

05th March 2025

To,

AAKRUTHI PROPERTIES

Raintree Plaza, No.227,
4th Floor, 10th Main,
100 Feet Road, HRBR Layout,
1st Block, Kalyan Nagar,
Bangalore-560043,
Karnataka (INDIA)

Hereunder referred to as 'the Client'

Dear Sir,

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

Report on Title

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I. SCHEDULE

ALL THAT PIECE AND PARCEL of the land in Survey No. 193 (earlier Survey No.39/P1) measuring 04 Acres, Property bearing No.150200400100820819, converted residentially vide an Official Memorandum dated 06.11.2023 No. 545743, issued by the Office of the Deputy Commissioner, Bangalore Urban District, situated at Hirandahalli Village, Bidarahalli Hobli, Bangalore (East) Taluk, and bounded by-

East by : Land in Survey No. 39 ;
West by : Land in Survey No. 39 ;
North by : Road;
South by : Land in Survey No. 39.

(Boundaries of the aforesaid Schedule Property have been ascertained from the Conversion Sketch of the Official Memorandum dated 06.11.2023).

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II. COPIES OF THE DOCUMENT FURNISHED FOR TITLE SCRUTINY

Serial No.	Description of Documents
1.	Grant Certificate dated 03.04.1974 in No. LND.SR (1)94/1971-72 issued by the Office of the Tahsildar, Bangalore East Taluk and Caste Certificate dated 08.11.2023 issued by the Revenue Department
2.	Mutation Register bearing MR No. 46/1976-77 issued by the Tahsildar, K.R Puram
3.	Index of lands and the Suguvali Chit extract issued by the Shirastedar, Hoskote
4.	Communication letter dated 02.05.1972 by the Tahsildar, Bangalore East Taluk
5.	Official Memorandum dated 21.11.1972 issued by the Office of the Tahsildar, Hoskote Taluk
6.	List of Grantees issued by the Office of the Shirastedar, Hosakote
7.	Record of Tenancy and Crops (RTCs) for the period from 1973-74 to 1978-79; 1980-81 to 1988-89 and from 1995-96 to 1999-2000 issued by the Office of the Tahsildar, Bangalore East Taluk
8.	Order dated 05.05.2012 in No. RRT (BE)CR32/2012-12 passed by the Office of the Assistant Commissioner, Bangalore North Taluk
9.	Mutation Register bearing MR No.H22/2012-13 issued by the Office of the Village Accountant, Bangalore East Taluk
10.	RTCs from the year 2012-13 till 2021-22 issued by the Office of the Tahsildar, Bangalore East Taluk
11.	Agreement to Sell dated 06.12.2012 registered as Document No.8549/2012-13 of Book-I stored in CD No. KRID461 in the Office of the Sub-Registrar Krishnarajapuram
12.	Varadhi copy dated 24.02.2018 and Order of the Tahsildar dated 05.03.2018
13.	Order passed by the Court of Assistant Commissioner dated 09.08.2018 in No. LND(Appeal):17/2018
14.	Letter dated 11.12.2018 by the Office of the Assistant Commissioner, Bangalore
15.	Phodi Order dated 20.10.2022 issued by the Department of Survey and Land Records, Bangalore
16.	Mutation Register bearing MR No. T67/2022-23 issued by the Office of the Village Accountant, Bangalore East Taluk
17.	RTC for the period from 2022-23 to 2023-24 issued by the Office of the Tahsildar, Bangalore East Taluk
18.	Sale Deed dated 28.09.2023 registered as Document No.13052/2023-24 of Book-I stored in the Office of the Sub-Registrar Banaswadi

