.04.1998.
14. We have perused a copy of the Official Memorandum dated 27.06.2013 bearing No. ALN (A) (S)/ SR/39/2013-14 issued by the Deputy Commissioner, Bangalore District which bears out that the Survey No. 27, measuring 1 acre has been converted from agricultural use to non-agricultural/ industrial purposes. We have perused a copy of the challan for having paid the conversion fees.
15. We have perused a copy of the conversion sketch dated 07.06.2013 issued by the land Surveyor, Anekal Taluk which bears out that the land in Survey No.27 measuring 1 acre has been converted for residential user.
16. We have perused a copy of the Order No.APA/CLU/139/2013-14, dated 30.04.2014 which bears out that the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority Anekal has permitted for change of land user from industrial to residential user under the provision of column 14-A (3) of the Karnataka Town and Country Planning Act, 1961 with respect to the land bearing Survey No.27 measuring 1 acre.
17. We have perused a copy of the Official Memorandum dated 29.05.2014 bearing No. ALN (A) (S)/ SR/39/2013-14 issued by the Deputy Commissioner, Bangalore District which bears out that the the Deputy Commissioner has accorded permission for change of land use of the Survey No. 27, measuring 1 acre from industrial purposes to residential purposes.



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18. We have perused a copy of the letter dated 30.04.2014 in No. APA/LC/139/2013-14 issued by the Anekal Planning Authority which bears out that permission was granted to change of land use from industrial use to residential use for Survey No. 27 measuring 1 acre.
19. We have perused a copy of the Sale Deed dated 17.08.2013, registered as document No. BSG-1-02947/2013-14, stored in C.D. No. BSGD216, before the office of the sub-registrar, Basavanagudi, which bears out that, Sarala alias D.N. Sarala along with her husband and daughter namely, D.M. Rajappa and Ramyashree R sold the Survey No. 27, measuring 1 acre in favour of Adarsh Srinivas, son of M. Srinivas. The Encumbrance Certificate for the period 01.04.2013 to 08.11.2013 bears out registration of Sale Deed dated 17.08.2013.
20. We have perused a copy of the Mutation Register bearing MR No. T10/2019-20 which bears out that the Survey No. 27, measuring 7 acres 1 gunta (including 14 guntas kharab) is bifurcated into six portions, i.e., Survey No. 27/1, measuring 3 acres 13 ½ guntas, Survey No. 27/2, measuring ½ guntas, Survey No. 27/3, measuring 1 acre 22 ½ guntas (including 8 guntas kharab), Survey No. 27/4, measuring 12 guntas, Survey No. 27/5, measuring 1 acre 20 ½ guntas (including 6 guntas kharab) and Survey No. 27/6, measuring 12 guntas. The name of Sarala is entered as the owner of the Survey No. 27/1, measuring 1 acre and the names of Muni Reddy, Bhadra Reddy, Venkataswamy, Ashok Kumar, Lokesh and Ramesh, Prasad Reddy are entered as the owners of the Survey No. 27/1, measuring 2 acres 13 ½ guntas in the Mutation Register bearing MR No. T10/2019-20.
21. We have perused a copy of the Mutation Register bearing MR No. T7/2024-25 which bears out that the Survey No. 27/1, measuring 3 acres 13 ½ guntas (without kharab) is bifurcated into two portions, i.e., Survey No. 27/1, measuring 2 acres 13 ½ guntas and Survey No. 27/7, measuring 1 acre. The names of Muni Reddy, Bhadra Reddy, Venkataswamy, Ashok Kumar, Lokesh and Ramesh, Prasad Reddy are entered as the owners of the Survey No. 27/1, measuring 2 acres 13 ½ guntas in the Mutation Register bearing MR No. T7/2024-25.
22. We have perused a copy of the Sale Deed dated 19.02.2025, registered as document No. SRJ-1-10298/2024-25, before the office of the sub-registrar, Basavanagudi (Sarjapura), which bears out that, Adarsh Srinivas, son of M. Srinivas sold the Survey No. 27/7, measuring 17 ½ guntas in favour of M/s. Modern Space Builders LLP. The Encumbrance Certificate for the period 01.09.2024 to 19.07.2025 bears out registration of Sale Deed dated 19.02.2025.
23. We have perused a copy of the Mutation Register bearing MR No. H10/2024-25 which bears out that as per Sale Deed dated 19.02.2025, the khata with respect to the Survey No. 27/7, measuring 17 ½ guntas has been transferred and registered in the name of M/s. Modern Space Builders LLP.
24. We have perused a copy of the Special Power of Attorney dated 10.04.2024, registered as document No. SRJ-1-00026/2024-25, before the office of the sub-registrar, Sarjapura, which bears out that M/s. Modern Space Builders LLP., represented by its Partner Shravanth P.



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authorised and empowered Chethan H.D., Praveen Kumar G. and Hari Prasad N. either individually or jointly to appear and represent the company before the sub-registrar, and to do such other acts, deeds and things required for completion of registration of the documents.

25. We have perused a copy of the Mutation Register bearing MR No. T18/2024-25 which bears out that the Survey No. 27/7, measuring 1 acre (without kharab) is bifurcated into two portions, i.e., Survey No. 27/7, measuring 22 ½ guntas and Survey No. 27/8, measuring 17 ½ guntas. The name of M/s. Modern Space Builders LLP is entered as the owners of the Survey No. 27/8, measuring 17 ½ guntas in the Mutation Register bearing MR No. T18/2024-25.
26. We have perused a copy of the sale deed dated 10.10.2025 registered as document No.SRJ-1-05740/2025-26, at the office of the sub-registrar, Sarjapura which bears out that (1) M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (2) M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (3) Muniyappa son of late Lingappa, (4) Manjuanath son of Muniyappa, (5) Sumithra daughter of Muniyappa (Muniyappa, Manjuanath and Sumithra were represented by their power of attorney holder M/s. Modern Space Builders LLP through power of attorney dated 24.09.2025 registered as document No.SRJ-400757/2025-26 for Survey No.27/2 measuring ½ gunta-*which does not form part of this Report* represented by its special power of attorney holder Hri Prasad N), as vendors and Manjunatha K.N. as confirming party conveyed Survey No.27/8 measuring 17 ½ guntas along with certain other land parcels totally measuring 8 acres 5 ½ guntas in favour of Godrej Properties Limited acting through its authorized representative Debleena Banerjee (vide board resolution dated 23.09.2025). The registration details of the said sale deed is borne out in the encumbrance certificates issued for the period from 01.04.2004 to 30.01.2026 and from 01.04.2025 to 01.06.2026 with respect to Survey No.27/8.
27. We have perused a copy of the settlement deed dated 19.11.2025 registered as document No.SRJ-1-06891/2025-26, at the office of the sub-registrar, Sarjapura executed by and between M/s. Modern Space Builders LLP, represented by its authorized designated partner Shravanth P, M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P and Godrej Properties Limited acting through its authorized representative Darshan Kannan. Under the settlement deed, the parties had agreed that Godrej Properties Limited shall pay an additional consideration of Rupees One Hundred and Two Crores Seventy Lakhs Only to M/s. Modern Space Builders LLP and M/s. M S Urban Oasis. This additional amount represented enhanced consideration for the acquisition of land in Survey No. 27/8, measuring 17½ guntas, along with certain other land parcels. This payment was subject to the following conditions: (a) there being no title risk in respect of the said lands; (b) the Sellers being in compliance with their obligations under the transaction contemplated between the parties; and (c) payment being made in the manner and upon completion of the milestones specified in the settlement deed. The registration details of the said settlement deed is borne out in the encumbrance certificates



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issued for the period from 01.04.2004 to 30.01.2026 and from 01.04.2025 to 01.06.2026 with respect to Survey No. 27/8.

28. We have perused copies of the Preliminary Record for the period 1962-63 to 1964-65, 1966-67 to 1967-68 in relation to Survey No. 27, measuring 7 acres 1 gunta (including 14 guntas kharab) and the name of Lakshmaiah, son of Muneppa is entered as the owner.
29. We have perused copies of the RTCs in relation to Survey No. 27, measuring 7 acres 1 gunta (including 14 guntas kharab). For the period 1969-70 to 1983-84 which bears out the name of Lakshmaiah (as per sale) as the owner. For the period 1989-90 to 2011-12 which bears out the name of Appaiah Reddy (as per MR No. 18/1967-68) as the owner of 2 acres 13 ½ guntas along with the owners of remaining portion. For the period 2012-13 to 2016-17 and 2018-19 which bears out the names of Muni Reddy, Bhadra Reddy, Venkataswamy, Ashok Kumar, Lokesh, Ramesh and Prasad Reddy (as per MR No. H13/2011-12) as the owners of 2 acres 13 ½ guntas along with the owners of remaining portion.
30. We have perused copies of the RTCs in relation to Survey No. 27/1, measuring 3 acres 13 ½ guntas (without kharab). For the period 2019-20 to 2023-24 which bears out the names of Muni Reddy, Bhadra Reddy, Venkataswamy, Ashok Kumar, Lokesh, Ramesh and Prasad Reddy (as per MR No. T10/2019-20) as the owners of 2 acres 13 ½ guntas along with the owner of remaining portion.
31. We have perused copies of the RTC in relation to Survey No. 27/8, measuring 17 ½ guntas (without kharab). For the period 2024-25 to 2025-26 which bears out the names of Modern Space Builders LLP (as per MR No. H10/2024-25) as the owner of 17½ guntas.
32. We have perused a copy of the relinquishment deed dated 20.04.2026 registered as document No.ABL-1-1099/2026-27 in the office of the sub-registrar Attibele, which bears out that M/s. Godrej Properties Limited, represented by Debleena Banerjee released and relinquished an extent of 3761.23 square meters for park in favour of Governor of Karnataka represented by member secretary Anekal Planning Authority with respect to Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey No. 28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, in all aggregating to 8 acres 3 guntas.
33. We have perused a copy of the relinquishment deed dated 30.04.2026 registered as document No.ABL-1-1100/2026-27 in the office of the sub-registrar Attibele, which bears out that M/s. Godrej Properties Limited, represented by Debleena Banerjee released and relinquished an extent of 11307.55 square meters for park in favour of Governor of Karnataka represented by Panchayath Development Officer, Yamare Village Panchayath, Sarjapura Hobli with respect to Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey



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No. 28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, in all aggregating to 8 acres 3 guntas.

No-objection Certificates (“NOC”) obtained for construction of Building:

34. We have perused a copy of the NOC dated 02.01.2026 bearing No. Yamare/V.P/138/2025-26, issued by the Panchayat Development Officer, Yamare Village Panchayat, Sarjapura, Anekal Taluk, which records that a NOC has been granted in favour of M/s. Godrej Properties Limited for supply of drinking water, access road and drainage system in respect of the proposed residential building to be constructed on Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/2 measuring ½ gunta, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey No. 28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, in all aggregating to 8 acres 3½ guntas. The said NOC further records that the aforesaid land has a 40-foot access road.
35. We have perused a copy of the NOC for high rise building in BGTD dated 07.03.2026 in No.DGM (CM) BGTD/NOC for High rise/2025-26/198 issued by the Assistant General Manager IPCM/EMF which bears out that the Bharat Sanchar Nigam Limited had no objection for proposed residential building in favour of M/s. Godrej Properties Limited at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3. The said NOC is valid for a period of 5 years from 07.03.2026.
36. We have perused a copy of the Consent for Establishment (CFE) dated 17.03.2026 bearing No.CTE-353220 issued by the Karnataka State Pollution Control Board in favour of M/s. Godrej Properties Limited for construction of Residential building at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3 on a total built up area of 1,06,857 Sq. mtrs. The proposed building consists of 544 flats with club house. The said NOC is valid till 16.03.2031.
37. We have perused a copy of the NOC dated 30.03.2026 in No.HOSU/SOUTH/B/020226/2416962 which bears out that the Airports Authority of India, Bangalore, had no objection for proposed residential building in favour of M/s. Godrej Properties Limited at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3. The said NOC is valid till 29.03.2034.
38. We have perused a copy of the revised NOC dated 17.04.2026 bearing No. KSFES/GBC (1)/077 docket No. KSFES/NOC/077/2026 issued by the Office of the Director General of Police Commandant General, Home Guards & Director of Civil Defence and Director General Karnataka State Fire & Emergency Services (“**Fire Department**”) had no objection for construction of Residential building at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3 in favour of M/s. Godrej Properties Limited.
39. We have perused a copy of the NOC dated 07.05.2026 bearing No. SEIAA 104 CON 2026 issued by the State Level Environment Impact Assessment Authority-Karnataka in favour of



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M/s. Godrej Properties Limited for construction of Residential building at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3 on a plot area of 34,448.9 Sqm and the total built up area is 1,06,857 Sqm. The proposed building consists of 544 units with (1) Tower 1 having 3 BF +GF+35 UF+TF, (2) Tower 2 having 3 BF +GF+35 UF+TF and (3) Clubhouse having 3 BF +GF+2 UF+TF.

Sanction Plan:

40. We have perused a copy of the development plan dated 08.05.2026 in No.APA/LAO/191/2025-26 issued by the Member Secretary Anekal Planning Authority, Anekal. The said development plan confirms that approval has been granted in favour of M/s. Godrej Properties Limited, for the proposed residential development project situated in Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey No. 28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, totally measuring 8 acres 3 guntas (approximately 32,677.91 square meters) ("Project"). The Project comprises 534 residential units in a structure consisting of 3 basement floor + 1 Ground Floor + 35 upper floors + terrace Floor.

Note: It is pertinent to note that the land in Survey No.27/2, forms part of all the NOCs. However, the residential layout plan approval letter and development plan, both dated 08.05.2026, do not refer to Survey No.27/2.

41. We have perused a copy of the residential layout plan approval letter dated 08.05.2026 in No.APA/LAO/191/2025-26, issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority, Anekal. The said plan indicates that permission was accorded in favour of M/s. Godrej Properties Limited to develop residential sites in Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey No. 28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, totally measuring 8 acres 3 guntas.

Survey documents with respect to Survey No.27/8:

1. We have perused a copy of the Moola Tippyany with respect to the Survey No. 27.
2. The Akarbandh bears out the total extent of land in Survey No. 27 as 7 acres 1 gunta (including 14 guntas kharab).
3. The Hissa Tippyany and RR Pakka Book shows that, the Survey No. 27, measuring 7 acres 1 gunta (including 14 guntas kharab) has been bifurcated into 6 portions, i.e., Survey No. 27/1 to 27/6. The name of Sarala, Muni Reddy, Bhadra Reddy, Venkataswamy, Ashok Kumar, Lokesh and Ramesh, Prasad Reddy are entered as the owners of the Survey No. 27/1, measuring 3 acres 13 ½ guntas.



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4. The Akarbandh bears out the total extent of land in Survey No. 27/1 as 3 acres 13 ½ guntas (without kharab).
5. We have perused a copy of the Atlas of Survey No. 27 which shows the bifurcation of Survey No. 27/1 to 27/6.
6. The Hissa Tippy and RR Pakka Book shows that, the Survey No. 27/1, measuring 3 acres 13 ½ guntas (without kharab) has been bifurcated into 2 portions, i.e., Survey No. 27/1 and 27/7. The name of Adarsh Sreenivas is entered as the owner of the Survey No. 27/7, measuring 1 acre.
7. The Akarbandh bears out the total extent of land in Survey No. 27/7 as 1 acre (without kharab).
8. We have perused a copy of the Atlas of Survey No. 27/1 which shows the bifurcation into Survey No. 27/1 to 27/7.
9. The Hissa Tippy and RR Pakka Book shows that, the Survey No. 27/7, measuring 1 acre (without kharab) has been bifurcated into 2 portions, i.e., Survey No. 27/7 and 27/8. The name of Modern Spaces Builders LLP represented by partner Shravanth P are entered as the owners of the Survey No. 27/8, measuring 17 ½ guntas.
10. The Akarbandh bears out the total extent of land in Survey No. 27/8 as 17½ guntas (without kharab).
11. We have perused a copy of the Atlas of Survey No. 27/7 which shows the bifurcation of Survey No. 27/7 and 27/8.
12. We have perused a copy of the village map of Kada Agrahara Village and the composite Survey No. 27 formed part of the said village.

Endorsements with respect to Survey No. 27/8:

1. We have perused a copy of the Endorsement dated 19.07.2025 in No. R.R.T/copy/C.R/380/2024-25 issued by the Special Thasildar, Anekal Taluk, which bears out that the Inheritance Certificate bearing IHC No. 7/1996-97 with respect to Survey No. 27 is not available and could not be issued.
2. We have perused a copy of the Endorsement dated 15.02.2024 issued by the Special Thasildar, Anekal Taluk, which bears out that the Mutation Register bearing MR No. 7/1951-52 with respect to Survey No. 27/1 is not available and could not be issued.



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3. We have perused a copy of the Endorsement dated 14.11.2013 in No. R.K/C.R/1084/2013-14 issued by the Thasildar, Bangalore East Taluk, K.R. Puram which bears out that the RTCs for the period 1984 to 1989 with respect to Survey No. 27 is dilapidated and could not be issued.
4. We have perused a copy of the Endorsement dated 16.05.2013 in No. L.R.F/CR/49/2013-14 issued by the Special Thasildar, Anekal Taluk which bears out that there are no tenancy application filed under Form 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 27.
5. We have perused a copy of the Endorsement dated 22.08.2013 in No. L.R.F/C.R/130/2013-14 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that there are no proceedings initiated for violation of Section 79 (A) and 79 (B) of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 27, measuring 3 acres 13 guntas (held by Sarala and Munireddy and others)
6. We have perused a copy of the Endorsement dated 23.08.2013 in No. P.T.C.L/C.R(A)211/2013-14 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that there are no proceedings initiated under the provision of the Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey No. 27, measuring 3 acres 13 guntas (held by Sarala and Munireddy and others).
7. We have perused a copy of the Endorsement dated 19.09.2025 in No. RT1218028035060 issued by the Special Thasildar, Anekal Taluk which bears out that there are no tenancy application filed under Form 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 27/8.
8. We have perused a copy of the Endorsement dated 04.09.2025 in No. KHB/LA/Anekal/60/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. 27/8 along with certain other land parcels.
9. We have perused a copy of the Endorsement dated 04.09.2025 in No. P.T.C.L(A)CR:513/2025-26 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey No. 27/8 along with certain other land parcels.

Encumbrance certificates with respect to Survey No. 27/8:

1. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 which bears out registration of Sale Deed dated 06.10.1951, registered as document No.1571; Mortgage Deed dated 28.06.1957, registered as document No.1139; Sale Deed dated 20.04.1965, registered as



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document No.195; Sale Deed dated 04.07.1967, registered as document No.1188; Mortgage Deed dated 04.08.1992, SF Volume 106, Mortgage Deed dated 02.04.1998, SF Volume 111 and Partition Deed dated 08.03.2003, registered as document No. 7941 with respect to the Survey No. 27.

2. The Encumbrance Certificate for the period 01.04.2004 to 03.04.2013 which bears several entries out of which registration of Release Deed dated 05.07.2011, registered as document No. SRJ-1-01506 is with respect to the Survey No. 27.
3. The Encumbrance Certificate for the period 01.04.2013 to 08.11.2013 which bears out registration of Sale Deed dated 17.08.2013, registered as document No. BSG-1-02947 is with respect to the Survey No. 27.
4. The Encumbrance Certificate for the period 01.04.2004 to 13.03.2024 which bears several entries out of which registration of Release Deed dated 05.07.2011, registered as document No. SRJ-1-01506 is with respect to the Survey No. 27.
5. The Encumbrance Certificate for the period 01.09.2024 to 19.07.2025 which bears out registration of Sale Deed dated 18.02.2025, registered as document No. SRJ-1-10298 is with respect to the Survey No. 27/7.
6. The Encumbrance Certificate for the period 15.01.2023 to 15.06.2025 bears out nil encumbrances with respect to the Survey No. 27/8.
7. The Encumbrance Certificate for the period 27.05.2025 to 19.07.2025 bears out nil encumbrances with respect to the Survey No. 27/8.
8. The Encumbrance Certificate for the period 20.07.2025 to 28.08.2025 bears out nil encumbrances with respect to the Survey No. 27/8.

Public Notice-

1. We have issued public notices, both published on 25.08.2025, in the Bangalore edition of the Times of India and Vijaya Karnataka Bengaluru edition newspapers calling for objection from the general public. We have not received any objection from the public with respect to the land in Survey No. 27/8 (old No. 27/7, much earlier No. 27/1), measuring 17 ½ guntas.

Note: We are given to understand the e-katha, latest property tax paid receipts will be paid and obtained at the later stage. The Endorsements issued by Karnataka Industrial Areas Development Board and National Highways Authority of India pertaining to the proposed or pending acquisition proceedings with respect to Survey No. 27/8 (old No. 27/7) shall be obtained in due course.



