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TITLE REPORT PREPARED FOR  
CASA GRANDE GARDEN CITY BUILDER PRIVATE  
LIMITED

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## INTRODUCTION

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This title verification report (**Report**) has been prepared under the instructions and at the instance of Casa Grande Garden City Builder Private Limited (the **Client**) and is based on the documents and information provided to us by the Client.

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## DESCRIPTION AND SCHEUDLE OF THE PROPERTY

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All that piece and parcel of (i) residentially converted land bearing Survey No. 21 measuring 3 Acres 32 Guntas along with 19 Guntas regularised kharab land and (ii) eastern portion of the residentially converted land bearing Survey No. 22 measuring 4 Acres 3 Guntas together measuring 7 Acres 35 Guntas along with 19 Guntas regularised kharab land both situated at Chandrashekarapura Village, Beguru Hobli, Bangalore South Taluk, Bangalore District (collectively referred to as the **Properties**) and bounded on the -

### ***Survey No. 21***

East by: Road and Ellenahalli Village Boundary;  
West by: Land bearing Survey No.23;  
North by: Land in bearing Survey No.20/2; and  
South by: Land bearing Survey No. 22.

### ***Survey No. 22***

East by: Road and Ellenahalli Village Boundary;  
West by: Remaining portion of Survey No. 22 owned by Nadhi Housing Private Limited;  
North by: Land bearing Survey No.21; and  
South by: Ellenahalli Village Boundary.

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## DOCUMENTS PERUSED

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The documents which we have perused for the purpose of preparing Report are listed in Annexure A (**Documents**). The Documents cover various transactions in respect of the Properties for a period of 29 (Twenty Nine) years.

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## SCOPE OF INVESTIGATION AND LIMITATIONS

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The Scope of work undertaken to prepare this Report, as mentioned above, is limited to review of information which was made available to us and is restricted to determining the marketability of the title of the Properties.

In the preparation of this Report except where apparent from the Documents, we have assumed that:

- a) the Documents confirm to the originals and are accurate and complete;
- b) where relevant, the Documents were validly authorised and executed so that they are valid and binding on each party thereto;
- c) apart from the Documents, there are no other relevant document(s), instrument(s), understandings or information that would impact the findings in this Report;
- d) there are no litigations affecting any parcel of the Properties or any part thereof; and
- e) there are no acquisition proceedings initiated by any government authorities in respect of the Properties or any part thereof.

We have not issued any public notice in any daily newspaper, inviting claims from public in general to the Report being issued by us to the Client.

No physical inspection or survey of the Properties or any searches at any Office(s) of the Sub Registrar, courts of law, tribunals, the Office of the Registrar of Companies or before any other judicial or quasi-judicial authorities have been conducted, unless specified in this Report.

The Report does not cover any unregistered agreements or understandings if any, in relation to the Properties, whether pertaining to agreement to sell or lease / license or easement or otherwise at all, that may have been agreed to or executed or where any such right on interest has been created without any written instrument(s), for the purpose.

The Report shall not be regarded as absolute and should not be relied upon as a substitute for any indemnities, representations and warranties, conditions precedent, conditions subsequent and others that may be necessary, amenable and achievable with respect to any proposed transaction.

The Report does not attempt to consider the sufficiency or otherwise of any stamp duty paid on instrument(s) / document(s) as per the applicable rates at the time of execution of the instrument(s) / document(s) in the past and valuation of the said document(s) / instrument(s) and transaction(s) for the purposes of assessment and payment of stamp duty.

The Report must not be regarded as a substitute for specific legal advice on the matters covered. It does not purport to offer any solutions to the legal issues reviewed.

The Report does not take note of order(s), if any, passed by any governmental authority, whether judicial, quasi-judicial or otherwise, except which are specifically mentioned herein. For the purposes of this Report, we have not reviewed the compliance of any conditions stipulated in any such order(s) and whether the time for such compliance has expired or not, and the effect of such conditions and /or non-compliance thereof, if at all.

Views and opinions expressed in this Report are a matter of our professional judgment and need not necessarily be accepted by any court, arbitral tribunal, other tribunal, statutory authority or regulatory agency.

This Report is confidential and prepared for and on behalf of the Client within the above stated scope. There is no express or implied statement herein, which conveys the adequacy of this Report for any purpose not specifically, addressed herein. Circulation of this Report to third parties and the public is not intended and advised against.

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## TRACING THE TITLE

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### *Previous Transactions*

On perusal of the revenue records including the Index of Lands extracts provided to us, we observe that the property bearing Survey No. 21 measuring 3 Acres 32 Guntas excluding 19 Guntas of kharab and the land Survey No. 22 measuring 4 Acres 15 Guntas, totally measuring 8 Acres 7 Guntas excluding 19 Guntas of kharab both situated Chandrashekarapura Village, Beguru Hobli, Bangalore South Taluk, Bangalore District ("**Larger Properties**") was originally a Devadaya Inam land belonging to Nagareshwara Swami Temple and we observe from the Record of Rights register extracts bearing RR Nos. 33 to 36, that one B.N. Shakaranarayana Archak was cultivating the Larger Properties.