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19.	Mutation Register bearing MR No.H11/2023-24 (digitally signed copy)
20.	RTC for the period from 2023-24 issued by the Office of the Tahsildar, Bangalore East Taluk
21.	Official Memorandum dated 6.11.2023 vide No. 545743, issued by the Office of the Deputy Commissioner, Bangalore Urban District and Conversion Survey Sketch of the property
22.	E-Katha in Form No. 9 & 11-A dated 09.01.2025 issued by the Office of the Village Development Authority & Panchyath Raj, Hirandahalli Village
23.	Endorsement dated 20.12.2023 bearing No. P.T.C.L/BE/CR:659/2023-24 issued by the Assistant Commissioner, Bangalore North Taluk
24.	Endorsement dated 28.12.2023 bearing No. RD0038114224706 issued by the Tahsildar, Bangalore East Taluk
25.	Endorsement dated 12.01.2024 in No: L.A.Q./RAAHE-75/Old. No. 4/SR/238/2023-24 issued by the Special Land Acquisition Officer (National Highways Authority of India)
26.	Layout plan approval (under Section 17(2A) of the KTCP Act, 1961) dated 19.12.2024 bearing No. BDA/TPM/PRL-01/2438/24-25 & Work Order dated 19.12.2024 bearing No. BDA/TP/PRL-01/2438/2024-25 issued by the Bangalore Development Authority
27.	No Objection Certificate dated 30.12.2024 bearing No. SEE/BRC/EE(O)/AEE(O)/F-1(A)/2024-25/7001-02 issued by Bangalore Electric Supply Company
28.	Partnership Deed, dated 27.11.2019; Certificate of Registration of Firms dated 2.12.2019; Supplementary Deed of Partnership dated 09.09.2021; and Second Supplementary Deed of Partnership dated 09.01.2025
29.	Tax paid receipt dated 03.01.2025 issued by the Village Development Authority & Panchyath Raj, Hirandahalli Village
30.	Karnataka Revision Settlement Akarbandh issued by the office of the Department of Survey & Land Records
31.	Village map of Hirandahalli Village issued by the Department of Survey & Office of the Tahsildar
32.	Encumbrance Certificate for the period from 01.04.2004 to 16.10.2023; and from 01.04.2023 to 05.12.2024 issued by the Office of the Sub-Registrar Bidarahalli,
33.	Encumbrance Certificate for the period from 01.04.2024 to 11.02.2025 (online copy)



III. TRACING OF THE TITLE

1. The Grant Certificate dated 03.04.1974 in No.LND.SR (1)94/1971-72 issued by the Office of the Tahsildar, Bangalore East Taluk records that land in Survey No. 39 measuring 4 Acres of Hirandahalli Village was granted in the name of Susheelamma d/o. Rajanna at an upset price of Rs. 100/- per acre. *On a review of the said order, we note that the grant land was restricted from alienation for the period of 15 years.*

Note: We have been provided with the Caste Certificate dated 08.11.2023 issued by the Revenue Department stating that Susheelamma belongs to Vakkaliga of Category III (A).

2. As referred in the Agreement of Sale dated 6.12.2012, Mutation Register bearing MR No. 46/1976-77 issued by the Tahsildar, K.R Puram provides, the Order in No. LND.SR (1)94/1971-72 passed by the Tahsildar, the katha of Survey No.39 measuring 4 Acres has been transferred and mutated in the name of Susheelamma.
3. The Index of Lands bearing Serial No. 6 dated 21.11.1972 and the Suguvali Chit extract, issued by the Shirastedar, Hoskote, records the name of Susheelamma d/o Rajappa as the grantee with respect to Survey No. 39 measuring 04 Acres.
4. It is observed from the communication Letter dated 02.05.1972 by the Tahsildar, Bangalore East Taluk that based on the application made by Susheelamma d/o. Rajappa the Tahsildar directed the Revenue Department to register the name of Susheelamma as the owner of Survey No.39 measuring 04 Acres of Hirandahalli Village. (The said letter has been acknowledged by the Revenue Department).
5. Official Memorandum dated 21.11.1972 issued by the Office of the Tahsildar, Hoskote Taluk that the upset price of Rs. 100/- per acre has been waived off by 75 % and the minimum amount of Rs. 398/- has been fixed as an upset price. *(We have been provided with the receipt of the payment made by Susheelamma to the Tahsildar of Rs.398/-).*
6. The List of Grantees issued by the Office of the Shirastedar, Hosakote that reflects the name of Susheelamma d/o. Rajappa as the owner with respect to Survey No.39 measuring 04 Acres in terms of the order bearing No. LND. SR(1)94/1971-72, dated 21.11.1972.

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7. Record of Tenancy and Crops (RTCs) for the period from 1973-74 to 1978-79; 1980-81 to 1988-89 and from 1995-96 to 1999-2000 issued by the Office of the Tahsildar, Bangalore East Taluk records the name of Susheelamma d/o. Rajappa as the owner and occupant with respect to Survey No.39 measuring 04 Acres.