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CONCLUSION

Based on review of the documents detailed above and subject to our observations, we hereby conclude that **Godrej Properties Limited** is the owner of the converted land bearing Survey No. 27/8 (old No. 27/7, much earlier No. 27/1), measuring 17 ½ guntas, situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

**MALINI
RAJU**

Digitally signed by MALINI RAJU
DN: C=IN, PostalCode=560079, S=KARNATAKA, STREET="677, 8TH A MAIN ROAD, BENGALURU, BASAWESHWARNAGAR III STAGE, III BLOCK, 560079", L=BENGALURU, O=Personal, SERIALNUMBER=I7b247c57267eef158e3b90d2e7491741f58c7b0975e36fab4953fa6bf73a963, OID.2.5.4.65=42a46c23bddf4361b523a00673384fde, Phone=385ce92259b352f9eb2ea427ef3eeaed195dfa596680acc8f607c9a39146a9d6, E=MALINI.RAJU@AZBPARTNERS.COM, CN=MALINI RAJU
Reason: I am the author of this document
Location:
Date: 2026-06-26 17:59:50

**Malini Raju
AZB & Partners
Bengaluru**



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SCHEDULE

All that piece and parcel of the residentially converted land bearing Survey No. 27/8 (old No. 27/7, much earlier No. 27/1), measuring 17 ½ guntas (converted vide Official Memorandum dated 27.06.2013 bearing No. ALN (A) (S)/ SR/39/2013-14 issued by the Deputy Commissioner, Bangalore District), situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore and bounded on the:

East by : Land in Survey No. 27/1;
West by : Land in Survey No. 27/7;
North by : Land in Survey No. 28;
South by : Land in Survey No. 27/1;



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Annexure -A

Available Documents- Documents reviewed by us:

Sl. No.	Description of the documents
1.	Index of Lands and Record of Rights bearing RR No. 49.
2.	Sale Deed dated 06.10.1951, registered as document No.1571/1951-52, in Book I, Volume No. 664, Pages 157 to 159, before the sub-registrar, Anekal.
3.	Sale Deed dated 23.11.1951, registered as document No.1907/1951-52, in Book I, Volume No. 666, Pages 238 to 2399, before the sub-registrar, Anekal.
4.	Mortgage Deed dated 28.06.1957, registered as document No.1139/1957-58, in Book I, Volume No. 791, Pages 102 to 104, before the sub-registrar, Anekal.
5.	Sale Deed dated 20.04.1965, registered as document No.195/1965-66, in Book I, Volume No. 1009, Pages 105 to 106, before the sub-registrar, Anekal.
6.	Sale Deed dated 04.07.1967, registered as document No.1188/1967-68, in Book I, Volume No. 1058, Pages 64 to 66, before the sub-registrar, Anekal.
7.	Mutation Register bearing MR No. 18/1967-68.
8.	Panchayath Partition Deed dated 15.03.1991 entered between Appaiah Reddy, Lakshmaiah Reddy, Narayana Reddy and Bhadra Reddy, all sons of Papaiah.
9.	Mutation Register bearing MR No. 7/1992-93.
10.	Genealogical Tree of late Papaiah Reddy attested by the Village Accountant, Yamare Circle, Sarjapura Hobli, Anekal Taluk dated 01.05.2012.
11.	Partition Deed dated 08.03.2003, registered as document No. 7941/2001-02, before the office of the sub-registrar, Anekal.
12.	Mutation Register bearing MR No. 10/2003-04.
13.	Release Deed dated 05.07.2011, registered as document No. SRJ-1-01506/2011-12, stored in C.D. No. SRJD72, before the office of the sub-registrar, Sarjapura.
14.	Mortgage Deed dated 04.08.1992, SF Volume 106, Page 48 Sl No. 54, Part 5, before the office of the sub-registrar, Anekal.
15.	Mortgage Deed dated 02.04.1998, SF Volume 111, Page 151 Sl No. 2, Part 5, before the office of the sub-registrar, Anekal.
16.	Discharge Deed dated 19.03.2013, registered as document No. ANK-1-07480/2012-13, stored in C.D. No. ANKD346, before the office of the sub-registrar, Anekal.
17.	Official Memorandum dated 27.06.2013 bearing No. ALN (A) (S)/ SR/39/2013-14 issued by the Deputy Commissioner, Bangalore District.



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18.	Conversion sketch dated 07.06.2013 issued by the land Surveyor, Anekal Taluk with respect to Survey No.27.
19.	Challan for having paid the conversion fees.
20.	Order No.APA/CLU/139/2013-14, dated 30.04.2014 issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority Anekal with respect to the land bearing Survey No.27 measuring 1 acre.
21.	Official Memorandum dated 29.05.2014 bearing No. ALN (A) (S)/ SR/39/2013-14 issued by the Deputy Commissioner, Bangalore District.
22.	Letter dated 30.04.2014 in No. APA/LC/139/2013-14 issued by the Anekal Planning Authority.
23.	Sale Deed dated 17.08.2013, registered as document No. BSG-1-02947/2013-14, stored in C.D. No. BSGD216, before the office of the sub-registrar, Basavanagudi.
24.	Mutation Register bearing MR No. T10/2019-20.
25.	Mutation Register bearing MR No. T7/2024-25.
26.	Sale Deed dated 19.02.2025, registered as document No.SRJ-1-10298/2024-25, before the office of the sub-registrar, Basavanagudi (Sarjapura).
27.	Mutation Register bearing MR No. H10/2024-25.
28.	Special Power of Attorney dated 10.04.2024, registered as document No. SRJ-1-00026/2024-25, before the office of the sub-registrar, Sarjapura.
29.	Mutation Register bearing MR No. T18/2024-25.
30.	Sale deed dated 10.10.2025 registered as document No.SRJ-1-05740/2025-26, at the office of the sub-registrar, Sarjapura executed by (1) M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (2) M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (3) Muniyappa son of late Lingappa, (4) Manjuanath son of Muniyappa, (5) Sumithra daughter of Muniyappa (Muniyappa, Manjuanath and Sumithra were represented by their power of attorney holder M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), as vendors and Manjunatha K.N. as confirming party in favour of Godrej Properties Limited acting through its authorized representative Debleena Banerjee (vide board resolution dated 23.09.2025).



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31.	Settlement deed dated 19.11.2025 registered as document No.SRJ-1-06891/2025-26, at the office of the sub-registrar, Sarjapura executed by and between M/s. Modern Space Builders LLP, represented by its authorized designated partner Shravanth P, M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P and Godrej Properties Limited acting through its authorized representative Darshan Kannan.
32.	Preliminary Record for the period 1962-63 to 1964-65, 1966-67 to 1967-68 in relation to Survey No. 27.
33.	RTCs for the period 1969-70 to 1983-84, 1989-90 to 2016-17 and 2018-19 in relation to Survey No. 27.
34.	RTCs for the period 2019-20 to 2023-24 in relation to Survey No. 27/1.
35.	RTCs for the period 2024-25 to 2025-26 in relation to Survey No. 27/8.
36.	Relinquishment deed dated 20.04.2026 registered as document No.ABL-1-1099/2026-27 in the office of the sub-registrar Attibele, executed by M/s. Godrej Properties Limited, represented by Debleena Banerjee.
37.	Relinquishment deed dated 30.04.2026 registered as document No.ABL-1-1100/2026-27 in the office of the sub-registrar Attibele, executed by M/s. Godrej Properties Limited, represented by Debleena Banerjee.
38.	NOC dated 02.01.2026 bearing No. Yamare/V.P/138/2025-26, issued by the Panchayat Development Officer, Yamare Village Panchayat, Sarjapura, Anekal Taluk.
39.	NOC for high rise building in BGTD dated 07.03.2026 in No.DGM (CM) BGTD/NOC for High rise/2025-26/198 issued by the Assistant General Manager IPCM/EMF.
40.	Consent for Establishment (CFE) dated 17.03.2026 bearing No.CTE-353220 issued by the Karnataka State Pollution Control Board in favour of M/s. Godrej Properties Limited.
41.	NOC dated 30.03.2026 in No.HOSU/SOUTH/B/020226/2416962 issued by Airports Authority of India, Bangalore.
42.	Revised NOC dated 17.04.2026 bearing No. KSFES/GBC (1)/077 docket No. KSFES/NOC/077/2026 issued by the Office of the Director General of Police Commandant General, Home Guards & Director of Civil Defence and Director General Karnataka State Fire & Emergency Services.
43.	NOC dated 07.05.2026 bearing No. SEIAA 104 CON 2026 issued by the State Level Environment Impact Assessment Authority-Karnataka in favour of M/s. Godrej Properties Limited.
44.	Development plan dated 08.05.2026 in No.APA/LAO/191/2025-26 issued by the Member Secretary Anekal Planning Authority, Anekal.
45.	Residential layout plan approval letter dated 08.05.2026 in No.APA/LAO/191/2025-26, issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority, Anekal.



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46.	Moola Tippyany with respect to the Survey No. 27.
47.	Akarbandh in relation to Survey No. 27.
48.	Akarbandh in relation to Survey No. 27/1.
49.	Akarbandh in relation to Survey No. 27/8.
50.	Hissa Tippyany and RR Pakka Book in relation to Survey No. 27/1 to 27/6.
51.	Atlas in relation to Survey No. 27/1 to 27/6.
52.	Hissa Tippyany, RR Pakka Book and Atlas for having bifurcated the Survey No. 27/1 into 27/7 and 27/1.
53.	Atlas in relation to Survey No. 27/1.
54.	Hissa Tippyany and RR Pakka Book in relation to Survey No. 27/8.
55.	Atlas in relation to Survey No. 27/8.
56.	Village map of Kada Agrahara Village.
57.	Endorsement dated 19.07.2025 in No. R.R.T/copy/C.R/380/2024-25 issued by the Special Thasildar, Anekal Taluk..
58.	Endorsement dated 15.02.2024 issued by the Special Thasildar, Anekal Taluk.
59.	Endorsement dated 14.11.2013 in No. R.K/C.R/1084/2013-14 issued by the Thasildar, Bangalore East Taluk, K.R. Puram.
60.	Endorsement dated 16.05.2013 in No. L.R.F/CR/49/2013-14 issued by the Special Thasildar, Anekal Taluk.
61.	Endorsement dated 22.08.2013 in No. L.R.F/C.R/130/2013-14 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
62.	Endorsement dated 23.08.2013 in No. P.T.C.L/C.R(A)211/2013-14 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
63.	Endorsement dated 19.09.2025 in No. RT1218028035060 issued by the Special Thasildar, Anekal Taluk
64.	Endorsement dated 04.09.2025 in No. KHB/LA/Anekal/60/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore
65.	Endorsement dated 04.09.2025 in No. P.T.C.L(A)CR:513/2025-26 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore
66.	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004.
67.	Encumbrance Certificate for the period 01.04.2004 to 03.04.2013.



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68.	Encumbrance Certificate for the period 01.04.2013 to 08.11.2013.
69.	Encumbrance Certificate for the period 01.04.2004 to 13.03.2024.
70.	Encumbrance Certificate for the period 01.09.2024 to 19.07.2025.
71.	Encumbrance Certificate for the period 15.01.2023 to 15.06.2025.
72.	Encumbrance Certificate for the period 27.05.2025 to 19.07.2025.
73.	Encumbrance Certificate for the period 20.07.2025 to 28.08.2025.
74.	Encumbrance certificate issued for the period from 01.04.2004 to 30.01.2026 with respect to Survey No.27/8.
75.	Encumbrance certificate issued for the period from 01.04.2025 to 01.06.2026 with respect to Survey No.27/8.



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Annexure- B

List of Original documents reviewed by us:

Sl. No.	Description of the documents	Original/ Certified Copy/ Photocopy
1.	Index of Lands and Record of Rights bearing RR No. 49.	Photocopy Certified Copy in the file for Survey No. 27/1
2.	Sale Deed dated 06.10.1951, registered as document No.1571/1951-52, in Book I, Volume No. 664, Pages 157 to 159, before the sub-registrar, Anekal.	Certified Copy
3.	Sale Deed dated 23.11.1951, registered as document No.1907/1951-52, in Book I, Volume No. 666, Pages 238 to 2399, before the sub-registrar, Anekal.	Photocopy Certified Copy in the file for Survey No. 27/1
4.	Mortgage Deed dated 28.06.1957, registered as document No.1139/1957-58, in Book I, Volume No. 791, Pages 102 to 104, before the sub-registrar, Anekal.	Photocopy Certified Copy in the file for Survey No. 27/1
5.	Sale Deed dated 20.04.1965, registered as document No.195/1965-66, in Book I, Volume No. 1009, Pages 105 to 106, before the sub-registrar, Anekal.	Photocopy Certified Copy in the file for Survey No. 27/1
6.	Sale Deed dated 04.07.1967, registered as document No.1188/1967-68, in Book I, Volume No. 1058, Pages 64 to 66, before the sub-registrar, Anekal.	Photocopy Certified Copy in the file for Survey No. 27/1
7.	Mutation Register bearing MR No. 18/1967-68.	Photocopy Certified Copy in the file for Survey No. 27/1



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8.	Panchayath Partition Deed dated 15.03.1991 entered between Appaiah Reddy, Lakshmaiah Reddy, Narayana Reddy and Bhadra Reddy, all sons of Papaiah.	Photocopy
9.	Mutation Register bearing MR No. 7/1992-93.	Photocopy
10.	Genealogical Tree of late Papaiah Reddy attested by the Village Accountant, Yamare Circle, Sarjapura Hobli, Anekal Taluk dated 01.05.2012.	Photocopy
11.	Partition Deed dated 08.03.2003, registered as document No. 7941/2001-02, before the office of the sub-registrar, Anekal.	Certified Copy
12.	Mutation Register bearing MR No. 10/2003-04.	Certified Copy
13.	Release Deed dated 05.07.2011, registered as document No. SRJ-1-01506/2011-12, stored in C.D. No. SRJD72, before the office of the sub-registrar, Sarjapura.	Online Certified Copy
14.	Mortgage Deed dated 04.08.1992, SF Volume 106, Page 48 Sl No. 54, Part 5, before the office of the sub-registrar, Anekal.	Certified Copy
15.	Mortgage Deed dated 02.04.1998, SF Volume 111, Page 151 Sl No. 2, Part 5, before the office of the sub-registrar, Anekal.	Certified Copy
16.	Discharge Deed dated 19.03.2013, registered as document No. ANK-1-07480/2012-13, stored in C.D. No. ANKD346, before the office of the sub-registrar, Anekal.	Online Certified Copy
17.	Official Memorandum dated 27.06.2013 bearing No. ALN (A) (S)/SR/39/2013-14 issued by the Deputy Commissioner, Bangalore District.	Photocopy Certified Copy in the file for Survey No. 27/1
18.	Challan for having paid the conversion fees.	Photocopy
19.	Order No.APA/CLU/139/2013-14, dated 30.04.2014 issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority Anekal with respect to the land bearing Survey No.27 measuring 1 acre.	Photocopy
20.	Official Memorandum dated 29.05.2014 bearing No. ALN (A) (S)/SR/39/2013-14 issued by the Deputy Commissioner, Bangalore District.	Photocopy
21.	Letter dated 30.04.2014 in No. APA/LC/139/2013-14 issued by the Anekal Planning Authority.	Photocopy
22.	Sale Deed dated 17.08.2013, registered as document No. BSG-1-02947/2013-14, stored in C.D. No. BSGD216, before the office of the sub-registrar, Basavanagudi.	Original
23.	Mutation Register bearing MR No. T10/2019-20.	Online copy



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24.	Mutation Register bearing MR No. T7/2024-25.	Online copy
25.	Sale Deed dated 19.02.2025, registered as document No.SRJ-1-10298/2024-25, before the office of the sub-registrar, Basavanagudi (Sarjapura).	Original
26.	Mutation Register bearing MR No. H10/2024-25.	Photocopy
27.	Special Power of Attorney dated 10.04.2024, registered as document No. SRJ-1-00026/2024-25, before the office of the sub-registrar, Sarjapura.	Original with Modernspace
28.	Mutation Register bearing MR No. T18/2024-25.	Online Copy
29.	Sale deed dated 10.10.2025 registered as document No.SRJ-1-05740/2025-26, at the office of the sub-registrar, Sarjapura executed by (1) M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (2) M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (3) Muniyappa son of late Lingappa, (4) Manjuanath son of Muniyappa, (5) Sumithra daughter of Muniyappa (Muniyappa, Manjuanath and Sumithra were represented by their power of attorney holder M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), as vendors and Manjunatha K.N. as confirming party in favour of Godrej Properties Limited acting through its authorized representative Debleena Banerjee (vide board resolution dated 23.09.2025).	Photocopy
30.	RTCs for the period 1969-70 to 1983-84, 1989-90 to 2017-18 in relation to Survey No. 27.	RTCs for the period -1969-70 to 1983-84- Photocopy RTCs for the period -1989-90 to 2001-02- Photocopy RTCs for the period -2002-03 to



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		2017-18- Photocopy
31.	RTCs for the period 2018-19 to 2023-24 in relation to Survey No. 27/1.	Online Certified Copy
32.	RTCs for the period 2024-25 to 2025-26 in relation to Survey No. 27/8.	Online Certified Copy
33.	Relinquishment deed dated 20.04.2026 registered as document No.ABL-1-1099/2026-27 in the office of the sub-registrar Attibele, executed by M/s. Godrej Properties Limited, represented by Debleena Banerjee.	Photocopy
34.	Relinquishment deed dated 30.04.2026 registered as document No.ABL-1-1100/2026-27 in the office of the sub-registrar Attibele, executed by M/s. Godrej Properties Limited, represented by Debleena Banerjee.	Photocopy
35.	NOC dated 02.01.2026 bearing No. Yamare/V.P/138/2025-26, issued by the Panchayat Development Officer, Yamare Village Panchayat, Sarjapura, Anekal Taluk.	Photocopy
36.	NOC for high rise building in BGTD dated 07.03.2026 in No.DGM (CM) BGTD/NOC for High rise/2025-26/198 issued by the Assistant General Manager IPCM/EMF.	Photocopy
37.	Consent for Establishment (CFE) dated 17.03.2026 bearing No.CTE-353220 issued by the Karnataka State Pollution Control Board in favour of M/s. Godrej Properties Limited.	Photocopy
38.	NOC dated 30.03.2026 in No.HOSU/SOUTH/B/020226/2416962 issued by Airports Authority of India, Bangalore.	Photocopy
39.	Revised NOC dated 17.04.2026 bearing No. KSFES/GBC (1)/077 docket No. KSFES/NOC/077/2026 issued by the Office of the Director General of Police Commandant General, Home Guards & Director of Civil Defence and Director General Karnataka State Fire & Emergency Services.	Photocopy
40.	NOC dated 07.05.2026 bearing No. SEIAA 104 CON 2026 issued by the State Level Environment Impact Assessment Authority-Karnataka in favour of M/s. Godrej Properties Limited.	Photocopy
41.	Development plan dated 08.05.2026 in No.APA/LAO/191/2025-26 issued by the Member Secretary Anekal Planning Authority, Anekal.	Photocopy
42.	Residential layout plan approval letter dated 08.05.2026 in No.APA/LAO/191/2025-26, issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority, Anekal.	Photocopy



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43.	Moola Tippyany with respect to the Survey No. 27.	Certified copy provided in Survey No. 27/1 file
44.	Akarbandh in relation to Survey No. 27.	Photocopy
45.	Akarbandh in relation to Survey No. 27/1.	Provided in Survey No. 27/1 file
46.	Akarbandh in relation to Survey No. 27/8.	Certified Copy
47.	Hissa Tippyany and RR Pakka Book in relation to Survey No. 27/1 to 27/6.	Certified copy provided in Survey No. 27/1 file
48.	Atlas in relation to Survey No. 27/1 to 27/6.	Provided in Survey No. 27/1 file
49.	Hissa Tippyany, RR Pakka Book and Atlas for having bifurcated the Survey No. 27/1 into 27/7 and 27/1.	Certified Copy
50.	Atlas in relation to Survey No. 27/1.	Provided in Survey No. 27/1 file
51.	Hissa Tippyany and RR Pakka Book in relation to Survey No. 27/8.	Certified Copy
52.	Atlas in relation to Survey No. 27/8.	Certified Copy
53.	Village map of Kada Agrahara Village.	Provided in Survey No. 27/1 file
54.	Endorsement dated 19.07.2025 in No. R.R.T/copy/C.R/380/2024-25 issued by the Special Thasildar, Anekal Taluk..	Photocopy Original in the file for Survey No. 27/1
55.	Endorsement dated 15.02.2024 issued by the Special Thasildar, Anekal Taluk.	Original
56.	Endorsement dated 14.11.2013 in No. R.K/C.R/1084/2013-14 issued by the Thasildar, Bangalore East Taluk, K.R. Puram.	Photocopy
57.	Endorsement dated 16.05.2013 in No. L.R.F/CR/49/2013-14 issued by the Special Thasildar, Anekal Taluk.	Provided in Survey No. 27/1 file
58.	Endorsement dated 22.08.2013 in No. L.R.F/C.R/130/2013-14 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.	Photocopy



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59.	Endorsement dated 23.08.2013 in No. P.T.C.L/C.R(A)211/2013-14 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.	Photocopy
60.	Endorsement dated 19.09.2025 in No. RT1218028035060 issued by the Special Thasildar, Anekal Taluk	Photocopy
61.	Endorsement dated 04.09.2025 in No. KHB/LA/Anekal/60/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore	Photocopy Original in the file for Survey No. 27/1
62.	Endorsement dated 04.09.2025 in No. P.T.C.L(A)CR:513/2025-26 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore	Photocopy Original in the file for Survey No. 27/1
63.	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004.	Photocopy Certified Copy in the file for Survey No. 27/1
64.	Encumbrance Certificate for the period 01.04.2004 to 03.04.2013.	Photocopy
65.	Encumbrance Certificate for the period 01.04.2013 to 08.11.2013.	Photocopy
66.	Encumbrance Certificate for the period 01.04.2004 to 13.03.2024.	Online Certified Copy
67.	Encumbrance Certificate for the period 01.09.2024 to 19.07.2025.	Online Certified Copy
68.	Encumbrance Certificate for the period 15.01.2023 to 15.06.2025.	Online Certified Copy
69.	Encumbrance Certificate for the period 27.05.2025 to 19.07.2025.	Online Certified Copy
70.	Encumbrance Certificate for the period 20.07.2025 to 28.08.2025.	Photocopy
71.	Encumbrance certificate issued for the period from 01.04.2004 to 30.01.2026 with respect to Survey No.27/8.	Online Certified Copy
72.	Settlement deed dated 19.11.2025 registered as document No.SRJ-1-06891/2025-26, at the office of the sub-registrar, Sarjapura executed by and between M/s. Modern Space Builders LLP, represented by its authorized designated partner Shravanth P, M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P and Godrej Properties Limited acting through its authorized representative Darshan Kannan.	Certified Copy



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73.	Encumbrance certificate issued for the period from 01.04.2025 to 01.06.2026 with respect to Survey No.27/8.	Online Certified Copy
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June 26, 2026

Due Diligence Report with respect to converted land in Survey No.28/1 (Old Survey No. 28) measuring 1 acre 38 guntas and Survey No. 29/3 (Old Survey No. 29) measuring 25 guntas, situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

To:

Godrej Properties Limited

From:

Malini Raju
AZB & Partners
Bengaluru

PRIVILEGED AND CONFIDENTIAL



AZB & PARTNERS
ADVOCATES & SOLICITORS

FOREWORD

1. We are acting as legal advisors to **Godrej Properties Limited** (“**Client**”) in connection with conducting a land due diligence (as defined below).
2. The contents of this Due Diligence Report (“**Report**”) are confidential. Neither this Report nor any of its contents may be disclosed to any person other than the Client, without our express written consent. We accept no responsibility or legal liability to any person other than the Client in relation to the contents of the Report even if the same has been disclosed with our consent.
3. The information in this Report is derived from a review of documents specified under **Annexure “A”** of this Report and information provided to us from time to time (“**Available Documents**”) in respect of the property.
4. The scope of this Report is limited to the identification of issues in relation to the title of Client to the property.
5. Our review for the purpose of this Report is subject to the following limitations:
 - (i) We have relied on the information and the contents mentioned in the Available Documents;
 - (ii) The review consisted of review of the Available Documents made available by the Client. Certain information and clarifications on particular issues were provided vide emails and orally;
 - (iii) We have not carried out any physical inspection of the property;
6. Unless otherwise stated in this Report, this Report is based on the assumptions that:
 - (i) all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
 - (ii) all signatures and seals on any documents submitted to us are genuine;
 - (iii) there have been no amendments or changes to the documents examined by us; and
 - (iv) the legal capacities of all natural persons are as they purport it to be.
7. Our liability in relation to this Report shall be limited to the amount of fees received by us from our Client for this particular assignment.

**MALINI
RAJU**

Malini Raju
AZB & Partners
Bengaluru

Digitally signed by MALINI RAJU
DN: C=IN, PostalCode=560079, S=KARNATAKA, STREET=677, 8TH A MAIN
ROAD, BENGALURU BASAWESHWARNAGAR III STAGE, III
BLOCK, 560079, L=BENGALURU, O=Personal,
SERIALNUMBER=7b247c57267eef158e3b90d2e7491741f58c
7b0975e36fab4953fa6b73a963,
OID.2.5.4.65=42a46c23bd9d4361b523a00673384fde,
Phone=385ce92259b352f9eb2ea427ef3eead185dfa596680ac,
c8f607c9a39146a9d6,
E=MALINI.RAJU@AZBPARTNERS.COM, CN=MALINI RAJU
Reason: I am the author of this document
Location:
Date: 2026-06-26 18:00:32



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DUE DILIGENCE REPORT

We have in this due diligence report dealt with the converted lands in Survey No.28/1 (Old Survey No. 28) measuring 1 acre 38 guntas and Survey No. 29/3 (Old Survey No. 29) measuring 25 guntas, situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

Flow of Title:

1. We have perused a copy of the Sale Deed dated 09.06.1955, registered as document No.635/1955-56, in Book I, Volume No.744, Pages 112 to 113, before the sub-registrar, Anekal, which bears out that, Bhadraiah sold the Survey Nos. 28 and 29, measuring 2 acres 23 guntas in favour of H. Pillappa, son of Dasanna. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 bears out registration of Sale Deed dated 09.06.1955.
2. We have perused a copy of the Sale Deed dated 12.07.1956, registered as document No.1053/1956-57, in Book I, Volume No. 766, Pages 199 to 200, before the sub-registrar, Anekal, which bears out that, H. Pillappa sold the Survey Nos. 28 and 29, measuring 2 acres 23 guntas in favour of Ramaiah, son of Munishmappa. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 bears out registration of Sale Deed dated 12.07.1956.
3. We have perused a copy of the Sale Deed dated 22.04.1960, registered as document No.262/1960-61, in Book I, Volume No.884, Pages 48 to 49, before the sub-registrar, Anekal, which bears out that, Ramaiah sold the Survey Nos.28 and 29, measuring 2 acres 23 guntas in favour of Bhadraiah, son of Kempanna. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 bears out registration of Sale Deed dated 22.04.1960.
4. We have perused a copy of the Mutation Register bearing MR No.2/1960-61 which bears out that as per Sale Deed dated 22.04.1960, the khata with respect to the Survey Nos.28 and 29, measuring 2 acres 23 guntas has been transferred and registered in the name of Bhadraiah.
5. We have perused a copy of the Sale Deed dated 24.04.1960, registered as document No.290/1960-61, in Book I, Volume No.885, Pages 11 to 13, before the sub-registrar, Anekal, which bears out that, Bhadraiah sold the Survey Nos.28 and 29, measuring 2 acres 23 guntas in favour of Ramaiah, son of Munishmappa. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 bears out registration of Sale Deed dated 22.04.1960.
6. We have perused a copy of the Mutation Register bearing MR No.3/1960-61 which bears out that as per Sale Deed dated 22.04.1960, the khata with respect to the Survey Nos.28 and 29, measuring 2 acres 23 guntas has been transferred and registered in the name of Ramaiah.
7. We have perused a copy of the Sale Deed dated 08.04.1996, registered as document No.89/1996-97, in Book I, stored in CD No. 003 before the sub-registrar, Anekal, which bears



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out that, Ramaiah and his sons, Thyagaraju and Ramesh sold the Survey No.28 measuring 1 acre 38 guntas and Survey No. 29, measuring 25 guntas in favour of Mohammed Hanif, son of Abbasi Ali (represented by his general power of attorney holder Abdul Majeed). The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 bears out registration of Sale Deed dated 08.04.1996.

8. We have perused a copy of the general power of attorney executed by Mohammed Hanif, son of Abbasi Ali in favour of Abdul Majeed son of Chand Patel sign and execute the documents. The said general power of attorney is registered as Document No. 5360/1995-96.
9. We have perused a copy of the Mutation Register bearing MR No.4/2002-03 which bears out that, the khata with respect to the Survey No.28 measuring 1 acre 38 guntas and Survey No. 29, measuring 25 guntas has been transferred and registered in the name of Mohammed Hanif.
10. We have perused a copy of the Complaint, Judgement and Decree in O.S. No.120/2006 (old No.341/1996) which bears out that B. Muninajappa, son of late Bhadrappa filed a suit in O.S. No.120/2006 (old No.341/1996) before the Court of the Civil Judge, Senior Division at Anekal against Mohammed Hanif and others for declaration declaring that the Sale Deed dated 08.04.1996, registered as document No.89/1996-97 is null and void and for order of permanent injunction and 1/6th share in suit schedule property i.e., land bearing Survey Nos.28 and 29, totally measuring 2 acres 23 guntas. The Hon'ble court dismissed the said suit by the Order dated 20.10.2008.
11. We have perused a copy of the Memorandum of Appeal and Order passed in R.A. No.225/2008 which bears out that being aggrieved by the Order dated 20.10.2008, B. Muninajappa preferred an appeal in R.A. No.225/2008 before the Court of the Principal District and Sessions Judge, Bangalore Rural District, Bangalore. The Hon'ble court by the Order dated 29.01.2011 dismissed the said appeal and upheld the Order dated 20.10.2008.
12. We have perused a copy of the General Power of Attorney dated 28.02.2001, registered as document No.163/2000-01 in Book IV, Volume No. 158, Pages 35 to 43, before the office of the sub-registrar, Anekal, which bears out that, Mohammed Hanif authorised and empowered Jitendra Virwani and Narpath Singh Choraria jointly or severally to sign and execute deed/s, conveyance/s and such other documents as may be required for effectively convey the Survey No.28 measuring 1 acre 38 guntas and Survey No. 29, measuring 25 guntas
13. We have perused a copy of the Sale Deed dated 03.03.2011, registered as document No. SRJ-1-03893/2011-12, stored in C.D. No. SRJD85, before the office of the sub-registrar, Sarjapura, which bears out that, Mohammed Hanif (represented by his general power of attorney holder Narpath Singh Choraria) along with K.M. Ramachandrappa sold the Survey No.28 measuring 1 acre 38 guntas and Survey No. 29, measuring 25 guntas in favour of Sharath Reddy, son of N. Seetharama Reddy. It is recited in the said Sale Deed that, K.M. Ramachandrappa being the

agreement holder of the said property had attested his signature as a seller to confirm the execution of the sale deed. The Encumbrance Certificates for the period 01.01.2003 to 19.07.2025 and from 01.04.2004 to 30.01.2026 bears out registration of Sale Deed dated 03.03.2011.

14. We have perused a copy of the Mutation Register bearing MR No. H10/2011-12 which bears out that as per Order dated 31.01.2012, the khata with respect to the Survey No.28 measuring 1 acre 38 guntas and Survey No. 29, measuring 25 guntas has been transferred and registered in the name of Sharath Reddy.

The portion of land in Survey No.28 measuring 1 acre 38 guntas earlier held by Mohammed Hanif was bifurcated from the larger extent and assigned as a Survey No. 28/1.

15. We have perused a copy of the Order No.APA/CLU/90/2012-13, dated 07.07.2012 which bears out that the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority Anekal has permitted for change of land user from industrial to residential user under the provision of column 14-A (3) of the Karnataka Town and Country Planning Act, 1961 with respect to the land bearing Survey No.28/1 measuring 1 acre 38 guntas and Survey No.29 measuring 1 acre 36 guntas along with another land parcel totally measuring 5 acres 6 guntas.
16. We have perused a copy of the Official Memorandum dated 03.08.2012 bearing No. ALN (A) (AS) SR: 151/2012-13 issued by the Deputy Commissioner, Bangalore District which bears out that the Survey No. 28/1, measuring 1 acre 38 guntas and Survey No. 29, measuring 25 guntas has been converted from agricultural use to non-agricultural/ residential purposes.
17. We have perused a copy of the conversion sketch dated 16.07.2012 issued by the land Surveyor, Anekal Taluk which bears out that the land in Survey No.28/1 measuring 1 acre 38 guntas has been converted for residential user.
18. We have perused a copy of the Mutation Register bearing MR No. T8/2018-19 which bears out that the Survey No. 28/1, measuring in total 3 acres 29 guntas (including 2 guntas kharab) is bifurcated into two portions, i.e., Survey No. 28/1, measuring 2 acres 3 guntas (including 2 guntas kharab) and Survey No. 28/3, measuring 1 acre 26 guntas (without kharab). The name of Sharath Reddy is entered as the owner of the Survey No.28 measuring 1 acre 38 guntas.
19. We have perused a copy of the Deed of Gift dated 26.03.2024, registered as document No. ANK-1-14386/2023-24, before the office of the sub-registrar, Anekal, which bears out that, Sharath Reddy, son of N. Seetharama Reddy gifted the Survey No.28/1 measuring 1 acre 38 guntas and Survey No. 29, measuring 25 guntas in favour of Akhila Srinivas, wife of Sharath Reddy.



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20. We have perused a copy of the Deed of Rectification dated 31.05.2024, registered as document No. SRJ-1-01921/2024-25, before the office of the sub-registrar, Sarjapura, which bears out that in the aforesaid Deed of Gift dated 26.03.2024 the property is mentioned as Survey No. 29 instead of Survey No. 29/3 and the said error was rectified vide the Deed of Rectification dated 31.05.2024.
21. We have perused a copy of the Deed of Gift dated 23.07.2024, registered as document No. SRJ-1-03595/2024-25, before the office of the sub-registrar, Sarjapura, which bears out that, Akhila Srinivas, wife of Sharath Reddy gifted the Survey No.28/1 measuring 1 acre 38 guntas and Survey No. 29/3, measuring 25 guntas in favour of her parents, Srinivas Manjappa, son of H. Manjappa and Nalini Srinivas, wife of Srinivas Manjappa. The Encumbrance Certificate for the period 01.01.2023 to 15.06.2025 and 01.01.2024 to 02.10.2025 bears out registration of Deed of Gift dated 23.07.2024.
22. We have perused a copy of the Deed of Sale dated 30.09.2024, registered as document No. SRJ-1-05976/2024-25, before the office of the sub-registrar, Sarjapura, which bears out that Srinivas Manjappa and Nalini Srinivas along with M/s Modern Space Builders LLP, represented by its partner Shravanth P (he is represented by its Special Power of Attorney holder Hari Prasad N) as confirming party sold the Survey No.28/1 measuring 1 acre 38 guntas in favour of Maddela Sreenivasa Reddy, son of Maddela Obula Reddy, Krishna Kumar Grandhe, son of Venkata Ramaiah Grandhe, Poreddy Deeraj Kumar Reddy, son of Poreddy Rama Chandra Reddy, Dhanekula Babu, son of Gopala Rao, Kishore Kumar Gangavaram, son of Maheshwara Rao Gangavaram, Niti Goyal, son of Ramesh Kumar Goyal, Peddireddy Archana, daughter of Somavarapu Doreswamy Reddy, Umasankar Donepudi, son of Kondayya D, Mamidi Venkat Kumar Veera Prakash Rao, son of Varaha Narasimha Murthy, R.K. Raja Raghavendra, son of R. Krishna Murthy Raju, Mallikarjuna Masala, son of Lakshmanna Masala and Yelchuru Lakshmi Alekhya, wife of NVS Sathyanarayana (all are represented by their general power of attorney holder Nandyala Vijaya Narasimha Reddy). The Encumbrance Certificates for the period 01.03.2019 to 19.07.2025 and from 01.04.2004 to 30.01.2026 bears out registration of Deed of Sale dated 30.09.2024.
23. We have perused a copy of the Power of Attorney dated 22.07.2024, registered as document No. SRJ-4-000305/2024-25, before the office of the sub-registrar, Sarjapura, which bears out that Maddela Sreenivasa Reddy, Krishna Kumar Grandhe, Poreddy Deeraj Kumar Reddy, Dhanekula babu, Kishore Kumar Gangavaram, Niti Goyal, Peddireddy Archana, Umasankar Donepudi, Mamidi Venkat Kumar Veera Prakash Rao, R.K. Raja Raghavendra, Mallikarjuna Masala and Yelchuru Lakshmi Alekhya authorised and empowered Nandyala Vijaya Narasimha Reddy to purchase the Survey No. 28/1, measuring 1 acre 38 guntas and to develop the same by entering in to joint development agreement with prospective Developer/s and to sign on their behalf for the execution of the said deeds before the concerned sub-registrar.



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24. We have perused a copy of the Exchange deed 25.09.2025 registered as Document No. SRJ - 1-05248/2025-26 before the office of the Sub-Registrar Sarjapura we note that we note that Maddela Sreenivasa Reddy, son of Maddela Obula Reddy, Krishna Kumar Grandhe, son of Venkata Ramaiah Grandhe, Poreddy Deeraj Kumar Reddy, son of Poreddy Rama Chandra Reddy, Dhanekula Babu, son of Gopala Rao, Kishore Kumar Gangavaram, son of Maheshwara Rao Gangavaram, Niti Goyal, son of Ramesh Kumar Goyal, Peddireddy Archana, daughter of Somavarapu Doreswamy Reddy, Umasankar Donepudi, son of Kondayya D, Mamidi Venkat Kumar Veera Prakash Rao, son of Varaha Narasimha Murthy, R.K. Raja Raghavendra, son of R. Krishna Murthy Raju, Mallikarjuna Masala, son of Lakshmanna Masala and Yelchuru Lakshmi Alekhya, wife of NVS Sathyanarayana have exchanged the Survey No. 28/1 measuring 1 acre 38 guntas with M/s Urban Oasis represented by its partner Shravanth.P. (represented by its Special Power of Attorney Holder dated 05.02.2025 registered as Document No. 852/2024-25, Chethan HD). The Encumbrance Certificates for the period 01.01.2024 to 02.10.2025 and from 01.04.2004 to 30.01.2026 and from 01.04.2025 to 01.06.2026 bears out registration of Deed of Exchange deed 25.09.2025.
25. We have perused a copy of the Deed of Sale dated 30.09.2024, registered as document No. SRJ-1-05977/2024-25, before the office of the sub-registrar, Sarjapura, which bears out that Srinivas Manjappa and Nalini Srinivas along with M/s Modern Space Builders LLP, represented by its partner Shravanth P (he is represented by its Special Power of Attorney holder Hari Prasad N) as confirming party sold the Survey No.29/3 measuring 25 guntas in favour of R. Lokesh, son of late Ramaiah and Gokul Prabhakar, son of Prabhakar. The Encumbrance Certificates for the period 01.01.2023 to 15.06.2025 and 01.01.2024 to 02.10.2025 and from 01.04.2004 to 30.01.2026 bears out registration of Deed of Sale dated 30.09.2024.
26. We have perused a copy of the Special Power of Attorney dated 10.04.2024, registered as document No. SRJ-4-00026/2024-25, before the office of the sub-registrar, Sarjapura, which bears out that M/s. Modern Space Builders LLP., represented by its Partner, Shravanth P. authorised and empowered Chethan H.D., Praveen Kumar G. and Hari Prasad N. either individually or jointly to appear and represent the company before the sub-registrar, and to do such other acts, deeds and things required for completion of registration of the documents.
27. We have perused a copy of the Exchange deed 26.09.2025 registered as Document No. SRJ - 1-05341/2025-26 before the office of the Sub-Registrar Sarjapura we note that R. Lokesh son of late Ramaiah and Gokul Prabhakar son of Prabhakar have exchanged the Survey No. 29/3 (old Survey No. 29) measuring 25 guntas and 1 gunta kharab land with M/s Urban Oasis represented by its partner Shravanth.P. (represented by its Special Power of Attorney Holder, Chethan HD). The Encumbrance Certificates for the period 01.01.2024 to 02.12.2025 and 01.04.2004 to 30.01.2026 and from 01.04.2025 to 01.06.2026 bears out registration of Deed of Sale dated Exchange deed 26.09.2025.