Kindly Note: The online searches with respect to RTCs for the period from 2001-02 to 2010-11 with respect to Survey No.39/P1 measuring 4 Acres do not reflect the name of Mrs. Susheelamma as the owner with respect to the said extent and the same is reflected as Government Gomala with respect to the "Larger extent" which is Survey No.39 measures 143 Acres 34 Guntas (without any karab land). It is thereafter in the RTCs for the period 2006-07 till 2011-12 reflects the extent has been revised to an extent measuring 100 Acres 35 Guntas "Revised Extent" and further reflects the names of the respective owners for the extents held by individuals therein along with government/gomala, with respect to the remaining portion in the said revised extent measuring 100 Acres 35 Guntas.

8. It is observed from the Order dated 05.05.2012 in No. RRT(BE)CR32/2012-13 passed by the Office of the Assistant Commissioner, Bangalore North Taluk that the name of Susheelamma d/o. Rajappa was not reflected in the manual RTCs from the period 1999-2000 with respect to Survey No. 39/P1 measuring 4 Acres however, Susheelamma was mutated and reflected as owner in Mutation Register bearing MR No. 46/1976-77 and Saguvali chit register extract. In this regard, the Assistant Commissioner directed the Tahsildar to verify the land records and accordingly rectify the said RTCs.
9. Mutation Register bearing MR No. H22/2012-13 issued by the Office of the Village Accountant, Bangalore East Taluk records Order dated 05.05.2012 bearing No. RRT(BE).CR32/2012-13 passed by the Assistant Commissioner, reflects the name of Susheelamma as the owner of 4 Acres in Survey No. 39/P1 out of total extent measuring 147 Acres 34 Guntas and the remaining extent was reflects as Government Gomala with respect to an extent measuring 100 Acres 35 Guntas.
10. RTCs from the year 2012-13 till 2021-22 issued by the Office of the Tahsildar, Bangalore East Taluk records the name of Susheelamma as the owner with respect to the portion measuring 04 Acres out of larger extent in Survey No. 39/P1 and the remaining extents are held by certain other individuals and the Government.



11. It is learnt from the Agreement to Sell dated 06.12.2012 registered as Document No. 8549/2012-13 of Book-I stored in CD No.KRID461 in the Office of the Sub-Registrar Krishnarajapuram that, Susheelamma d/o. Rajappa and Prakash Chandra s/o. M.K Narasimhaiah jointly agreed to convey their respective lands bearing Survey No. 39/P1 measuring 4 Acres & Survey No.39/P3 measuring 4 Acres (respectively) in favour of M/s. Infinity Promoters and Properties represented by its Managing Partners Harivats Murali and K.S Mahesh.
12. Subsequently, Susheelamma made necessary application before the Revenue Authority to bifurcate/phodi the Larger Extent and for assignment of a new survey number, after several communications between the Tahsildar and the Revenue Department under the Varadhi dated 24.02.2018 the Revenue Inspector directed the Village Accountant to investigate the ownership documents and take necessary actions in surveying the extent of the applicants. Pursuant to the said Varadhi the Tahsildar, Bangalore East Taluk by its Order dated 05.03.2018 approved the said bifurcation/phodi application and sought permission from the Assistant Commissioner to rectify Column No. 3 and 9 of the RTCs.
13. It is learnt from the Order dated 09.08.2018 in No. LND(Appeal):17/2018 passed by the Court of Assistant Commissioner, that the Tahsildar, Bangalore East Taluk filed an appeal against Susheelamma w/o. Narasimhaiah (d/o. Rajappa) and 30 others seeking rectification of Column No. 3 and 9 of the RTCs. Under the said Order the extent measuring 100 Acres 35 Guntas (out of 143 Acres 34 Guntas) referred to as Gomala Land was reduced to 26 Guntas and further the Assistant Commissioner directed the Tahsildar to verify if there are any further acquisitions by the Government for the remaining extent in Survey No. 39 (later 39/P1) and to rectify the RTCs accordingly.
14. It is learnt from the Letter dated 11.12.2018 by the Office of the Assistant Commissioner, Bangalore that after the submission of survey records the said authority was permitted to take necessary actions to bifurcate/phodi the said extent and to include the name of Susheelamma in Column No. 3 and 9 of the RTCs with respect to Survey No.39/P1 measuring 04 Acres.
15. Phodi Order dated 20.10.2022 issued by the Department of Survey and Land Records, Bangalore provides that, land in Survey No.39/P1 measuring 04 Acres has been bifurcated and assigned with new Survey No. 193. Further, the said Order bears out the topographical shape of the said property.