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28. We have perused a copy of the Special Power of Attorney dated 05.02.2025, registered as document No. SRJ-IV-00852/2024-25, before the office of the sub-registrar, Sarjapura, Basavanagudi which bears out that Urban Oasis., represented by its Partner, Shravanth P. authorised and empowered Chethan H.D., Praveen Kumar G. and Hari Prasad N. either individually or jointly to appear and represent the company before the sub-registrar, and to do such other acts, deeds and things required for completion of registration of the documents.
29. We have perused a copy of the sale deed dated 10.10.2025 registered as document No.SRJ-1-05740/2025-26, at the office of the sub-registrar, Sarjapura which bears out that (1) M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (2) M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (3) Muniyappa son of late Lingappa, (4) Manjuranath son of Muniyappa, (5) Sumithra daughter of Muniyappa (Muniyappa, Manjuranath and Sumithra were represented by their power of attorney holder M/s. Modern Space Builders LLP through power of attorney dated 24.09.2025 registered as document No.SRJ-400757/2025-26 for Survey No.27/2 measuring $\frac{1}{2}$ gunta- *which does not form part of this Report* represented by its special power of attorney holder Hri Prasad N), as vendors and Manjunatha K.N. as confirming party conveyed Survey No.28/1 measuring 1 acre 38 guntas and Survey No.29/3 measuring 25 guntas along with certain other land parcels totally measuring 8 acres 5 $\frac{1}{2}$ guntas in favour of Godrej Properties Limited acting through its authorized representative Debleena Banerjee (vide board resolution dated 23.09.2025). The registration details of the said sale deed is borne out in the encumbrance certificates issued for the period 01.04.2004 to 30.01.2026 and from 01.04.2025 to 01.06.2026 with respect to Survey Nos.29/3 and 28/1.
30. We have perused a copy of the settlement deed dated 19.11.2025 registered as document No.SRJ-1-06891/2025-26, at the office of the sub-registrar, Sarjapura executed by and between M/s. Modern Space Builders LLP, represented by its authorized designated partner Shravanth P, M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P and Godrej Properties Limited acting through its authorized representative Darshan Kannan. Under the settlement deed, the parties had agreed that Godrej Properties Limited shall pay an additional consideration of Rupees One Hundred and Two Crores Seventy Lakhs Only to M/s. Modern Space Builders LLP and M/s. M S Urban Oasis. This additional amount represented enhanced consideration for the acquisition of land in Survey No. 28/1, measuring 1 acre 38 guntas and Survey No.29/3 measuring 25 guntas along with certain other land parcels. This payment was subject to the following conditions: (a) there being no title risk in respect of the said lands; (b) the Sellers being in compliance with their obligations under the transaction contemplated between the parties; and (c) payment being made in the manner and upon completion of the milestones specified in the settlement deed. The registration details of the said sale deed is borne out in the encumbrance certificates issued for the period 01.04.2004 to 30.01.2026 and from 01.04.2025 to 01.06.2026 with respect to Survey Nos.29/3 and 28/1.



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31. We have perused a copy of the Record of Rights bearing RR No. 50 and 51 which bears out that Nanjundappa sold the Survey No. 28 and 29 in favour of Thimmaiah, son of Kuruba Kempaiah under the Sale Deed dated 18.06.1916, registered as document No.1265 and Sale Deed dated 08.06.1925, registered as document No.1646, respectively. We have been informed that the said sale deeds are not available. We have traced the title from 1955 onwards which is sufficient to derive the current ownership of Survey Nos. 28 and 29 for a period of 70 years
32. We have perused copies of the Preliminary Record for the period 1962-63 to 1964-65, 1966-67 to 1967-68 in relation to Survey No. 28 and 29 and the name of Thimmaiah, son of Kuruba Kempaiah is entered as the owner.
33. We have perused copies of the RTCs in relation to Survey No. 28, measuring 5 acres 1 gunta (including 2 guntas kharab). For the period 1969-70 to 1978-79 which bears out the name of Thimmaiah as the owner. For the period 1979-80 to 1983-84, 1989-90 to 1993-94 which bears out the name of Thimmaiah as the owner along with the owner of another portion. For the period 1994-95 to 2001-02 which bears out the name of Ramaiah for 1 acre 38 guntas as the owner along with the owner of another portion. For the period 2002-03 to 2010-11 which bears out the name of Mohammed Hanif for 1 acre 38 guntas as the owner along with the owner of another portion.
34. We have perused copies of the RTCs in relation to Survey No. 28/1, measuring 3 acres 29 guntas (including 2 guntas kharab). For the period 2011-12 to 2017-18 which bears out the name of Sharath Reddy for 1 acre 38 guntas as the owner along with the owner of another portion.
35. We have perused copies of the RTCs in relation to Survey No. 28/1, measuring 3 acres 29 guntas (including 2 guntas kharab). For the period 2018-19 to 2025-26 which bears out the name of Sharath Reddy for 1 acre 38 guntas as the owner along with the owner of another portion.
36. We have perused copies of the RTCs in relation to Survey No. 29, measuring 2 acres 31 guntas (including 1 gunta kharab). For the period 1969-70 to 1978-79 which bears out the name of Thimmaiah as the owner. For the period 1979-80 to 1983-84, 1989-90 to 1993-94 which bears out the name of Thimmaiah as the owner along with the owner of another portion. For the period 1994-95 to 2001-02 which bears out the name of Ramaiah for 25 guntas as the owner along with the owner of another portion. For the period 2002-03 to 2010-11 which bears out the name of Mohammed Hanif for 25 guntas as the owner along with the owner of another portion.
37. We have perused copies of the RTCs in relation to Survey No. 29/3, measuring 26 guntas (including 1 gunta kharab). For the period 2011-12 to 2025-26 which bears out the name of Sharath Reddy as the owner.



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38. We have perused a copy of the relinquishment deed dated 20.04.2026 registered as document No.ABL-1-1099/2026-27 in the office of the sub-registrar Attibele, which bears out that M/s. Godrej Properties Limited, represented by Debleena Banerjee released and relinquished an extent of 3761.23 square meters for park in favour of Governor of Karnataka represented by member secretary Anekal Planning Authority with respect to Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey No. 28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, in all aggregating to 8 acres 3 guntas.
39. We have perused a copy of the relinquishment deed dated 30.04.2026 registered as document No.ABL-1-1100/2026-27 in the office of the sub-registrar Attibele, which bears out that M/s. Godrej Properties Limited, represented by Debleena Banerjee released and relinquished an extent of 11307.55 square meters for park in favour of Governor of Karnataka represented by Panchayath Development Officer, Yamare Village Panchayath, Sarjapura Hobli with respect to Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey No. 28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, in all aggregating to 8 acres 3 guntas.

No-objection Certificates (“NOC”) obtained for construction of Building:

40. We have perused a copy of the NOC dated 02.01.2026 bearing No. Yamare/V.P/138/2025-26, issued by the Panchayat Development Officer, Yamare Village Panchayat, Sarjapura, Anekal Taluk, which records that a NOC has been granted in favour of M/s. Godrej Properties Limited for supply of drinking water, access road and drainage system in respect of the proposed residential building to be constructed on Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/2 measuring ½ gunta, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey No. 28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, in all aggregating to 8 acres 3½ guntas. The said NOC further records that the aforesaid land has a 40-foot access road.
41. We have perused a copy of the NOC for high rise building in BGTD dated 07.03.2026 in No.DGM (CM) BGTD/NOC for High rise/2025-26/198 issued by the Assistant General Manager IPCM/EMF which bears out that the Bharat Sanchar Nigam Limited had no objection for proposed residential building in favour of M/s. Godrej Properties Limited at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3. The said NOC is valid for a period of 5 years from 07.03.2026.
42. We have perused a copy of the Consent for Establishment (CFE) dated 17.03.2026 bearing No.CTE-353220 issued by the Karnataka State Pollution Control Board in favour of M/s. Godrej Properties Limited for construction of Residential building at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3 on a total built up area of 1,06,857 Sq. mtrs. The proposed building consists of 544 flats with club house. The said NOC is valid till 16.03.2031.



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43. We have perused a copy of the NOC dated 30.03.2026 in No.HOSU/SOUTH/B/020226/2416962 which bears out that the Airports Authority of India, Bangalore, had no objection for proposed residential building in favour of M/s. Godrej Properties Limited at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3. The said NOC is valid till 29.03.2034.
44. We have perused a copy of the revised NOC dated 17.04.2026 bearing No. KSFES/GBC (1)/077 docket No. KSFES/NOC/077/2026 issued by the Office of the Director General of Police Commandant General, Home Guards & Director of Civil Defence and Director General Karnataka State Fire & Emergency Services ("**Fire Department**") had no objection for construction of Residential building at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3 in favour of M/s. Godrej Properties Limited.
45. We have perused a copy of the NOC dated 07.05.2026 bearing No. SEIAA 104 CON 2026 issued by the State Level Environment Impact Assessment Authority-Karnataka in favour of M/s. Godrej Properties Limited for construction of Residential building at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3 on a plot area of 34,448.9 Sqm and the total built up area is 1,06,857 Sqm. The proposed building consists of 544 units with (1) Tower 1 having 3 BF +GF+35 UF+TF, (2) Tower 2 having 3 BF +GF+35 UF+TF and (3) Clubhouse having 3 BF +GF+2 UF+TF.

Sanction Plan:

46. We have perused a copy of the development plan dated 08.05.2026 in No.APA/LAO/191/2025-26 issued by the Member Secretary Anekal Planning Authority, Anekal. The said development plan confirms that approval has been granted in favour of M/s. Godrej Properties Limited, for the proposed residential development project situated in Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey No. 28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, totally measuring 8 acres 3 guntas (approximately 32,677.91 square meters) ("Project"). The Project comprises 534 residential units in a structure consisting of 3 basement floor + 1 Ground Floor + 35 upper floors + terrace Floor.

Note: It is pertinent to note that the land in Survey No.27/2, forms part of all the NOCs. However, , the residential layout plan approval letter and development plan, both dated 08.05.2026, do not refer to Survey No.27/2.

47. We have perused a copy of the residential layout plan approval letter dated 08.05.2026 in No.APA/LAO/191/2025-26, issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority, Anekal. The said plan indicates that permission was accorded in favour of M/s. Godrej Properties Limited to develop residential sites in Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey No.

28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, totally measuring 8 acres 3 guntas.

Survey documents with respect to Survey No.28/1 and 29/3:

1. We have perused a copy of the Moola Tippyany with respect to the Survey No. 28.
2. The RR Pakka Book shows that, the Survey No. 28, measuring 5 acres 1 gunta (including 2 guntas kharab) has been bifurcated into 2 portions, i.e., Survey No. 28/1 and 28/2. The total extent of land in Survey No. 28/1 is 3 acres 29 guntas (including 2 guntas kharab). The name of Mohammed Hanif is entered as the owner of the Survey No. 28/1 along with the owners of remaining portion in Survey No. 28/1.
3. The Akarbandh bears out the total extent of land in Survey No. 29/3 as 26 guntas (including 1 gunta 'B' kharab) and Survey No. 28/1 as 3 acres 29 guntas (including 2 guntas kharab).
4. The Hissa Tippyany and RR Pakka Book shows that, the Survey No. 29, measuring 2 acres 31 gunta (including 1 gunta kharab) has been bifurcated into 3 portions, i.e., Survey No. 29/1 and 29/3. The name of Mohammed Hanif is entered as the owner of the Survey No. 29/3, measuring 26 gunta (including 1 gunta 'B' kharab).
5. We have perused a copy of the Atlas of Survey No. 29 which shows the bifurcation of Survey No. 29/1 to 29/3.
6. We have perused a copy of the Atlas of Survey No. 28 which shows the bifurcation of Survey No. 28/1 to 28/3.
7. We have perused a copy of the Hissa Tippyany which bears out that Survey No. 28 has been bifurcated into Survey No. 28/1 and Survey No. 28/2. The name of Thimmaiah son of Kempaiah and Mohammed Hanif are entered as the owners for Survey No. 28/1.
8. We have perused a copy of the RR Pakka Book which bears out that the land in Survey No. 28/1 measuring 3 acres 29 guntas totally (including 2 guntas kharab) and (i) Thimmaiah, Sharath Reddy son of Seetharama Reddy is shown as the owner for 2 acres 3 guntas (including 2 guntas kharab) and (ii) K.S Sai Venkatesh son of K.G Narasimhaiah is shown as the owner for an extent of 1 acre 26 guntas.
9. We have perused a copy of the village map of Kada Agrahara Village and the composite Survey No. 28 and 29 formed part of the said village.



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Endorsements with respect to Survey No. 28/1 and 29/3:

1. We have perused a copy of the Endorsement dated 30.04.2024 issued by the Special Thasildar, Anekal Taluk, which bears out that the Mutation Register bearing MR No. 7/1969-70 with respect to Survey No. 28/1 and 29/3 is dilapidated and could not be issued.
2. We have perused a copy of the Endorsement dated 13.03.2024 in No. R.R.T/CR/182/2023-24 issued by the Special Tahsildar, Anekal Taluk, which bears out that the Mutation Register bearing MR No. 3/1970-71 with respect to Survey No. 28 is not available.
3. We have perused a copy of the Endorsement dated 12.06.2024 issued by the Special Thasildar, Anekal Taluk, which bears out that the Preliminary Record with respect to Survey No. 28 is dilapidated and could not be issued.
4. We have perused a copy of the Endorsement dated 22.02.2011 in No. R.K/CR/6015/2010-11 issued by the Thasildar, Anekal Taluk which bears out that the RTCs for the period 1984 to 1989 with respect to Survey No. 28 and 29 is dilapidated and could not be issued.
5. We have perused a copy of the Endorsement dated 16.05.2013 in No. L.R.F/CR/49/2013-14 issued by the Special Thasildar, Anekal Taluk which bears out that there are no tenancy application filed under Form 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 28.
6. We have perused a copy of the Endorsement dated 16.05.2013 in No. L.R.F/CR/49/2013-14 issued by the Special Thasildar, Anekal Taluk which bears out that there are no tenancy application filed under Form 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 29.
7. We have perused a copy of the Endorsement dated 04.09.2025 in No. KHB/LA/Anekal/60/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey Nos. 28/1 and 29/3 along with certain other land parcels.
8. We have perused a copy of the Endorsement dated 04.09.2025 in No. P.T.C.L(A)CR:513/2025-26 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey No. 28/1 and 29/3 along with certain other land parcels.

Encumbrance certificates with respect to Survey No. 28/1 and 29/3:

1. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 (3 in Nos.) which bears out several entries out of which registration of Sale Deed dated 09.06.1955, registered as



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document No.635; Sale Deed dated 12.07.1956, registered as document No.1053; Sale Deed dated 22.04.1960, registered as document No.262; Sale Deed dated 24.04.1960, registered as document No.290; Sale Deed dated 08.04.1996, registered as document No.89 with respect to the Survey No. 28 and 29.

2. The Encumbrance Certificate for the period 01.01.2003 to 19.07.2025 which bears out several entries out of which registration of Sale Deed dated 03.03.2011, registered as document No. SRJ-1-03893 with respect to the Survey No. 28
3. The Encumbrance Certificate for the period 01.03.2019 to 19.07.2025 which bears out several entries out of which registration of Deed of Sale dated 30.09.2024, registered as document No. SRJ-1-05976 with respect to the Survey No. 28/1
4. The Encumbrance Certificate for the period 01.01.2003 to 19.07.2025 which bears out several entries with respect to other portion of Survey No. 29 and those entries are not related to the Survey No. 29/3.
5. The Encumbrance Certificate for the period 01.01.2023 to 15.06.2025 which bears out registration of Deed of Sale dated 30.09.2024, registered as document No. SRJ-1-05977 and Deed of Gift dated 23.07.2024, registered as document No. SRJ-1-03595 with respect to the Survey No. 29/3.

Public Notice

1. We have issued public notices, both published on 25.08.2025, in the Bangalore edition of the Times of India and Vijaya Karnataka Bengaluru edition newspapers calling for objection from the general public. We have not received any objection from the public with respect to the land in Survey No.28/1 (old No. 28) measuring 1 acre 38 guntas.
2. We have issued public notices, both published on 25.08.2025, in the Bangalore edition of the Times of India and Vijaya Karnataka Bengaluru edition newspapers calling for objection from the general public. We have not received any objection from the public with respect to the land in Survey No.29/3 (old No. 29) measuring 25 guntas.

Note: We are given to understand the e-katha, latest property taxpaid receipts will be paid and obtained at the later stage. The Endorsements issued by Karnataka Industrial Areas Development Board and National Highways Authority of India pertaining to the proposed or pending acquisition proceedings with respect to Survey Nos. 28/1 and 29/3 shall be obtained in due course.



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CONCLUSION

Based on review of the documents detailed above and subject to our observations, we hereby conclude that **Godrej Properties Limited** is the owner of the converted land bearing Survey No.29/3 (Old No. 29) measuring 25 guntas and Survey No.28/1 (old No. 28) measuring 1 acre 38 guntas both situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

**MALINI
RAJU**

Digitally signed by MALINI RAJU
DN: C=IN, PostalCode=560079, S=KARNATAKA, STREET="677, 8TH A MAIN
ROAD, BENGALURU, BASAWESHWARNAGAR III STAGE, III
BLOCK, 560079", L=BENGALURU, O=Personal,
SERIALNUMBER=I7b247c57267eef158e3b90d2e7491741f58c
7b0975e36fab4953fa6bf73a963,
OID.2.5.4.65=42a46c23bddf4361b523a00673384fde,
Phone=385ce92259b352f9eb2ea427ef3eeaed185dfa596680ac
c8f607c9a39146a9d6,
E=MALINI.RAJU@AZBPARTNERS.COM, CN=MALINI RAJU
Reason: I am the author of this document
Location:
Date: 2026-06-26 18:00:53

Malini Raju
AZB & Partners
Bengaluru



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SCHEDULE

Item No. 1

All that piece and parcel of the residentially converted land Survey No.28/1 (old No. 28) measuring 1 acre 38 guntas (converted vide Official Memorandum dated 03.08.2012 bearing No. ALN (A) (AS) SR: 151/2012-13 issued by the Deputy Commissioner, Bangalore District), situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore and bounded on the:

East by : Road;
West by : Land in Survey No. 28/3;
North by : Land in Survey No. 29;
South by : Land in Survey No. 27.

Item No. 2

All that piece and parcel of the residentially converted land Survey No.29/3 (old No. 29) measuring 25 guntas (converted vide Official Memorandum dated 03.08.2012 bearing No. ALN (A) (AS) SR: 151/2012-13 issued by the Deputy Commissioner, Bangalore District), situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore and bounded on the:

East by : Road;
West by : Land in Survey No. 29/2;
North by : Kommasandra- Sarjapura Road;
South by : Land in Survey No. 28/1.



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Annexure -A

Available Documents- Documents reviewed by us:

Sl. No.	Description of the documents
1.	Sale Deed dated 09.06.1955, registered as document No.635/1955-56, in Book I, Volume No.744, Pages 112 to 113, before the sub-registrar, Anekal.
2.	Sale Deed dated 08.06.1925, registered as document No.1646/1924-25, Volume No. 292, at Pages 175 to 179.
3.	Sale Deed dated 12.07.1956, registered as document No.1053/1956-57, in Book I, Volume No. 766, Pages 199 to 200, before the sub-registrar, Anekal.
4.	Sale Deed dated 22.04.1960, registered as document No.262/1960-61, in Book I, Volume No.884, Pages 48 to 49, before the sub-registrar, Anekal.
5.	Mutation Register bearing MR No.2/1960-61.
6.	Sale Deed dated 24.04.1960, registered as document No.290/1960-61, in Book I, Volume No.885, Pages 11 to 13, before the sub-registrar, Anekal.
7.	Mutation Register bearing MR No.3/1960-61.
8.	Sale Deed dated 08.04.1996, registered as document No.89/1996-97, in Book I, stored in CD No. 003 before the sub-registrar, Anekal.
9.	Mutation Register bearing MR No.4/2002-03.
10.	Plaint, Judgement and Decree in O.S. No.120/2006 (old No.341/1996) before the Court of the Civil Judge, Senior Division at Anekal.
11.	Memorandum of Appeal and Order passed in R.A. No.225/2008 before the Court of the Principal District and Sessions Judge, Bangalore Rural District.
12.	General Power of Attorney dated 28.02.2001, registered as document No.163/2000-01 in Book IV, Volume No. 158, Pages 35 to 43, before the office of the sub-registrar, Anekal.
13.	Sale Deed dated 03.03.2011, registered as document No. SRJ-1-03893/2011-12, stored in C.D. No. SRJD85, before the office of the sub-registrar, Sarjapura.
14.	Mutation Register bearing MR No.H10/2011-12.
15.	Order No.APA/CLU/90/2012-13, dated 07.07.2012 issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority Anekal with respect to the land bearing Survey No.28/1 measuring 1 acre 38 guntas and Survey No.29 measuring 1 acre 36 guntas along with another land parcel totally measuring 5 acres 6 guntas.
16.	Official Memorandum dated 03.08.2012 bearing No. ALN (A) (AS) SR: 151/2012-13 issued by the Deputy Commissioner, Bangalore District.