16. Mutation Register bearing MR No. T67/2022-23 issued by the Office of the Village Accountant, Bangalore East Taluk records the bifurcation/Phodi wherein the extent measuring 89 Acres 26 Guntas in Survey No. 39 was bifurcated into two portions as the land measuring 85 Acres 26 Guntas was assigned with Survey No. 39 and records the names of relevant owners for their respective portions. **Further an extent measuring 04 Acres was assigned with Survey No. 193 and records the name of Susheelamma as the owner.**
17. RTCs for the period from 2022-23 to 2023-24 issued by the Office of the Tahsildar, Bangalore East Taluk records the name of Susheelamma d/o.Rajappa as the owner of extent measuring 04 Acres in Survey No. 193.
18. It is learnt from the Sale Deed dated 28.09.2023 registered as Document No.13052/2023-24 of Book-I stored in the Office of the Sub-Registrar Banaswadi that, Susheelamma d/o. Rajappa (w/o. Narasimhaiah) (Vendor) along with Infinity Promoters and Properties a partnership firm represented by its partners N. Harivats Murali @ N. Murali, K.S Mahesh, Prathap. S and H.R Manjunath (confirming party) conveyed measuring 04 Acres in Survey No. 193 (**Schedule Property**) in favour of H.R Manjunath s/o. Rajanna.
19. Mutation Register bearing MR No. H11/2023-24 (digitally signed copy), records the abovementioned Sale Deed dated 28.09.2023 and the name of Manjunath H.R as the owner of the Schedule Property.
20. RTC for the period from 2023-24 issued by the Office of the Tahsildar, Bangalore East Taluk, records the name of H.R Manjunath s/o. Rajanna as the owner of the Schedule Property.
21. Official Memorandum dated 6.11.2023 No. 545743, issued by the Office of the Deputy Commissioner, Bangalore Urban District, wherein Mr. H.R. Manjunath made necessary application for conversion of the Schedule Property from agricultural to Non-Agricultural residential/layout purposes and the said authority has converted the said land from agricultural to Non-Agricultural residential/layout purposes. The conversion sketch reflects the topographical shape of Survey No.193.
22. E-Katha in Form No. 9 & 11-A dated 09.01.2025 issued by the Office of the Village Development Authority & Panchyath Raj, Hirandahalli Village provides the name of Mr.



H. R. Manjunath s/o M. Rajanna as the owner with respect to Survey No.193, Property No.150200400100820819.

23. Endorsement dated 20.12.2023 issued by the Assistant Commissioner, Bangalore North Taluk in No. P.T.C.L/BE/CR:659/2023-24 provides that there are no proceedings initiated with respect to the Schedule Property under Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act 1978.
24. Endorsement dated 28.12.2023 issued by the Tahsildar, Bangalore East Taluk in No. RD0038114224706 provides that there are no proceedings initiated with respect to the Schedule Property, under Section 2, 7 and Section 7A of the Land Reforms Act of 1961.
25. Endorsement dated 12.01.2024 in No: L.A.Q./RAAHE-75/Old. No. 4/SR/238/2023-24 issued by the Special Land Acquisition Officer (National Highways Authority of India) stating that the land in Survey No. 193 (Old No.39/P1) situated at Hirandahalli Village was not acquired for any of the schemes proposed by the said authority.
26. The Owner herein has made necessary application to the Bengaluru Development Authority ('BDA') to granted permission for development/formation of the proposed residential layout/plot (Plotted Development) and the said authority have granted provisional layout plan approval (under Section 17(2A) of the KTCP Act, 1961) dated 19.12.2024 bearing No. BDA/TPM/PRL-01/2438/24-25 & Work Order dated 19.12.2024 bearing No. BDA/TP/PRL-01/2438/2024-25 issued by the Bangalore Development Authority.
27. No Objection Certificate dated 30.12.2024 bearing No. SEE/BRC/EE(O)/AEE(O)/F-1(A)/2024-25/7001-02 issued by Bangalore Electric Supply Company for arranging power supply for residential layout formed in Survey No.193 (Old Sy No.39/P1) subject to certain conditions thereof.
28. The owner mentioned hereinabove Mr. Manjunath H.R. along with Mr. Manjunath. V, have entered into a Partnership Deed, dated 27.11.2019 and the said firm has been registered evident from as Certificate of Registration of Firms dated 2.12.2019 bearing No. SJN-F906-2019-20, under Section 58(1) of the Indian Partnership Act, 1932 in the name and style of "**Aakruthi Properties**". Further, which the Partners herein have executed a Supplementary Deed of Partnership dated 09.09.2021 wherein the Partners have made additional capital and land contributions in the name of the said Firm and in furtherance to the said Supplementary Deed of Partnership dated 09.09.2021 have