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17.	Conversion sketch dated 16.07.2012 issued by the land Surveyor, Anekal Taluk with respect to Survey No.28/1 measuring 1 acre 38 guntas.
18.	Mutation Register bearing MR No. T8/2018-19.
19.	Deed of Gift dated 26.03.2024, registered as document No. ANK-1-14386/2023-24, before the office of the sub-registrar, Anekal.
20.	Deed of Rectification dated 31.05.2024, registered as document No. SRJ-1-01921/2024-25, before the office of the sub-registrar, Sarjapura.
21.	Deed of Gift dated 23.07.2024, registered as document No. SRJ-1-03595/2024-25, before the office of the sub-registrar, Sarjapura.
22.	Deed of Sale dated 30.09.2024, registered as document No. SRJ-1-05976/2024-25, before the office of the sub-registrar, Sarjapura.
23.	Power of Attorney dated 22.07.2024, registered as document No. SRJ-4-000305/2024-25, before the office of the sub-registrar, Sarjapura.
24.	Deed of Sale dated 30.09.2024, registered as document No. SRJ-1-05977/2024-25, before the office of the sub-registrar, Sarjapura.
25.	Exchange deed 25.09.2025 registered as Document No. SRJ -1-05248/2025-26 before the office of the Sub-Registrar Sarjapura.
26.	Special Power of Attorney dated 10.04.2024, registered as document No. SRJ-1-00026/2024-25, before the office of the sub-registrar, Sarjapura.
27.	Exchange deed 26.09.2025 registered as Document No. SRJ -1-05341/2025-26 before the office of the Sub-Registrar Sarjapura.
28.	Special Power of Attorney dated 05.02.2025, registered as document No. SRJ-IV-00852/2024-25, before the office of the sub-registrar, Sarjapura, Basavanagudi.
29.	Sale deed dated 10.10.2025 registered as document No.SRJ-1-05740/2025-26, at the office of the sub-registrar, Sarjapura executed by (1) M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (2) M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (3) Muniyappa son of late Lingappa, (4) Manjuanath son of Muniyappa, (5) Sumithra daughter of Muniyappa (Muniyappa, Manjuanath and Sumithra were represented by their power of attorney holder M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), as vendors and Manjunatha K.N. as confirming party in favour of Godrej Properties Limited acting through its authorized representative Debleena Banerjee (vide board resolution dated 23.09.2025).
30.	Settlement deed dated 19.11.2025 registered as document No.SRJ-1-06891/2025-26, at the office of the sub-registrar, Sarjapura executed by and between M/s. Modern Space Builders LLP, represented by its authorized designated partner Shravanth P, M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P and Godrej Properties Limited acting through its authorized representative Darshan Kannan.



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31.	Record of Rights bearing RR No. 50 and 51.
32.	Preliminary Record for the period 1962-63 to 1964-65, 1966-67 to 1967-68 in relation to Survey No. 28 and 29.
33.	RTCs for the period 1969-70 to 1983-84, 1989-90 to 2010-11 in relation to Survey No. 28 measuring 5 acres 1 gunta.
34.	RTCs for the period 2011-12 to 2017-18 in relation to Survey No. 28/1 measuring 3 acres 29 guntas.
35.	RTCs for the period 2018-19 to 2025-26 in relation to Survey No. 28/1 measuring 2 acres 3 guntas.
36.	RTCs for the period 1969-70 to 1983-84, 1989-90 to 2010-11 in relation to Survey No. 29, measuring 2 acres 31 guntas.
37.	RTCs for the period 2011-12 to 2025-26 in relation to Survey No. 29/3.
38.	Relinquishment deed dated 20.04.2026 registered as document No.ABL-1-1099/2026-27 in the office of the sub-registrar Attibele, executed by M/s. Godrej Properties Limited, represented by Debleena Banerjee.
39.	Relinquishment deed dated 30.04.2026 registered as document No.ABL-1-1100/2026-27 in the office of the sub-registrar Attibele, executed by M/s. Godrej Properties Limited, represented by Debleena Banerjee.
40.	NOC dated 02.01.2026 bearing No. Yamare/V.P/138/2025-26, issued by the Panchayat Development Officer, Yamare Village Panchayat, Sarjapura, Anekal Taluk.
41.	NOC for high rise building in BGTD dated 07.03.2026 in No.DGM (CM) BGTD/NOC for High rise/2025-26/198 issued by the Assistant General Manager IPCM/EMF.
42.	Consent for Establishment (CFE) dated 17.03.2026 bearing No.CTE-353220 issued by the Karnataka State Pollution Control Board in favour of M/s. Godrej Properties Limited.
43.	NOC dated 30.03.2026 in No.HOSU/SOUTH/B/020226/2416962 issued by Airports Authority of India, Bangalore.
44.	Revised NOC dated 17.04.2026 bearing No. KSFES/GBC (1)/077 docket No. KSFES/NOC/077/2026 issued by the Office of the Director General of Police Commandant General, Home Guards & Director of Civil Defence and Director General Karnataka State Fire & Emergency Services.
45.	NOC dated 07.05.2026 bearing No. SEIAA 104 CON 2026 issued by the State Level Environment Impact Assessment Authority-Karnataka in favour of M/s. Godrej Properties Limited.
46.	Development plan dated 08.05.2026 in No.APA/LAO/191/2025-26 issued by the Member Secretary Anekal Planning Authority, Anekal.
47.	Residential layout plan approval letter dated 08.05.2026 in No.APA/LAO/191/2025-26, issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority, Anekal.



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48.	Moola Tippyany with respect to the Survey No. 28.
49.	RR Pakka Book of Survey No. 28/1 and 28/2.
50.	Akarbandh in relation to Survey No. 29/3 and Survey No. 28/1.
51.	Hissa Tippyany and RR Pakka Book in relation to Survey No. 29/1 and 29/3.
52.	Atlas in relation to Survey No. 29/1 and 29/3.
53.	Hissa Tippyany of Survey No. 28/1 and 28/2.
54.	Village map of Kada Agrahara Village.
55.	Endorsement dated 30.04.2024 issued by the Special Thasildar, Anekal Taluk.
56.	Endorsement dated 13.03.2024 in No. R.R.T/C.R/182/2023-24 issued by the Special Thasildar, Anekal Taluk.
57.	Endorsement dated 12.06.2024 issued by the Special Thasildar, Anekal Taluk.
58.	Endorsement dated 22.02.2011 in No. R.K/CR/6015/2010-11 issued by the Thasildar, Anekal Taluk.
59.	Endorsement dated 16.05.2013 in No. L.R.F/CR/49/2013-14 issued by the Special Thasildar, Anekal Taluk.
60.	Endorsement dated 16.05.2013 in No. L.R.F/CR/49/2013-14 issued by the Special Thasildar, Anekal Taluk.
61.	Endorsement dated 04.09.2025 in No. KHB/LA/Anekal/60/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
62.	Endorsement dated 04.09.2025 in No. P.T.C.L(A)CR:513/2025-26 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
63.	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 with respect to Survey No.28 and 29.
64.	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 with respect to Survey No.28.
65.	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 with respect to Survey No. 29.
66.	Encumbrance Certificate for the period 01.01.2003 to 19.07.2025 with respect to Survey No.28.
67.	Encumbrance Certificate for the period 01.03.2019 to 19.07.2025 with respect to Survey No.28/1.
68.	Encumbrance Certificate for the period 01.01.2003 to 19.07.2025 and 01.01.2024 to 02.10.2025 with respect to the Survey No. 29/3.



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69.	Encumbrance Certificate for the period 01.01.2023 to 15.06.2025 and 01.01.2023 to 15.06.2025 and 01.01.2024 to 02.10.2025 with respect to the Survey No. 29/3.
70.	Encumbrance Certificate for the period 01.01.2024 to 02.10.2025 with respect to Survey No.28/1.
71.	Encumbrance Certificate for the period 01.01.2024 to 02.10.2025 with respect to Survey No.29/3.
72.	Encumbrance certificate issued for the period 01.04.2004 to 30.01.2026 with respect to Survey No.28/1.
73.	Encumbrance certificate issued for the period 01.04.2004 to 30.01.2026 with respect to Survey No.29/3.
74.	Encumbrance Certificate for the period 01.04.2025 to 01.06.2026 with respect to Survey No.28/1.
75.	Encumbrance Certificate for the period 01.04.2025 to 01.06.2026 with respect to Survey No.29/3.



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Annexure- B

List of Original documents reviewed by us:

Sl. No.	Description of the documents	Original/ Certified Copy/ Photocopy
1.	Sale Deed dated 09.06.1955, registered as document No.635/1955-56, in Book I, Volume No.744, Pages 112 to 113, before the sub-registrar, Anekal.	Certified Copy
2.	Sale Deed dated 08.06.1925, registered as document No.1646/1924-25, Volume No. 292, at Pages 175 to 179.	Certified Copy
3.	Sale Deed dated 12.07.1956, registered as document No.1053/1956-57, in Book I, Volume No. 766, Pages 199 to 200, before the sub-registrar, Anekal.	Certified Copy
4.	Sale Deed dated 22.04.1960, registered as document No.262/1960-61, in Book I, Volume No.884, Pages 48 to 49, before the sub-registrar, Anekal.	Certified Copy
5.	Mutation Register bearing MR No.2/1960-61.	Photocopy
6.	Sale Deed dated 24.04.1960, registered as document No.290/1960-61, in Book I, Volume No.885, Pages 11 to 13, before the sub-registrar, Anekal.	Certified Copy
7.	Mutation Register bearing MR No.3/1960-61.	Original
8.	Sale Deed dated 08.04.1996, registered as document No.89/1996-97, in Book I, stored in CD No. 003 before the sub-registrar, Anekal.	Certified Copy
9.	Mutation Register bearing MR No.4/2002-03.	Certified Copy
10.	Plaint, Judgement and Decree in O.S. No.120/2006 (old No.341/1996) before the Court of the Civil Judge, Senior Division at Anekal.	Photocopy
11.	Memorandum of Appeal and Order passed in R.A. No.225/2008 before the Court of the Principal District and Sessions Judge, Bangalore Rural District.	Photocopy
12.	General Power of Attorney dated 28.02.2001, registered as document No.163/2000-01 in Book IV, Volume No. 158, Pages 35 to 43, before the office of the sub-registrar, Anekal.	Photocopy



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13.	Sale Deed dated 03.03.2011, registered as document No. SRJ-1-03893/2011-12, stored in C.D. No. SRJD85, before the office of the sub-registrar, Sarjapura.	Original
14.	Mutation Register bearing MR No.H10/2011-12.	Certified Copy
15.	Order No.APA/CLU/90/2012-13, dated 07.07.2012 issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority Anekal with respect to the land bearing Survey No.28/1 measuring 1 acre 38 guntas and Survey No.29 measuring 1 acre 36 guntas along with another land parcel totally measuring 5 acres 6 guntas.	Photocopy
16.	Official Memorandum dated 03.08.2012 bearing No. ALN (A) (AS) SR: 151/2012-13 issued by the Deputy Commissioner, Bangalore District.	Certified Copy
17.	Conversion sketch dated 16.07.2012 issued by the land Surveyor, Anekal Taluk with respect to Survey No.28/1 measuring 1 acre 38 guntas.	Photocopy
18.	Mutation Register bearing MR No. T8/2018-19.	Online Certified Copy
19.	Deed of Gift dated 26.03.2024, registered as document No. ANK-1-14386/2023-24, before the office of the sub-registrar, Anekal.	Original
20.	Deed of Rectification dated 31.05.2024, registered as document No. SRJ-1-01921/2024-25, before the office of the sub-registrar, Sarjapura.	Original
21.	Deed of Gift dated 23.07.2024, registered as document No. SRJ-1-03595/2024-25, before the office of the sub-registrar, Sarjapura	Photocopy
22.	Deed of Sale dated 30.09.2024, registered as document No. SRJ-1-05976/2024-25, before the office of the sub-registrar, Sarjapura.	Original
23.	Power of Attorney dated 22.07.2024, registered as document No. SRJ-4-000305/2024-25, before the office of the sub-registrar, Sarjapura.	Original
24.	Deed of Sale dated 30.09.2024, registered as document No. SRJ-1-05977/2024-25, before the office of the sub-registrar, Sarjapura.	Original
25.	Exchange deed 25.09.2025 registered as Document No. SRJ -1-05248/2025-26 before the office of the Sub-Registrar Sarjapura.	Photocopy
26.	Special Power of Attorney dated 10.04.2024, registered as document No. SRJ-1-00026/2024-25, before the office of the sub-registrar, Sarjapura.	Photocopy



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27.	Exchange deed 26.09.2025 registered as Document No. SRJ -1-05341/2025-26 before the office of the Sub-Registrar Sarjapura.	Original
28.	Special Power of Attorney dated 05.02.2025, registered as document No. SRJ-IV-00852/2024-25, before the office of the sub-registrar, Sarjapura, Basavanagudi.	Photocopy
29.	Sale deed dated 10.10.2025 registered as document No.SRJ-1-05740/2025-26, at the office of the sub-registrar, Sarjapura executed by (1) M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (2) M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (3) Muniyappa son of late Lingappa, (4) Manjumanath son of Muniyappa, (5) Sumithra daughter of Muniyappa (Muniyappa, Manjumanath and Sumithra were represented by their power of attorney holder M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), as vendors and Manjunatha K.N. as confirming party in favour of Godrej Properties Limited acting through its authorized representative Debleena Banerjee (vide board resolution dated 23.09.2025).	Photocopy
30.	Record of Rights bearing RR No. 50 and 51.	Photocopy
31.	Preliminary Record for the period 1961-62 to 1964-65, 1966-67 to 1967-68 in relation to Survey No. 28 and 29.	RTCs issued for the period 1961-62 Certified Copy, RTCs issued for the period 1962-63 to 1994-95, 1966-67 to 1967-68 Photocopy



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32.	RTCs for the period 1969-70 to 1983-84, 1989-90 to 2010-11 in relation to Survey No. 28 measuring 5 acres 1 gunta.	RTCs issued for the period 1969-70 to 1973-74 Photocopy, RTCs issued for the period 1974-75 to 1983-84, 1989-90 to 2000-01, Certified Copy and RTCs issued for the period 2000-01 to 2010-11 Online Certified Copy
33.	RTCs for the period 2011-12 to 2017-18 in relation to Survey No. 28/1 measuring 3 acres 29 guntas.	Online Certified Copy
34.	RTCs for the period 2018-19 to 2025-26 in relation to Survey No. 28/1 measuring 2 acres 3 guntas.	Online Certified Copy
35.	RTCs for the period 1969-70 to 1983-84, 1989-90 to 2010-11 in relation to Survey No. 29, measuring 2 acres 31 guntas.	RTCs issued for the period 1969-70 to 1983-84, 1989-90 to 2001-2002 Certified Copy and RTCs issued for the period 2001-02 to 2010-11 Online Certified Copy
36.	RTCs for the period 2011-12 to 2025-26 in relation to Survey No. 29/3.	Online Certified Copy
37.	Relinquishment deed dated 20.04.2026 registered as document No.ABL-1-1099/2026-27 in the office of the sub-registrar Attibele, executed by M/s. Godrej Properties Limited, represented by Debleena Banerjee.	Photocopy



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38.	Relinquishment deed dated 30.04.2026 registered as document No.ABL-1-1100/2026-27 in the office of the sub-registrar Attibele, executed by M/s. Godrej Properties Limited, represented by Debleena Banerjee.	Photocopy
39.	NOC dated 02.01.2026 bearing No. Yamare/V.P/138/2025-26, issued by the Panchayat Development Officer, Yamare Village Panchayat, Sarjapura, Anekal Taluk.	Photocopy
40.	NOC for high rise building in BGTD dated 07.03.2026 in No.DGM (CM) BGTD/NOC for High rise/2025-26/198 issued by the Assistant General Manager IPCM/EMF.	Photocopy
41.	Consent for Establishment (CFE) dated 17.03.2026 bearing No.CTE-353220 issued by the Karnataka State Pollution Control Board in favour of M/s. Godrej Properties Limited.	Photocopy
42.	NOC dated 30.03.2026 in No.HOSU/SOUTH/B/020226/2416962 issued by Airports Authority of India, Bangalore.	Photocopy
43.	Revised NOC dated 17.04.2026 bearing No. KSFES/GBC (1)/077 docket No. KSFES/NOC/077/2026 issued by the Office of the Director General of Police Commandant General, Home Guards & Director of Civil Defence and Director General Karnataka State Fire & Emergency Services.	Photocopy
44.	NOC dated 07.05.2026 bearing No. SEIAA 104 CON 2026 issued by the State Level Environment Impact Assessment Authority-Karnataka in favour of M/s. Godrej Properties Limited.	Photocopy
45.	Development plan dated 08.05.2026 in No.APA/LAO/191/2025-26 issued by the Member Secretary Anekal Planning Authority, Anekal.	Photocopy
46.	Residential layout plan approval letter dated 08.05.2026 in No.APA/LAO/191/2025-26, issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority, Anekal.	Photocopy
47.	Moola Tippyany with respect to the Survey No. 28.	Certified Copy
48.	RR Pakka Book of Survey No. 28/1 and 28/2.	Certified Copy
49.	Akarbandh in relation to Survey No. 29/3 and Survey No. 28/1.	Certified Copy
50.	Hissa Tippyany and RR Pakka Book in relation to Survey No. 29/1 and 29/3.	Certified Copy
51.	Atlas in relation to Survey No. 29/1 and 29/3.	Certified Copy



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52.	Hissa Tippihay of Survey No. 28/1 and 28/2.	Certified Copy
53.	Village map of Kada Agrahara Village.	Photocopy
54.	Endorsement dated 30.04.2024 issued by the Special Thasildar, Anekal Taluk.	Original
55.	Endorsement dated 13.03.2024 in No. R.R.T/C.R/182/2023-24 issued by the Special Thasildar, Anekal Taluk.	Original
56.	Endorsement dated 12.06.2024 issued by the Special Thasildar, Anekal Taluk.	Certified Copy
57.	Endorsement dated 22.02.2011 in No. R.K/CR/6015/2010-11 issued by the Thasildar, Anekal Taluk.	Photocopy
58.	Endorsement dated 16.05.2013 in No. L.R.F/CR/49/2013-14 issued by the Special Thasildar, Anekal Taluk.	Certified Copy
59.	Endorsement dated 16.05.2013 in No. L.R.F/CR/49/2013-14 issued by the Special Thasildar, Anekal Taluk.	Certified Copy
60.	Endorsement dated 04.09.2025 in No. KHB/LA/Anekal/60/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.	Photocopy Original seen in Survey No. 27/1
61.	Endorsement dated 04.09.2025 in No. P.T.C.L(A)CR:513/2025-26 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.	Photocopy Original seen in Survey No. 27/1
62.	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 with respect to Survey No.28 and 29.	Certified Copy
63.	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 with respect to Survey No.28.	Certified Copy
64.	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 with respect to Survey No. 29.	Certified Copy
65.	Encumbrance Certificate for the period 01.01.2003 to 19.07.2025 with respect to Survey No.28.	Online Certified Copy
66.	Encumbrance Certificate for the period 01.03.2019 to 19.07.2025 with respect to Survey No.28/1.	Online Certified Copy
67.	Encumbrance Certificate for the period 01.01.2003 to 19.07.2025 and 01.01.2024 to 02.10.2025 with respect to the Survey No. 29/3.	Online Certified Copy
68.	Encumbrance Certificate for the period 01.01.2023 to 15.06.2025 and 01.01.2023 to 15.06.2025 and 01.01.2024 to 02.10.2025 with respect to the Survey No. 29/3.	Online Certified Copy



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69.	Encumbrance Certificate for the period 01.01.2024 to 02.10.2025 with respect to Survey No.28/1.	Online Certified Copy
70.	Encumbrance Certificate for the period 01.01.2024 to 02.10.2025 with respect to Survey No.29/3.	Photocopy
71.	Encumbrance certificate issued for the period 01.04.2004 to 30.01.2026 with respect to Survey No.28/1.	Online Certified Copy
72.	Encumbrance certificate issued for the period 01.04.2004 to 30.01.2026 with respect to Survey No.29/3.	Online Certified Copy
73.	Settlement deed dated 19.11.2025 registered as document No.SRJ-1-06891/2025-26, at the office of the sub-registrar, Sarjapura executed by and between M/s. Modern Space Builders LLP, represented by its authorized designated partner Shravanth P, M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P and Godrej Properties Limited acting through its authorized representative Darshan Kannan.	Certified copy
74.	Encumbrance Certificate for the period 01.04.2025 to 01.06.2026 with respect to Survey No.28/1.	Online Certified Copy
75.	Encumbrance Certificate for the period 01.04.2025 to 01.06.2026 with respect to Survey No.29/3.	Online Certified Copy



June 26, 2026

Due Diligence Report with respect to converted land in Survey No. 27/3 and 27/5 (old No. 27), measuring 2 acres 13 ½ guntas, situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

To:

Godrej Properties Limited

From:

Malini Raju
AZB & Partners
Bengaluru

PRIVILEGED AND CONFIDENTIAL

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FOREWORD

1. We are acting as legal advisors to **Godrej Properties Limited** (“**Client**”) in connection with conducting a land due diligence (as defined below).
2. The contents of this Due Diligence Report (“**Report**”) are confidential. Neither this Report nor any of its contents may be disclosed to any person other than the Client, without our express written consent. We accept no responsibility or legal liability to any person other than the Client in relation to the contents of the Report even if the same has been disclosed with our consent.
3. The information in this Report is derived from a review of documents specified under **Annexure “A”** of this Report and information provided to us from time to time (“**Available Documents**”) in respect of the property.
4. The scope of this Report is limited to the identification of issues in relation to the title of Client to the property.
5. Our review for the purpose of this Report is subject to the following limitations:
 - (i) We have relied on the information and the contents mentioned in the Available Documents;
 - (ii) The review consisted of review of the Available Documents made available by the Client. Certain information and clarifications on particular issues were provided vide emails and orally;
 - (iii) We have not carried out any physical inspection of the property;
6. Unless otherwise stated in this Report, this Report is based on the assumptions that:
 - (i) all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
 - (ii) all signatures and seals on any documents submitted to us are genuine;
 - (iii) there have been no amendments or changes to the documents examined by us; and
 - (iv) the legal capacities of all natural persons are as they purport it to be.
7. Our liability in relation to this Report shall be limited to the amount of fees received by us from our Client for this particular assignment.