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executed Second Supplementary Deed of Partnership dated 09.01.2025, wherein the Owner i.e. Manjunath H. R. have contributed the Schedule Property as additional Land contribution and monetary contribution to the said Firm by the way of the said Supplementary Deed of Partnership dated 09.01.2025, wherein the partners shall jointly develop the Schedule Property into residential plots/layouts, Construction of Villas, row houses/apartments in the plots developed, selling the developed plots/sites and constructed villas/rowhouses/apartments to prospective purchasers or any third parties and all other business pertaining to Real Estate from time to time.

29. Tax paid receipt dated 03.01.2025 issued by the Village Development Authority & Panchyath Raj, Hirandahalli Village, discloses that Manjunath H.R has paid property taxes for the year 2024-25 in respect to Survey No.193.
30. Karnataka Revision Settlement Akarbandh issued by the office of the Department of Survey & Land Records provides that the Schedule Property measuring 04 Acres and 'No' extent has been marked as Karab Land and matches with the RTCs.
31. The Village map of Hirandahalli Village issued by the Department of Survey & Office of the Tahsildar provides that the Schedule Property is situated at Bidrahalli Hobli, Bangalore East Taluk & Bangalore District.
32. Encumbrance Certificate for the period from 01.04.2004 to 16.10.2023; and from 01.04.2023 to 05.12.2024 issued by the Office of the Sub-Registrar Bidarahalli, with respect to land in Survey No. 193 (earlier Survey No.39/P1) measuring 04 Acres apart from the transactions as stated below, there are no charges registered with respect to the said property during the said period.
 - a) Agreement to Sell dated 06.12.2012 registered as Document No.8549/2012-13.
 - b) Sale Deed dated 29.09.2023 registered as Document No.13052/2023-24.
33. Encumbrance Certificate for the period from 01.04.2024 to 11.02.2025 (online copy) records 'Nil' that there are no transactions registered in respect to Survey No.193 during the said period.

Kindly Note: We have been provided with Encumbrance Certificate for the period from 01.04.1970 to 31.03.2004 with respect to the Larger Extent, however we observe no transaction with respect to an extent measuring 4 Acres belonging to Susheelamma in Survey No. 39/P1.



IV. OPINION AND RECOMMENDATION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **Mr. H.R Manjunath s/o.Rajanna** is the owner with respect to **Survey No. 193** (earlier Survey No. 39/P1) measuring **04 Acres**, Property bearing No.150200400100820819, situated at Hirandahalli Village, Bidarahalli Hobli, Bangalore (East) Taluk.

Further, the Owner i.e., Mr. Manjunath H.R. with an intention to develop the Schedule Property into residential plots, has entered into a partnership with Mr. Manjunath. V, and formed a partnership firm under the name and style of "**Aakruthi Properties**" ("**Partnership Firm**"), duly registered with the Registrar of Firms at Shivajinagar, Bangalore, and governed by terms of a Partnership Deed dated 27.11.2019, Supplementary Deed of Partnership dated 09.09.2021 & Second Supplementary Deed of Partnership dated 09.01.2025 and pursuant to which the Schedule Property is being developed by Partnership Firm, and owing to the fact that the Schedule Property has been brought in as capital contribution into the Partnership Firm, for all purposes the Schedule Property shall be deemed as a property owned by the Partnership Firm.

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V. CONTACT DETAILS

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

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For, Fox Mandal & Associates


FOR: S.T. PRASHANTHA KUMAR
Senior Partner