**MALINI
RAJU**

Malini Raju
AZB & Partners
Bengaluru

Digitally signed by MALINI RAJU
DN: C=IN, PostalCode=560079, S=KARNATAKA, STREET=677, 8TH A MAIN
ROAD, BENGALURU, BASAWESHWARNAGAR III STAGE,
III BLOCK, 560079, L=BENGALURU, O=Personal,
SERIALNUMBER=f7b247c57267ee1f58e3b90d2e7491741f5
8c7b0975e3fab4953fab0773a963,
OID.2.5.4.65=f2a46c23b0d943e11523a00673384fde,
Phone=385ce92259b352f9eb2ea427ef3eeaed185dfa596680
acc9f607c9a39146a9d6,
E=MALINI.RAJU@AZBPARTNERS.COM, CN=MALINI RAJU
Reason: I am the author of this document
Location:
Date: 2026-06-26 18:01:43



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DUE DILIGENCE REPORT

We have in this due diligence report dealt with the converted lands in Survey No. 27/3 (old No. 27), measuring 1 acre 14 ½ guntas and Survey No. 27/5 (old No. 27), measuring 1 acre 14 ½ guntas, situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

Flow of Title:

1. On review of the documents provided to us we note that, the subject property being the land bearing Survey No. 27, measuring 7 acres 1 gunta (including 14 guntas kharab) was earlier owned by Lakshmaiah, son of Muneppa. We have perused a copy of the Index of Lands and Record of Rights bearing RR No. 49 which bears out the name of Lakshmaiah, son of Muneppa as the owner of the Survey No. 27.
2. We have perused a copy of the Sale Deed dated 06.10.1951, registered as document No.1571/1951-52, in Book I, Volume No. 664, Pages 157 to 159, before the sub-registrar, Anekal, which bears out that, P. Munushmaiah, son of Lakshmana, R. Muniyappa, Shivaramaiah, Doreswamy and Thammaji, all grandson of Lakshmana sold the western portion of the Survey No. 27, measuring 3 acres 13 ½ guntas (not a subject matter of this report) in favour of Ramaiah, son of Arasappa.
3. We have perused a copy of the Sale Deed dated 23.11.1951, registered as document No.1907/1951-52, in Book I, Volume No. 666, Pages 238 to 2399, before the sub-registrar, Anekal, which bears out that, P. Munushmaiah, son of Lakshmana, R. Muniyappa, Shivaramaiah, Doreswamy and Thammaji, all grandson of Lakshmana sold the eastern portion of the Survey No. 27, measuring 3 acres 13 ½ guntas in favour of Lingappa, son of Kempaiah. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 bears out registration of Sale Deed dated 23.11.1951.
4. We have perused a copy of the Affidavit cum Family Tree of Lingappa dated 18.06.2019 which states that, Lingappa (dead) was married to Eramma (dead) and they are survived by 8 children namely, Nanjamma, Nagaraju (dead), Thimmaiah, Jayanna (dead), Ashwathanarayana, Muniswamappa (dead), Muniyappa and Sharadamma. Thimmaiah was married to Rathnamma and they have three children namely, Suresh, Manjunath and Mamatha. Muniyappa was married to Jayalakshamma and they have two children namely, Manjunath and Sumithra.
5. We have perused a copy of the Partition Deed dated 12.06.2006 which bears out that Madamma wife of late Nagaraju, Thimmaiah, Prakash son of late Jayanna, Ashwathanarayana, Sakamma wife of Muniswamappa, Muniyappa have partitioned the family properties including the Survey No. 27, measuring 3 acres 13 ½ guntas. In the said partition, the Survey No. 27, measuring 1 acre 5 guntas and 21 ½ guntas was allotted to the share of Thimmaiah and Survey No. 27, measuring 1 acre 5 guntas and 22 guntas was allotted to the share of Muniyappa.
6. We have perused a copy of the Mutation Register bearing M.R. No.1/2006-07 which bears out that as per Partition Deed dated 12.06.2006, the khata with respect to the Survey No. 27,



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measuring 1 acre 26 ½ guntas has been transferred and registered in the name of Thimmaiah and the khata with respect to the Survey No. 27, measuring 1 acre 26 ½ guntas has been transferred and registered in the name of Muniyappa.

7. We have perused a copy of the Release Deed dated 11.07.2019, registered as document No. ANK-1-03300/2019-20, stored in C.D. No. ANKD606, before the office of the sub-registrar, Anekal, which bears out that, Nanjamma and Sharadamma, both daughters of late Lingappa have released all their right, title, interest and ownership over the Survey No. 27, measuring 1 acre 26 ½ guntas in favour of their brother Thimmaiah and Survey No. 27, measuring 1 acre 26 ½ guntas in favour of their brother Muniyappa. The Encumbrance Certificate for the period 01.04.2004 to 31.12.2020 and from 04.2004 to 30.01.2026 bears out registration of Release Deed dated 11.07.2019.
8. We have perused a copy of the Mutation Register bearing MR No. T10/2019-20 which bears out that the Survey No. 27, measuring 7 acres 1 gunta (including 14 guntas kharab) is bifurcated into six portions, i.e., Survey No. 27/1, measuring 3 acres 13 ½ guntas, Survey No. 27/2, measuring ½ guntas, Survey No. 27/3, measuring 1 acre 22 ½ guntas (including 8 guntas kharab), Survey No. 27/4, measuring 12 guntas, Survey No. 27/5, measuring 1 acre 20 ½ guntas (including 6 guntas kharab) and Survey No. 27/6, measuring 12 guntas. The name of Muniyappa is entered as the owner of the Survey No. 27/3 and the name of Thimmaiah is entered as the owner of the Survey No. 27/5 in the Mutation Register bearing MR No. T10/2019-20.
9. We have perused a copy of the Release Deed dated 17.08.2019, registered as document No. SRJ-1-02695/2019-20, stored in C.D. No. SRJD431, before the office of the sub-registrar, Basavanagudi (Sarjapura), which bears out that, Sumithra, daughter of Muniyappa released all their right, title, interest and ownership over the Survey No. 27, measuring 1 acre 26 ½ guntas in favour of her father, Muniyappa. The Encumbrance Certificate for the period 01.04.2004 to 31.12.2020 and from 01.04.2004 to 30.01.2026 bears out registration of Release Deed dated 17.08.2019.
10. We have perused a copy of the Memorandum of Agreement dated 07.08.2019, registered as document No. ANK-1-03305/2019-20, stored in C.D. No. ANKD606, before the office of the sub-registrar, Basavanagudi (Anekal), which bears out that, Thimmappa @ Thimmaiah and his sons Suresh and Manjunatha and Muniyappa and his son Manjunath K.M entered into an agreement with M/s. Modern Spaaces for development of the Survey No. 27, measuring 3 acres 13 guntas. The Encumbrance Certificate for the period 01.04.2004 to 31.12.2020 and from 01.04.2004 to 30.01.2026 bears out registration of Memorandum of Agreement dated 07.08.2019.
11. We have perused a copy of the Sale Agreement dated 23.07.2021, registered as document No. SRJ-1-01758/2021-22, stored in C.D. No. SRJD897 before the office of the sub-registrar, Basavanagudi (Sarjapura), which bears out that, Muniyappa and his son Manjunath K.M agreed to sell the Survey No. 27/3 measuring 1 acre 14 ½ guntas in favour of M/s. Modern Spaces Ventures, represented by its Partner, S. Yatish. The registration details of the said sale

agreement is borne out in the encumbrance certificate issued for the period 01.04.2004 to 30.01.2026 with respect to Survey No.27/3.

12. We have perused a copy of the General Power of Attorney dated 23.07.2021, registered as document No. SRJ-4-00086/2021-22, stored in C.D. No. SRJD897 before the office of the sub-registrar, Basavanagudi (Sarjapura) which bears out that, Muniyappa and his son Manjunath K.M authorised and empowered M/s. Modern Spaces Ventures, represented by its Partner, S. Yatish to sell the Survey No. 27/3, measuring 1 acre 14 ½ guntas and to execute the sale deed on their behalf.
13. We have perused a copy of the Sale Deed dated 07.03.2022, registered as document No. BSK-1-12922/2021-22, stored in C.D. No. BSKD1257, before the office of the sub-registrar, Basavanagudi (Banashanakari), which bears out that, Muniyappa and his son Manjunath K.M (both are represented by their General Power of Attorney holder M/s. Modern Spaces Ventures represented by its Partner S. Yatish) sold and conveyed the Survey No. 27/3, measuring 1 acre 14 ½ guntas in favour of M/s. Modern Spaces Ventures, represented by its Partner S. Yatish. The Encumbrance Certificates for the period 18.06.2019 to 19.07.2025 and from 01.04.2004 to 30.01.2026 bears out registration of Sale Deed dated 07.03.2022.
14. We have perused a copy of the Government Order No.APA/CLU/16/2019-20, dated 25.02.2022 which bears out that the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority Anekal has permitted for change of land user from industrial to residential user under the provision of column 14-A of the Karnataka Town and Country Planning Act, 1961 with respect to the land bearing Survey No.27/3 measuring 1 acre 14 ½ guntas, Survey No. 27/5 measuring 1 acre 14 ½ guntas along with certain other land parcels totally measuring 3 acres 13 guntas.
15. We have perused a copy of the Official Memorandum dated 08.03.2022 bearing No. ALN (A.S.H.) SR/201/2021-22/301853 issued by the Deputy Commissioner, Bangalore District which bears out that the Survey No. 27/3 measuring 1 acre 14 ½ guntas has been converted from agricultural use to non-agricultural/ residential-layout purposes. We have perused a copy of the challan for having paid the conversion fees.
16. We have perused a copy of the Sale Deed dated 10.04.2023, registered as document No. SRJ-1-00194/2023-24, stored in CD No. SRJD1358, before the office of the sub-registrar, Basavanagudi (Sarjapura), which bears out that, M/s. Modern Spaces Ventures, represented by its Partner S. Yatish sold the Survey No. 27/3 measuring 1 acre 14 ½ guntas in favour of K.N. Manjunatha, son of Nyatha Reddy. The Encumbrance Certificate for the period 18.06.2019 to 19.07.2025 and from 01.04.2004 to 30.01.2026 bears out registration of Sale Deed dated 10.04.2023.
17. We have perused a copy of the Rectification Deed dated 12.03.2024, registered as document No. SRJ-1-11429/2023-24, before the office of the sub-registrar, Sarjapura, which bears out that, in the Sale Deed dated 10.04.2023 certain errors were rectified by Rectification Deed



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dated 12.03.2024. The Encumbrance Certificate for the period 18.06.2019 to 19.07.2025 and from 01.04.2004 to 30.01.2026 bears out registration of Rectification Deed dated 12.03.2024.

18. We have perused a copy of the Order dated 27.06.2023 passed in R.R.T/ CR/1174/2022-23 issued by the Special Tahasildar, Anekal Taluk, Anekal which bears out that, the Special Tahasildar directed to transfer katha of the Survey No. 27/3 in the name of K.N. Manjunatha.
19. We have perused a copy of the Mutation Register bearing MR No. T2/2023-24 which bears out that as per Order dated 27.06.2023, the khata with respect to the Survey No. 27/3 measuring 1 acre 14 ½ guntas has been transferred and registered in the name of K.N. Manjunatha.
20. We have perused a copy of the Release Deed dated 21.08.2019, registered as document No. 2774/2019-20, stored in C.D. No. SRJD434 before the office of sub-register, Basavanagudi (Sarjapura), which bears out that, Mamatha, daughter of Thimmaiah @ Thimmappa in favour of her father, Thimmaiah @ Thimmappa with respect to the Survey No. 27 measuring 1 acre 26 ½ guntas. The registration details of the said release deed is borne out in the encumbrance certificate issued for the period 01.04.2004 to 30.01.2026 with respect to Survey Nos.27/3 and 27/5.
21. We have perused a copy of the Sale Agreement dated 23.07.2021, registered as document No. SRJ-1-01753/2021-22, stored in C.D. No. SRJD897 before the office of the sub-registrar, Basavanagudi (Sarjapura), which bears out that, Thimmappa @ Thimmaiah and his sons Suresh and Manjunatha agreed to sell the Survey No. 27/5 measuring 1 acre 14 ½ guntas in favour of M/s. Modern Spaces Ventures, represented by its Partner, S. Yatish. The said sale agreement is borne out in the encumbrance certificate issued for the period 01.04.2004 to 30.01.2026 with respect to Survey No.27/5.
22. We have perused a copy of the General Power of Attorney dated 23.07.2021, registered as document No. SRJ-4-00083/2021-22, stored in C.D. No. SRJD897 before the office of the sub-registrar, Basavanagudi (Sarjapura) which bears out that, Thimmappa @ Thimmaiah and his sons Suresh and Manjunatha authorised and empowered M/s. Modern Spaces Ventures, represented by its Partner, S. Yatish to sell the Survey No. 27/5, measuring 1 acre 14 ½ guntas and to execute the sale deed on their behalf.
23. We have perused a copy of the Sale Deed dated 07.03.2022, registered as document No. BSK-1-12931/2021-22, stored in C.D. No. BSKD1257, before the office of the sub-registrar, Basavanagudi (Banashanakari), which bears out that, Thimmappa @ Thimmaiah and his sons Suresh and Manjunatha (all are represented by their General Power of Attorney holder M/s. Modern Spaces Ventures represented by its Partner S. Yatish) sold and conveyed the Survey No. 27/5, measuring 1 acre 14 ½ guntas in favour of M/s. Modern Spaces Ventures, represented by its Partner S. Yatish. The Encumbrance Certificate for the period 03.12.2019 to 12.04.2024 and from 01.04.2004 to 30.01.2026 bears out registration of Sale Deed dated 07.03.2022.
24. We have perused a copy of the Official Memorandum dated 08.03.2022 bearing No. ALN (A.S.H.) SR/198/2021-22/301854 issued by the Deputy Commissioner, Bangalore District



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which bears out that the Survey No. 27/5 measuring 1 acres 14 ½ guntas has been converted from agricultural use to non-agricultural/ residential-layout purposes. We have perused a copy of the challan for having paid the conversion fees.

25. We have perused a copy of the Sale Deed dated 10.04.2023, registered as document No. SRJ-1-00192/2023-24, stored in CD No. SRJD1358, before the office of the sub-registrar, Basavanagudi (Sarjapura), which bears out that, M/s. Modern Spaces Ventures, represented by its Partner S. Yatish sold the Survey No. 27/5 measuring 1 acre 14 ½ guntas in favour of K.N. Manjunatha, son of Nyatha Reddy. The Encumbrance Certificate for the period 03.12.2019 to 12.04.2024 and from 01.04.2004 to 30.01.2026 bears out registration of Sale Deed dated 10.04.2023.
26. We have perused a copy of the Rectification Deed dated 12.03.2024, registered as document No. SRJ-1-11427/2023-24, before the office of the sub-registrar, Sarjapura, which bears out that in the Sale Deed dated 10.04.2023 certain errors were rectified by Rectification Deed dated 12.03.2024. The Encumbrance Certificate for the period 03.12.2019 to 12.04.2024 and 01.01.2024 to 02.10.2025 and from 01.04.2004 to 30.01.2026 bears out registration of Rectification Deed dated 12.03.2024.
27. We have perused a copy of the Mutation Register bearing MR No. T3/2023-24 which bears out that as per Order dated 26.06.2023 in No. RRT.Disp/1190/2023, the khata with respect to the Survey No. 27/5 measuring 1 acre 14 ½ guntas has been transferred and registered in the name of K.N. Manjunatha.
28. We have perused a copy of the Order dated 26.06.2023 in No. RRT.Disp/1190/2023 issued by the Thasildar, which bears out that the khata with respect to the Survey No. 27/5 and Survey No. 27/3 measuring 1 acre 14 ½ guntas each has been transferred and registered in the name of K.N. Manjunatha son of Nyatha Reddy.
29. We have perused a copy of the Mortgage Deed dated 16.09.2022, registered as document No. SRJ-1-05068/2022-23, stored in CD No. SRJD1207, before the office of the sub-registrar, Basavanagudi (Sarjapura), which bears out that, M/s. Modern Spaces Venture mortgaged the Survey No. 27/3 and 27/5 in favour of Girish Kumar. The Encumbrance Certificate for the period 18.06.2019 to 19.07.2025 and 03.12.2019 to 12.04.2024 and from 01.04.2004 to 30.01.2026 bears out registration of Mortgage Deed dated 16.09.2022.
30. We have perused a copy of the Mutation Register bearing MR No. T21/2022-23 which bears out the registration of the Mortgage Deed dated 16.09.2022.
31. We have perused a copy of the Cancellation of the Mortgage Deed dated 29.02.2024, registered as document No. SRJ-1-10992/2023-24, before the office of the sub-registrar, Sarjapura which bears out that the aforesaid Mortgage Deed has been cancelled by the parties. The Encumbrance Certificate for the period 18.06.2019 to 19.07.2025 and 03.12.2019 to 12.04.2024 and 01.01.2024 to 02.10.2025 and from 01.04.2004 to 30.01.2026 bears out registration of Cancellation of the Mortgage Deed dated 29.02.2024.



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32. We have perused a copy of the Indenture of Mortgage Deed dated 28.03.2024 registered as document No. SRJ-1-12073/2023-24 before the office of the sub-registrar, Basavanagudi (Sarjapura), along with Supplemental Indenture of Mortgage dated 25.04.2024 registered as document No. SRJ-1-00840/2024-25, before the office of the sub-registrar, Basavanagudi (Sarjapura), which bears out that, M/s. Modern Spaces Venture (Borrower/Mortgager) along with the Co-Borrowers namely, (i) Shravanth P, (ii) Yathish S, (iii) R Sandeep Kumar Reddy and (iv) Novin Pilla Reddy and Manjunath KN (Mortgager) mortgaged the land in Survey No. 27/5 measuring 1 acre 20 ½ (along with the Survey No. 27/3 measuring 1 acre 22 ½ guntas which had been mortgaged previously mortgaged under the Indenture of Mortgage Deed dated 28.03.2024) in favour of Capri Global Capital Limited. The Encumbrance Certificate for the period 01.04.2004 to 20.08.2025 and 01.01.2024 to 02.10.2025 and from 01.04.2004 to 30.01.2026 bears out registration of Supplemental Indenture of Mortgage dated 25.04.2024.
33. We have perused a copy of the Deed of partial release/ Discharge dated 12.09.2025, registered as document No. SRJ-1-04874/2025-26 before the office of the sub-registrar, Basavanagudi (Sarjapura), executed by M/s. Modern Spaces Venture in favour of Capri Global Capital Limited and K.N. Manjunatha with Survey No. 27/5 measuring 1 acre 20 ½ (along with the Survey No. 27/3 measuring 1 acre 22 ½ guntas. The Encumbrance Certificate for the period 01.01.2024 to 02.10.2025 and from 01.04.2004 to 30.01.2026 and from 01.04.2025 to 01.06.2026 bears out registration of Deed of partial release/ Discharge dated 12.09.2025.
34. On the review of the Deed of Contribution of Partnership firm dated 24.09.2025 registered as document No. SRJ-1-05199/2025-26 before the office of the sub-registrar Basavanagudi (Sarjapura), we note that K.N. Manjunatha, son of Nyatha Reddy has contributed the land in Survey No. 27/5 measuring 1 acre 20 ½ (along with the Survey No. 27/3 measuring 1 acre 22 ½ guntas to M/s Urban Oasis represented by its partner Shravanth.P. (represented by its Special Power of Attorney Holder, Chethan HD). The Encumbrance Certificate for the period 01.01.2024 to 02.10.2025 and from 01.04.2004 to 30.01.2026 and from 01.04.2025 to 01.06.2026 bears out registration of Deed of Contribution of Partnership firm dated 24.09.2025.
35. We have perused a copy of the Special Power of Attorney dated 05.02.2025, registered as document No. SRJ-IV-00852/2024-25, before the office of the sub-registrar, Sarjapura, Basavanagudi which bears out that Urban Oasis., represented by its Partner, Shravanth P. authorised and empowered Chethan H.D., Praveen Kumar G. and Hari Prasad N. either individually or jointly to appear and represent the company before the sub-registrar, and to do such other acts, deeds and things required for completion of registration of the documents.
36. We have perused a copy of the sale deed dated 10.10.2025 registered as document No.SRJ-1-05740/2025-26, at the office of the sub-registrar, Sarjapura which bears out that (1) M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (2) M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (3) Muniyappa son of late Lingappa, (4) Manjunaath son of Muniyappa, (5) Sumithra daughter of



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Muniyappa (Muniyappa, Manjumanath and Sumithra were represented by their power of attorney holder M/s. Modern Space Builders LLP through power of attorney dated 24.09.2025 registered as document No.SRJ-400757/2025-26 for Survey No.27/2 measuring ½ gunta- *which does not form part of this Report* represented by its special power of attorney holder Hri Prasad N), as vendors and Manjunatha K.N. as confirming party conveyed the Survey No.27/3 measuring 1 acre 14 ½ guntas, Survey No.27/5 measuring 1 acre 14 ½ guntas along with certain other land parcels totally measuring 8 acres 5 ½ guntas in favour of Godrej Properties Limited acting through its authorized representative Debleena Banerjee (vide board resolution dated 23.09.2025). The said sale deed is borne out in the encumbrance certificates issued for the period 01.04.2004 to 30.01.2026 and from 01.04.2025 to 01.06.2026 with respect to Survey Nos.27/3 and Survey No.27/5.

37. We have perused a copy of the settlement deed dated 19.11.2025 registered as document No.SRJ-1-06891/2025-26, at the office of the sub-registrar, Sarjapura executed by and between M/s. Modern Space Builders LLP, represented by its authorized designated partner Shravanth P, M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P and Godrej Properties Limited acting through its authorized representative Darshan Kannan. Under the settlement deed, the parties had agreed that Godrej Properties Limited shall pay an additional consideration of Rupees One Hundred and Two Crores Seventy Lakhs Only to M/s. Modern Space Builders LLP and M/s. M S Urban Oasis. This additional amount represented enhanced consideration for the acquisition of land in Survey No.27/3 measuring 1 acre 14 ½ guntas, Survey No.27/5 measuring 1 acre 14 ½ guntas, along with certain other land parcels. This payment was subject to the following conditions: (a) there being no title risk in respect of the said lands; (b) the Sellers being in compliance with their obligations under the transaction contemplated between the parties; and (c) payment being made in the manner and upon completion of the milestones specified in the settlement deed. The said sale deed is borne out in the encumbrance certificates issued for the period 01.04.2004 to 30.01.2026 and from 01.04.2025 to 01.06.2026 with respect to Survey Nos.27/3 and Survey No.27/5.
38. We have perused copies of the Preliminary Record for the period 1962-63 to 1964-65, 1966-67 to 1967-68 in relation to Survey No. 27, measuring 7 acres 1 gunta (including 14 guntas kharab) and the name of Lakshmaiah, son of Muneppa is entered as the owner.
39. We have perused copies of the RTCs in relation to Survey No. 27, measuring 7 acres 1 gunta (including 14 guntas kharab). For the period 1969-70 to 1983-84 and 1989-90 to 1993-94 which bears out the name of Lakshmaiah (as per sale) as the owner. For the period 1994-95 to 2004-05 which bears out the name of Eramma, wife of Lingappa (as per IHC No. 7/1996-97) as the owner of 3 acres 13 ½ guntas along with the owners of remaining portion. For the period 2005-06 to 2018-19 which bears out the name of Thimmaiah for 1 acre 26 ½ guntas and Muniyappa for 1 acre 26 ½ guntas (as per M.R. No.1/2006-07) as the owners along with the owners of remaining portion.



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40. We have perused copies of the RTCs in relation to Survey No. 27/3, measuring 1 acre 22 ½ guntas (including 8 guntas kharab). For the period 2020-21 to 2022-23 which bears out the name of Muniyappa as the owner. For the period 2023-24 to 2025-26 which bears out the name of K.N. Manjunath as the owner.
41. We have perused copies of the RTCs in relation to Survey No. 27/5, measuring 1 acre 20 ½ guntas (including 6 guntas kharab). For the period 2019-20 to 2022-23 which bears out the name of Thimmaiah as the owner. For the period 2023-24 to 2025-26 which bears out the name of K.N. Manjunath as the owner.
42. We have perused a copy of the relinquishment deed dated 20.04.2026 registered as document No.ABL-1-1099/2026-27 in the office of the sub-registrar Attibele, which bears out that M/s. Godrej Properties Limited, represented by Debleena Banerjee released and relinquished an extent of 3761.23 square meters for park in favour of Governor of Karnataka represented by member secretary Anekal Planning Authority with respect to Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey No. 28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, in all aggregating to 8 acres 3 guntas.
43. We have perused a copy of the relinquishment deed dated 30.04.2026 registered as document No.ABL-1-1100/2026-27 in the office of the sub-registrar Attibele, which bears out that M/s. Godrej Properties Limited, represented by Debleena Banerjee released and relinquished an extent of 11307.55 square meters for park in favour of Governor of Karnataka represented by Panchayath Development Officer, Yamare Village Panchayath, Sarjapura Hobli with respect to Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey No. 28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, in all aggregating to 8 acres 3 guntas.

No-objection Certificates (“NOC”) obtained for construction of Building:

44. We have perused a copy of the NOC dated 02.01.2026 bearing No. Yamare/V.P/138/2025-26, issued by the Panchayat Development Officer, Yamare Village Panchayat, Sarjapura, Anekal Taluk, which records that a NOC has been granted in favour of M/s. Godrej Properties Limited for supply of drinking water, access road and drainage system in respect of the proposed residential building to be constructed on Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/2 measuring ½ gunta, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey No. 28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, in all aggregating to 8 acres 3½ guntas. The said NOC further records that the aforesaid land has a 40-foot access road.
45. We have perused a copy of the NOC for high rise building in BGTD dated 07.03.2026 in No.DGM (CM) BGTD/NOC for High rise/2025-26/198 issued by the Assistant General Manager IPCM/EMF which bears out that the Bharat Sanchar Nigam Limited had no objection



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for proposed residential building in favour of M/s. Godrej Properties Limited at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3. The said NOC is valid for a period of 5 years from 07.03.2026.

46. We have perused a copy of the Consent for Establishment (CFE) dated 17.03.2026 bearing No.CTE-353220 issued by the Karnataka State Pollution Control Board in favour of M/s. Godrej Properties Limited for construction of Residential building at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3 on a total built up area of 1,06,857 Sq. mtrs. The proposed building consists of 544 flats with club house. The said NOC is valid till 16.03.2031.
47. We have perused a copy of the NOC dated 30.03.2026 in No.HOSU/SOUTH/B/020226/2416962 which bears out that the Airports Authority of India, Bangalore, had no objection for proposed residential building in favour of M/s. Godrej Properties Limited at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3. The said NOC is valid till 29.03.2034.
48. We have perused a copy of the revised NOC dated 17.04.2026 bearing No. KSFES/GBC (1)/077 docket No. KSFES/NOC/077/2026 issued by the Office of the Director General of Police Commandant General, Home Guards & Director of Civil Defence and Director General Karnataka State Fire & Emergency Services ("**Fire Department**") had no objection for construction of Residential building at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3 in favour of M/s. Godrej Properties Limited.
49. We have perused a copy of the NOC dated 07.05.2026 bearing No. SEIAA 104 CON 2026 issued by the State Level Environment Impact Assessment Authority-Karnataka in favour of M/s. Godrej Properties Limited for construction of Residential building at Survey Nos.27/1, 27/3, 27/5, 27/8, 28/1 and 29/3 on a plot area of 34,448.9 Sqm and the total built up area is 1,06,857 Sqm. The proposed building consists of 544 units with (1) Tower 1 having 3 BF +GF+35 UF+TF, (2) Tower 2 having 3 BF +GF+35 UF+TF and (3) Clubhouse having 3 BF +GF+2 UF+TF.

Sanction Plan:

50. We have perused a copy of the development plan dated 08.05.2026 in No.APA/LAO/191/2025-26 issued by the Member Secretary Anekal Planning Authority, Anekal. The said development plan confirms that approval has been granted in favour of M/s. Godrej Properties Limited, for the proposed residential development project situated in Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey No. 28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, totally measuring 8 acres 3 guntas (approximately 32,677.91 square meters) ("Project"). The Project comprises 534 residential units in a structure consisting of 3 basement floor + 1 Ground Floor + 35 upper floors + terrace Floor.

Note: It is pertinent to note that the land in Survey No.27/2, forms part of all the NOCs. However, the residential layout plan approval letter and development plan, both dated 08.05.2026, do not refer to Survey No.27/2.

51. We have perused a copy of the residential layout plan approval letter dated 08.05.2026 in No.APA/LAO/191/2025-26, issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority, Anekal. The said plan indicates that permission was accorded in favour of M/s. Godrej Properties Limited to develop residential sites in Survey No. 27/1 measuring 2 acres 13½ guntas, Survey No. 27/3 measuring 1 acre 14½ guntas, Survey No. 27/5 measuring 1 acre 14½ guntas, Survey No. 27/8 measuring 17½ guntas, Survey No. 28/1 measuring 1 acre 38 guntas, and Survey No. 29/3 measuring 25 guntas, totally measuring 8 acres 3 guntas.

Survey documents with respect to Survey No.27/3 and 27/5:

1. We have perused a copy of the Moola Tippyany with respect to the Survey No. 27.
2. The Akarbandh bears out the total extent of land in Survey No. 27 as 7 acres 1 gunta (including 14 guntas kharab).
3. The Akarbandh bears out the total extent of land in Survey No. 27/3 as 1 acre 22 ½ guntas (including 8 guntas kharab) and Survey No. 27/5 as 1 acre 20 ½ guntas (including 6 guntas kharab).
4. The Hissa Tippyany and RR Pakka Book shows that, the Survey No. 27, measuring 7 acres 1 gunta (including 14 guntas kharab) has been bifurcated into 6 portions, i.e., Survey No. 27/1 to 27/6. The name of Muniyappa is entered as the owner of the Survey No. 27/3, measuring 1 acre 22 ½ guntas (including 8 guntas kharab) and the name of Thimmaiah is entered as the owner of the Survey No. 27/5, measuring 1 acre 20 ½ guntas (including 6 guntas kharab)
5. We have perused a copy of the Atlas of Survey No. 27 which shows the bifurcation of Survey No. 27/1 to 27/6.
6. We have perused a copy of the village map of Kada Agrahara Village and the composite Survey No. 27 formed part of the said village.

Endorsements with respect to Survey No. 27/3 and 27/5:

1. We have perused a copy of the Endorsement dated 19.07.2025 in No. R.R.T/copy/C.R/380/2024-25 issued by the Special Thasildar, Anekal Taluk, which bears out that the Inheritance Certificate bearing IHC No. 7/1996-97 with respect to Survey No. 27 is not available and could not be issued.



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2. We have perused a copy of the Endorsement dated 15.02.2024 issued by the Special Thasildar, Anekal Taluk, which bears out that the Mutation Register bearing MR No. 7/1951-52 with respect to Survey No. 27/1 is not available and could not be issued.
3. We have perused a copy of the Endorsement dated 14.11.2013 in No. R.K/C.R/1084/2013-14 issued by the Thasildar, Bangalore East Taluk, K.R. Puram which bears out that the RTCs for the period 1984 to 1989 with respect to Survey No. 27 is dilapidated and could not be issued.
4. We have perused a copy of the Endorsement dated 28.01.2022 in No. RD0038028245134 issued by the Thasildar, Anekal Taluk which bears out that there are no tenancy application filed under Form 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 27/3.
5. We have perused a copy of the Endorsement dated 28.01.2022 in No. RD0038028245136 issued by the Thasildar, Anekal Taluk which bears out that there are no tenancy application filed under Form 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 27/5.
6. We have perused a copy of the Endorsement dated 19.09.2025 in No. RD1218028035357 issued by the Thasildar, Anekal Taluk which bears out that there are no tenancy application filed under Form 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey Nos. 27/5 and 27/3.
7. We have perused a copy of the Endorsement dated 12.01.2022 in No. KHB/LA/Anekal/312/2021-22 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore which bears out that the Survey No. 27/3 is not acquired for its developmental purposes.
8. We have perused a copy of the Endorsement dated 12.01.2022 in No. KHB/LA/Anekal/316/2021-22 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore which bears out that the Survey No. 27/5 is not acquired for its developmental purposes.
9. We have perused a copy of the Endorsement dated 14.01.2022 in No. Bangalore/LA-2/3999/2021-22 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore which bears out that the Survey No. 27/3 is not acquired for its developmental purposes.
10. We have perused a copy of the Endorsement dated 14.01.2022 in No. Bangalore/LA-2/4000/2021-22 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore which bears out that the Survey No. 27/5 is not acquired for its developmental purposes.



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11. We have perused a copy of the Endorsement dated 04.09.2025 in No. KHB/LA/Anekal/60/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey Nos. 27/3 and 27/5 along with certain other land parcels.
12. We have perused a copy of the Endorsement dated 04.09.2025 in No. P.T.C.L(A)CR:513/2025-26 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey Nos. 27/3 and 27/5 along with certain other land parcels.

Encumbrance certificates with respect to Survey No. 27/3 and 27/5:

1. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 which bears out several entries out of which registration of Sale Deed dated 23.11.1951, registered as document No.1907 with respect to the Survey No. 27.
2. The Encumbrance Certificate for the period 01.04.2004 to 31.12.2020 which bears out several entries out of which registration of Release Deed dated 11.07.2019, registered as document No. ANK-1-03300, Release Deed dated 17.08.2019, registered as document No. SRJ-1-02695, Release Deed dated 21.08.2019, registered as document No. 2774 and Memorandum of Agreement dated 07.08.2019, registered as document No. ANK-1-03305 is with respect to the Survey No. 27.

Public Notice-

1. We have issued public notices, both published on 25.08.2025, in the Bangalore edition of the Times of India and Vijaya Karnataka Bengaluru edition newspapers calling for objection from the general public. We have not received any objection from the public with respect to the land in Survey No. 27/3 (old No. 27), measuring 1 acre 14 ½ guntas.
2. We have issued public notices, both published on 25.08.2025, in the Bangalore edition of the Times of India and Vijaya Karnataka Bengaluru edition newspapers calling for objection from the general public. We have not received any objection from the public with respect to the land in Survey No. 27/5 (old No. 27), measuring 1 acre 14 ½ guntas.

Note: We are given to understand the e-katha, latest property taxpaid receipts will be paid and obtained at the later stage. The Endorsements issued by Karnataka Industrial Areas Development Board and National Highways Authority of India pertaining to the proposed or pending acquisition proceedings with respect to Survey Nos. 27/3 and 27/5 shall be obtained in due course.



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CONCLUSION

Based on review of the documents detailed above and subject to our observations, we hereby conclude that **Godrej Properties Limited** is the owner of the converted lands bearing Survey No. 27/3 (old No. 27), measuring 1 acre 14 ½ guntas and Survey No. 27/5 (old No. 27), measuring 1 acre 14 ½ guntas, situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

**MALINI
RAJU**

Digitally signed by MALINI RAJU
DN: C=IN, PostalCode=560079, S=KARNATAKA, STREET=677, 8TH A MAIN ROAD, BENGALURU, BASAWESHWARNAGAR, III STAGE, III BLOCK, 560079, L=BENGALURU, O=Personal, SERIALNUMBER=77b247c57267eef158e3b90d2e7491741f58c7b0975a30fab4953eaf0f3a9c3
OID.2.5.4.65=42a46c23bddf4361b523a00673384fde,
Phone=385ce92259b352f9eb2ea427ef3eeaed185dfa596680acc8f6
07c9a39146a9b6, E=MALINI.RAJU@AZBPARTNERS.COM,
CN=MALINI RAJU
Reason: I am the author of this document
Location:
Date: 2020-06-26 18:02:01

**Malini Raju
AZB & Partners
Bengaluru**



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SCHEDULE

Item No. 1

All that piece and parcel of the residentially converted land Survey No. 27/3 (old No. 27), measuring 1 acre 14 ½ guntas (converted vide Official Memorandum dated 08.03.2022 bearing No. ALN (A.S.H.)/SR 201/2021-22 issued by the Deputy Commissioner, Bangalore District), situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore and bounded on the:

East by : Road;
West by : Land in Survey No. 27/1;
North by : Land in Survey No. 27/2;
South by : Land in Survey No. 27/5.

Item No. 2

All that piece and parcel of the residentially converted land Survey No. 27/5 (old No. 27), measuring 1 acre 14 ½ guntas (converted vide Official Memorandum dated 08.03.2022 bearing No. ALN (A.S.H.)/SR 198/2021-22 issued by the Deputy Commissioner, Bangalore District), situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore and bounded on the:

East by : Road;
West by : Land in Survey No. 27/1;
North by : Land in Survey No. 27/3;
South by : Kada Agrahara & B. Hosahalli Village Boundary.



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Annexure -A

Available Documents- Documents reviewed by us:

Sl. No.	Description of the documents
1.	Index of Lands and Record of Rights bearing RR No. 49.
2.	Sale Deed dated 06.10.1951, registered as document No.1571/1951-52, in Book I, Volume No. 664, Pages 157 to 159, before the sub-registrar, Anekal.
3.	Sale Deed dated 23.11.1951, registered as document No.1907/1951-52, in Book I, Volume No. 666, Pages 238 to 2399, before the sub-registrar, Anekal.
4.	Affidavit cum Family Tree of Lingappa dated 18.06.2019.
5.	Partition Deed dated 12.06.2006 entered between Madamma wife of late Nagaraju and others.
6.	Mutation Register bearing M.R. No.1/2006-07.
7.	Release Deed dated 21.08.2019, registered as document No. 2774/2019-20, stored in C.D. No. SRJD434 before the office of sub-register, Basavanagudi (Sarjapura).
8.	Release Deed dated 11.07.2019, registered as document No. ANK-1-03300/2019-20, stored in C.D. No. ANKD606, before the office of the sub-registrar, Anekal.
9.	Mutation Register bearing MR No. T10/2019-20.
10.	Release Deed dated 17.08.2019, registered as document No. SRJ-1-02695/2019-20, stored in C.D. No. SRJD431, before the office of the sub-registrar, Basavanagudi (Sarjapura).
11.	Memorandum of Agreement dated 07.08.2019, registered as document No. ANK-1-03305/2019-20, stored in C.D. No. ANKD606, before the office of the sub-registrar, Basavanagudi (Anekal).
12.	Sale Agreement dated 23.07.2021, registered as document No. SRJ-1-01758/2021-22, stored in C.D. No. SRJD897 before the office of the sub-registrar, Basavanagudi (Sarjapura).
13.	General Power of Attorney dated 23.07.2021, registered as document No. SRJ-4-00086/2021-22, stored in C.D. No. SRJD897 before the office of the sub-registrar, Basavanagudi (Sarjapura).
14.	Sale Deed dated 07.03.2022, registered as document No. BSK-1-12922/2021-22, stored in C.D. No. BSKD1257, before the office of the sub-registrar, Basavanagudi (Banashanakari).
15.	Government Order No.APA/CLU/16/2019-20, dated 25.02.2022 issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority Anekal with respect to the land bearing Survey No.27/3 measuring 1 acre 14 ½ guntas, Survey No. 27/5 measuring 1 acre 14 ½ guntas along with certain other land parcels totally measuring 3 acres 13 guntas.



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16.	Official Memorandum dated 08.03.2022 bearing No. ALN (A.S.H.) SR/201/2021-22/301853 issued by the Deputy Commissioner, Bangalore District.
17.	Sale Deed dated 10.04.2023, registered as document No. SRJ-1-00194/2023-24, stored in CD No. SRJD1358, before the office of the sub-registrar, Basavanagudi (Sarjapura).
18.	Rectification Deed dated 12.03.2024, registered as document No. SRJ-1-11429/2023-24, before the office of the sub-registrar, Sarjapura.
19.	Order dated 27.06.2023 passed in R.R.T/ CR/1174/2022-23 issued by the Special Tahasildar, Anekal Taluk, Anekal.
20.	Mutation Register bearing MR No. T2/2023-24.
21.	Sale Agreement dated 23.07.2021, registered as document No. SRJ-1-01753/2021-22, stored in C.D. No. SRJD897 before the office of the sub-registrar, Basavanagudi (Sarjapura).
22.	General Power of Attorney dated 23.07.2021, registered as document No. SRJ-4-00083/2021-22, stored in C.D. No. SRJD897 before the office of the sub-registrar, Basavanagudi (Sarjapura).
23.	Sale Deed dated 07.03.2022, registered as document No. BSK-1-12931/2021-22, stored in C.D. No. BSKD1257, before the office of the sub-registrar, Basavanagudi (Banashanakari).
24.	Official Memorandum dated 08.03.2022 bearing No. ALN (A.S.H.) SR/198/2021-22/301854 issued by the Deputy Commissioner, Bangalore District.
25.	Sale Deed dated 10.04.2023, registered as document No. SRJ-1-00192/2023-24, stored in CD No. SRJD1358, before the office of the sub-registrar, Basavanagudi (Sarjapura).
26.	Rectification Deed dated 12.03.2024, registered as document No. SRJ-1-11427/2023-24, before the office of the sub-registrar, Sarjapura.
27.	Mutation Register bearing MR No. T3/2023-24.
28.	Mortgage Deed dated 16.09.2022, registered as document No. SRJ-1-05068/2022-23, stored in CD No. SRJD1207, before the office of the sub-registrar, Basavanagudi (Sarjapura).
29.	Mutation Register bearing MR No. T21/2022-23.
30.	Order dated 26.06.2023 in No. RRT.Disp/1190/2023 issued by the Thasildar.
31.	Cancellation of the Mortgage Deed dated 29.02.2024, registered as document No. SRJ-1-10992/2023-24, before the office of the sub-registrar, Sarjapura.
32.	Supplemental Indenture of Mortgage dated 25.04.2024 registered as document No. SRJ-1-00840/2024-25, before the office of the sub-registrar, Basavanagudi (Sarjapura).
33.	Sale deed dated 10.10.2025 registered as document No. SRJ-1-05740/2025-26, at the office of the sub-registrar, Sarjapura executed by (1) M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (2) M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P son of late K. Pilla



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	Reddy (represented by its special power of attorney holder Hri Prasad N), (3) Muniyappa son of late Lingappa, (4) Manjuranath son of Muniyappa, (5) Sumithra daughter of Muniyappa (Muniyappa, Manjuranath and Sumithra were represented by their power of attorney holder M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), as vendors and Manjunatha K.N. as confirming party in favour of Godrej Properties Limited acting through its authorized representative Debleena Banerjee (vide board resolution dated 23.09.2025).
34.	Settlement deed dated 19.11.2025 registered as document No.SRJ-1-06891/2025-26, at the office of the sub-registrar, Sarjapura executed by and between M/s. Modern Space Builders LLP, represented by its authorized designated partner Shravanth P, M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P and Godrej Properties Limited acting through its authorized representative Darshan Kannan.
35.	Preliminary Record for the period 1962-63 to 1964-65, 1966-67 to 1967-68 in relation to Survey No. 27.
36.	RTCs for the period 1969-70 to 1983-84, 1989-90 to 2018-19 in relation to Survey No. 27.
37.	RTCs for the period 2020-21 to 2025-26 in relation to Survey No. 27/3.
38.	RTCs for the period 2019-20 to 2025-26 in relation to Survey No. 27/5.
39.	Relinquishment deed dated 20.04.2026 registered as document No.ABL-1-1099/2026-27 in the office of the sub-registrar Attibele, executed by M/s. Godrej Properties Limited, represented by Debleena Banerjee.
40.	Relinquishment deed dated 30.04.2026 registered as document No.ABL-1-1100/2026-27 in the office of the sub-registrar Attibele, executed by M/s. Godrej Properties Limited, represented by Debleena Banerjee.
41.	NOC dated 02.01.2026 bearing No. Yamare/V.P/138/2025-26, issued by the Panchayat Development Officer, Yamare Village Panchayat, Sarjapura, Anekal Taluk.
42.	NOC for high rise building in BGTD dated 07.03.2026 in No.DGM (CM) BGTD/NOC for High rise/2025-26/198 issued by the Assistant General Manager IPCM/EMF.
43.	Consent for Establishment (CFE) dated 17.03.2026 bearing No.CTE-353220 issued by the Karnataka State Pollution Control Board in favour of M/s. Godrej Properties Limited.
44.	NOC dated 30.03.2026 in No.HOSU/SOUTH/B/020226/2416962 issued by Airports Authority of India, Bangalore.
45.	Revised NOC dated 17.04.2026 bearing No. KSFES/GBC (1)/077 docket No. KSFES/NOC/077/2026 issued by the Office of the Director General of Police Commandant General, Home Guards & Director of Civil Defence and Director General Karnataka State Fire & Emergency Services.



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46.	NOC dated 07.05.2026 bearing No. SEIAA 104 CON 2026 issued by the State Level Environment Impact Assessment Authority-Karnataka in favour of M/s. Godrej Properties Limited.
47.	Development plan dated 08.05.2026 in No.APA/LAO/191/2025-26 issued by the Member Secretary Anekal Planning Authority, Anekal.
48.	Residential layout plan approval letter dated 08.05.2026 in No.APA/LAO/191/2025-26, issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority, Anekal.
49.	Moola Tippyany with respect to the Survey No. 27.
50.	Akarbandh in relation to Survey No. 27.
51.	Akarbandh in relation to Survey No. 27/3 and Survey No. 27/5.
52.	Hissa Tippyany and RR Pakka Book in relation to Survey No. 27/1 to 27/6.
53.	Atlas in relation to Survey No. 27/1 to 27/6.
54.	Village map of Kada Agrahara Village.
55.	Endorsement dated 19.07.2025 in No. R.R.T/copy/C.R/380/2024-25 issued by the Special Thasildar, Anekal Taluk.
56.	Endorsement dated 15.02.2024 issued by the Special Thasildar, Anekal Taluk.
57.	Endorsement dated 14.11.2013 in No. R.K/C.R/1084/2013-14 issued by the Thasildar, Bangalore East Taluk, K.R. Puram.
58.	Endorsement dated 28.01.2022 in No. RD0038028245134 issued by the Thasildar, Anekal Taluk.
59.	Endorsement dated 28.01.2022 in No. RD0038028245136 issued by the Thasildar, Anekal Taluk.
60.	Endorsement dated 12.01.2022 in No. KHB/LA/Anekal/312/2021-22 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
61.	Endorsement dated 12.01.2022 in No. KHB/LA/Anekal/316/2021-22 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
62.	Endorsement dated 14.01.2022 in No. Bangalore/LA-2/3999/2021-22 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore.
63.	Endorsement dated 14.01.2022 in No. Bangalore/LA-2/4000/2021-22 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore.
64.	Endorsement dated 04.09.2025 in No. KHB/LA/Anekal/60/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore
65.	Endorsement dated 04.09.2025 in No. P.T.C.L(A)CR:513/2025-26 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore



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66.	Endorsement dated 19.09.2025 in No. RD1218028035357 issued by the Thasildar, Anekal Taluk.
67.	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004.
68.	Encumbrance Certificate for the period 01.04.2004 to 31.12.2020.
69.	Encumbrance Certificate for the period 18.06.2019 to 19.07.2025 with respect to the Survey No. 27/3.
70.	Encumbrance Certificate for the period 01.04.2004 to 20.08.2025 with respect to the Survey No. 27/3.
71.	Encumbrance Certificate for the period 03.12.2019 to 12.04.2024 with respect to the Survey No. 27/5.
72.	Encumbrance Certificate for the period 12.04.2024 to 19.07.2025 with respect to the Survey No. 27/5.
73.	Encumbrance Certificate for the period 01.04.2004 to 20.08.2025 with respect to the Survey No. 27/5.
74.	Encumbrance certificate issued for the period 01.04.2004 to 30.01.2026 with respect to Survey No.27/3.
75.	Encumbrance certificate issued for the period 01.04.2004 to 30.01.2026 with respect to Survey No.27/5.
76.	Encumbrance certificate issued for the period from 01.04.2025 to 01.06.2026 with respect to Survey No.27/3.
77.	Encumbrance certificate issued for the period from 01.04.2025 to 01.06.2026 with respect to Survey No.27/5.



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Annexure- B

List of Original documents reviewed by us:

Sl. No.	Description of the documents	Original/ Certified Copy/ Photocopy
1.	Index of Lands and Record of Rights bearing RR No. 49.	Photocopy Certified Copy in the file for Survey No. 27/1
2.	Sale Deed dated 06.10.1951, registered as document No.1571/1951-52, in Book I, Volume No. 664, Pages 157 to 159, before the sub-registrar, Anekal.	Photocopy Certified Copy in the file for Survey No. 27/1
3.	Sale Deed dated 23.11.1951, registered as document No.1907/1951-52, in Book I, Volume No. 666, Pages 238 to 2399, before the sub-registrar, Anekal.	Photocopy Certified Copy in the file for Survey No. 27/1
4.	Affidavit cum Family Tree of Lingappa dated 18.06.2019.	Original
5.	Partition Deed dated 12.06.2006 entered between Madamma wife of late Nagaraju and others.	Photocopy
6.	Mutation Register bearing M.R. No.1/2006-07.	Photocopy
7.	Release Deed dated 21.08.2019, registered as document No. 2774/2019-20, stored in C.D. No. SRJD434 before the office of sub-register, Basavanagudi (Sarjapura).	Original
8.	Release Deed dated 11.07.2019, registered as document No. ANK-1-03300/2019-20, stored in C.D. No. ANKD606, before the office of the sub-registrar, Anekal.	Original
9.	Mutation Register bearing MR No. T10/2019-20.	Online Certified Copy
10.	Release Deed dated 17.08.2019, registered as document No. SRJ-1-02695/2019-20, stored in C.D. No. SRJD431, before the office of the sub-registrar, Basavanagudi (Sarjapura).	Original
11.	Memorandum of Agreement dated 07.08.2019, registered as document No. ANK-1-03305/2019-20, stored in C.D. No.	Online Certified Copy



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	ANKD606, before the office of the sub-registrar, Basavanagudi (Anekal).	
12.	Sale Agreement dated 23.07.2021, registered as document No. SRJ-1-01758/2021-22, stored in C.D. No. SRJD897 before the office of the sub-registrar, Basavanagudi (Sarjapura).	Original
13.	General Power of Attorney dated 23.07.2021, registered as document No. SRJ-4-00086/2021-22, stored in C.D. No. SRJD897 before the office of the sub-registrar, Basavanagudi (Sarjapura).	Original
14.	Sale Deed dated 07.03.2022, registered as document No. BSK-1-12922/2021-22, stored in C.D. No. BSKD1257, before the office of the sub-registrar, Basavanagudi (Banashanakari).	Original
15.	Government Order No.APA/CLU/16/2019-20, dated 25.02.2022 issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority Anekal with respect to the land bearing Survey No.27/3 measuring 1 acre 14 ½ guntas, Survey No. 27/5 measuring 1 acre 14 ½ guntas along with certain other land parcels totally measuring 3 acres 13 guntas.	Photocopy
16.	Official Memorandum dated 08.03.2022 bearing No. ALN (A.S.H.) SR/201/2021-22/301853 issued by the Deputy Commissioner, Bangalore District.	Official Memorandum - Online Certified Copy Challan- Photocopy
17.	Sale Deed dated 10.04.2023, registered as document No. SRJ-1-00194/2023-24, stored in CD No. SRJD1358, before the office of the sub-registrar, Basavanagudi (Sarjapura).	Original
18.	Rectification Deed dated 12.03.2024, registered as document No. SRJ-1-11429/2023-24, before the office of the sub-registrar, Sarjapura.	Original
19.	Order dated 27.06.2023 passed in R.R.T/ CR/1174/2022-23 issued by the Special Tahasildar, Anekal Taluk, Anekal.	Certified Copy
20.	Mutation Register bearing MR No. T2/2023-24.	Online Copy
21.	Sale Agreement dated 23.07.2021, registered as document No. SRJ-1-01753/2021-22, stored in C.D. No. SRJD897 before the office of the sub-registrar, Basavanagudi (Sarjapura).	Original
22.	General Power of Attorney dated 23.07.2021, registered as document No. SRJ-4-00083/2021-22, stored in C.D. No.	Original



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	SRJD897 before the office of the sub-registrar, Basavanagudi (Sarjapura).	
23.	Sale Deed dated 07.03.2022, registered as document No. BSK-1-12931/2021-22, stored in C.D. No. BSKD1257, before the office of the sub-registrar, Basavanagudi (Banashanakari).	Original
24.	Official Memorandum dated 08.03.2022 bearing No. ALN (A.S.H.) SR/198/2021-22/301854 issued by the Deputy Commissioner, Bangalore District.	Certified Copy
25.	Sale Deed dated 10.04.2023, registered as document No. SRJ-1-00192/2023-24, stored in CD No. SRJD1358, before the office of the sub-registrar, Basavanagudi (Sarjapura).	Original
26.	Rectification Deed dated 12.03.2024, registered as document No. SRJ-1-11427/2023-24, before the office of the sub-registrar, Sarjapura.	Original
27.	Mutation Register bearing MR No. T3/2023-24.	Online Certified Copy
28.	Mortgage Deed dated 16.09.2022, registered as document No. SRJ-1-05068/2022-23, stored in CD No. SRJD1207, before the office of the sub-registrar, Basavanagudi (Sarjapura).	Original
29.	Mutation Register bearing MR No. T21/2022-23.	Online Copy
30.	Order dated 26.06.2023 in No. RRT.Disp/1190/2023 issued by the Thasildar.	Certified Copy
31.	Cancellation of the Mortgage Deed dated 29.02.2024, registered as document No. SRJ-1-10992/2023-24, before the office of the sub-registrar, Sarjapura.	Original
32.	Supplemental Indenture of Mortgage dated 25.04.2024 registered as document No. SRJ-1-00840/2024-25, before the office of the sub-registrar, Basavanagudi (Sarjapura).	Photocopy
33.	Sale deed dated 10.10.2025 registered as document No. SRJ-1-05740/2025-26, at the office of the sub-registrar, Sarjapura executed by (1) M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (2) M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P son of late K. Pilla Reddy (represented by its special power of attorney holder Hri Prasad N), (3) Muniyappa son of late Lingappa, (4) Manjuanath son of Muniyappa, (5) Sumithra daughter of Muniyappa (Muniyappa, Manjuanath and Sumithra were represented by their power of attorney holder M/s. Modern Space Builders LLP represented by its authorized designated partner Shravanth P son of late K. Pilla	Photocopy



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	Reddy (represented by its special power of attorney holder Hri Prasad N), as vendors and Manjunatha K.N. as confirming party in favour of Godrej Properties Limited acting through its authorized representative Debleena Banerjee (vide board resolution dated 23.09.2025).	
34.	Preliminary Record for the period 1961-62 to 1967-68 in relation to Survey No. 27.	Photocopy Certified Copy in the file for Survey No. 27/1 RTCs Photocopy for the period 1965-66
35.	RTCs for the period 1969-70 to 1983-84, 1989-90 to 2018-19 in relation to Survey No. 27.	RTCs for the period 1969-70 to 1983-84 - Photocopy RTCs for the period -1989-90 to 2001-02- Photocopy RTCs for the period 2002-03 to 2019-20- Online Certified copy
36.	RTCs for the period 2020-21 to 2025-26 in relation to Survey No. 27/3.	Online Certified copy
37.	RTCs for the period 2019-20 to 2025-26 in relation to Survey No. 27/5.	Online Certified copy
38.	Relinquishment deed dated 20.04.2026 registered as document No.ABL-1-1099/2026-27 in the office of the sub-registrar Attibele, executed by M/s. Godrej Properties Limited, represented by Debleena Banerjee.	Photocopy
39.	Relinquishment deed dated 30.04.2026 registered as document No.ABL-1-1100/2026-27 in the office of the sub-registrar Attibele, executed by M/s. Godrej Properties Limited, represented by Debleena Banerjee.	Photocopy



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40.	NOC dated 02.01.2026 bearing No. Yamare/V.P/138/2025-26, issued by the Panchayat Development Officer, Yamare Village Panchayat, Sarjapura, Anekal Taluk.	Photocopy
41.	NOC for high rise building in BGTD dated 07.03.2026 in No.DGM (CM) BGTD/NOC for High rise/2025-26/198 issued by the Assistant General Manager IPCM/EMF.	Photocopy
42.	Consent for Establishment (CFE) dated 17.03.2026 bearing No.CTE-353220 issued by the Karnataka State Pollution Control Board in favour of M/s. Godrej Properties Limited.	Photocopy
43.	NOC dated 30.03.2026 in No.HOSU/SOUTH/B/020226/2416962 issued by Airports Authority of India, Bangalore.	Photocopy
44.	Revised NOC dated 17.04.2026 bearing No. KSFES/GBC (1)/077 docket No. KSFES/NOC/077/2026 issued by the Office of the Director General of Police Commandant General, Home Guards & Director of Civil Defence and Director General Karnataka State Fire & Emergency Services.	Photocopy
45.	NOC dated 07.05.2026 bearing No. SEIAA 104 CON 2026 issued by the State Level Environment Impact Assessment Authority-Karnataka in favour of M/s. Godrej Properties Limited.	Photocopy
46.	Development plan dated 08.05.2026 in No.APA/LAO/191/2025-26 issued by the Member Secretary Anekal Planning Authority, Anekal.	Photocopy
47.	Residential layout plan approval letter dated 08.05.2026 in No.APA/LAO/191/2025-26, issued by the Member-Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority, Anekal.	Photocopy
48.	Moola Tippyany with respect to the Survey No. 27.	Certified copy
49.	Akarbandh in relation to Survey No. 27.	Photocopy
50.	Akarbandh in relation to Survey No. 27/3 and Survey No. 27/5.	Photocopy
51.	Hissa Tippyany and RR Pakka Book in relation to Survey No. 27/1 to 27/6.	Certified copy provided in Survey No. 27/1 file
52.	Atlas in relation to Survey No. 27/1 to 27/6.	Certified copy provided in Survey No. 27/1 file
53.	Village map of Kada Agrahara Village.	Photocopy



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54.	Endorsement dated 19.07.2025 in No. R.R.T/copy/C.R/380/2024-25 issued by the Special Thasildar, Anekal Taluk.	Original provided in the file for Survey No. 27/1
55.	Endorsement dated 15.02.2024 issued by the Special Thasildar, Anekal Taluk.	Photocopy Original in the file for Survey No. 27/1
56.	Endorsement dated 14.11.2013 in No. R.K/C.R/1084/2013-14 issued by the Thasildar, Bangalore East Taluk, K.R. Puram.	Photocopy provided in the file for Survey No. 27/1
57.	Endorsement dated 28.01.2022 in No. RD0038028245134 issued by the Thasildar, Anekal Taluk.	Photocopy
58.	Endorsement dated 28.01.2022 in No. RD0038028245136 issued by the Thasildar, Anekal Taluk.	Photocopy
59.	Endorsement dated 12.01.2022 in No. KHB/LA/Anekal/312/2021-22 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.	Photocopy
60.	Endorsement dated 12.01.2022 in No. KHB/LA/Anekal/316/2021-22 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.	Photocopy
61.	Endorsement dated 14.01.2022 in No. Bangalore/LA-2/3999/2021-22 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore.	Photocopy
62.	Endorsement dated 14.01.2022 in No. Bangalore/LA-2/4000/2021-22 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore.	Photocopy
63.	Endorsement dated 04.09.2025 in No. KHB/LA/Anekal/60/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore	Photocopy Original in the file for Survey No. 27/1
64.	Endorsement dated 04.09.2025 in No. P.T.C.L(A)CR:513/2025-26 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore	Photocopy Original in the file for Survey No. 27/1
65.	Endorsement dated 19.09.2025 in No. RD1218028035357 issued by the Thasildar, Anekal Taluk.	Photocopy
66.	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004.	Photocopy



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67.	Encumbrance Certificate for the period 01.04.2004 to 31.12.2020.	Photocopy
68.	Encumbrance Certificate for the period 18.06.2019 to 19.07.2025 with respect to the Survey No. 27/3.	Online Certified Copy
69.	Encumbrance Certificate for the period 01.04.2004 to 20.08.2025 with respect to the Survey No. 27/3.	Online Certified Copy
70.	Encumbrance Certificate for the period 03.12.2019 to 12.04.2024 with respect to the Survey No. 27/5.	Online Certified Copy
71.	Encumbrance Certificate for the period 12.04.2024 to 19.07.2025 with respect to the Survey No. 27/5.	Online Certified Copy
72.	Encumbrance Certificate for the period 01.04.2004 to 20.08.2025 with respect to the Survey No. 27/5.	Online Certified Copy
73.	Encumbrance certificate issued for the period 01.04.2004 to 30.01.2026 with respect to Survey No.27/3.	Online Certified Copy
74.	Encumbrance certificate issued for the period 01.04.2004 to 30.01.2026 with respect to Survey No.27/5.	Online Certified Copy
75.	Settlement deed dated 19.11.2025 registered as document No.SRJ-1-06891/2025-26, at the office of the sub-registrar, Sarjapura executed by and between M/s. Modern Space Builders LLP, represented by its authorized designated partner Shravanth P, M/s. M S Urban Oasis represented by its authorized designated partner Shravanth P and Godrej Properties Limited acting through its authorized representative Darshan Kannan.	Certified Copy
76.	Encumbrance certificate issued for the period from 01.04.2025 to 01.06.2026 with respect to Survey No.27/3.	Online Certified Copy
77.	Encumbrance certificate issued for the period from 01.04.2025 to 01.06.2026 with respect to Survey No.27/5.	Online Certified Copy