We have reviewed the Order dated August 11, 1999 passed by the Special Deputy Commissioner, Bangalore Urban District, Bangalore, in proceedings bearing No. INAC179/1997-98 and we observe that the one M. Babu Reddy son of M. Muni Reddy and Ananth Dikshit son of Shankaranaraya Dikshit had filed applications under Section 7(4) of Karnataka (Religious and Charitable) Inams Abolition Act, 1955 ("**Act**"), seeking occupancy rights over the Larger Properties. From the said Order, we note that the Special Deputy Commissioner, Bangalore Urban District, Bangalore has granted the occupancy rights over the Larger Properties in favour of M. Babu Reddy as per Rules 6 & 27 of the Act. Pursuant to this Order, we note that the revenue records reflect the name of M. Babu Reddy as the kathedar of the Larger Properties vide the Mutation Register extract bearing MR No. 1/2000-01.

Please note we have not been provided with the Endorsement and Form VIII Extract in the name of M. Babu Reddy son of Muni Reddy. However, we have been informed the same are not available.

On the perusal of the Notarised Family Trees dated December 10, 2010 and October 10, 2019 of M. Muni Reddy son of Abbaiah Reddy, we note that M. Muni Reddy is married to Lakshamma and has six children namely (1) M. Ramesh, (2) M. Babu Reddy (3) M. Nagabhushan (4) M. Lokesh (5) M. Sudha and (6) Pushpa. The document further indicates as follows:-

1. M. Ramesh is married to Vanaja and they have two children namely, R. Srikanth and R. Prashanth.
  - R. Srikanth is married to Lakshmi; and
  - R. Prashanth is married to Shilpa.
2. M. Babu Reddy is married to Geetha and they have two sons namely, B. Bharath and B. Sharath.
  - B. Bharath is married to Shwetha and they have two children namely Aryan. B. Bharath Reddy and Ishwarya B. Bharath Reddy; and

- Sharath is married to Shruthi and they have two children namely Vinay Reddy and Nivan Reddy.
- 3. M. Nagabhushan is married to Sudha and they have two daughters namely, N. Pavithra and N. Deepika;
- 4. M. Lokesh is married to Manjula and they have two children namely, L. Eshwar and Shishira; and
- 5. M. Sudha and Pushpa are married.

We note from the Partition Deed dated August 06, 2002, that (1) M. Muni Reddy, (2) Lakshamma, (3) M. Ramesh, (4) M. Babu Reddy, (5) M. Nagabhushan, (6) M. Lokesh, (7) M. Sudha and (8) Pushpa have partitioned the Larger Properties along with other lands. On such partition, Larger Properties i.e., Survey No. 21 measuring 4 Acres 11 Guntas (including 19 Guntas of kharab) and Survey No. 22 measuring 4 Acres 15 Guntas has been allotted to the share of M. Babu Reddy. The said Partition Deed is registered as Document No. 7106/2002-03 in Book-I stored in CD No. 85 in the office of the Senior Sub-Registrar Bangalore South Taluk.

We observe from the Conversion Order dated April 12, 2011 bearing No. ALN/(N.B)/S.R/62/10-11 issued by the Deputy Commissioner, Bangalore District that the Larger Properties, i.e., lands bearing Survey No. 21 measuring 3 Acres 32 Guntas and Survey No. 22 measuring 4 Acres 15 Guntas along with other survey numbers, have been converted from agricultural to non-agricultural residential purposes. It is pertinent to note from the said document that Survey No. 21 comprises of 19 Guntas of B kharab land.

On perusal of Deed of Exchange dated November 12, 2012, we note that Babu Reddy has exchanged the western portion of the extent of 12,816 square feet or 12 Guntas in Survey No. 22 with Nandi Housing Private Limited. The said Exchange Deed is registered as Document No. BGR-7417/2012-13, Book-I, stored in C.D. No. BGR183 in the office of the Senior Sub-Registrar, Begur, Bangalore Urban District.

#### ***Regularization of Kharab land***

On the review of the gazette notification dated August 12, 2022 bearing No. RC220LJB 2021 issued by the Under Secretary of State, Revenue Department (Land Allotment-1), we note that Muni Reddy was allotted an extent of 19 Guntas of 'B' kharab land in Survey No. 21 under section 69A of Karnataka Land Revenue Act 1964. Further, we note that Muni Reddy has paid the requisite market value as per Rule 22A(1) (7) of Karnataka Land Grant Rules for the regularization of 19 Guntas in Survey No. 21.

On a review of the Khata Certificate dated March 27, 2023 and Katha Extract for the period 2023-23 issued by the BBMP, we observe that the Survey No. 21 measuring 19 Guntas has been assigned with Khata No. 21 and stands recorded in the name of M. Babu Reddy.

Thus, Babu Reddy is the owner of the residentially converted land bearing Survey No. 21 measuring 3 Acres 32 Guntas along with 19 Guntas regularised kharab land and the land being eastern portion of Survey No. 22 measuring 4 Acres 03 Guntas together measuring 7 Acres 35

Guntas along with 19 Guntas regularised kharab land both situated at Chandrashekarapura Village, Beguru Hobli, Bangalore South Taluk, Bangalore District ("Properties").

### **Revenue Records**

#### **Survey No. 21**

The Record of Tenancy and Crops Certificates (RTC/Pahani) discloses the total extent of Survey No. 21 measures about 4 Acres 11 Guntas and the actual extent as 3 Acres 32 Guntas excluding 19 Guntas of kharab. The RTC further discloses the following owners and occupants:-

| Period               | Owner                                                                           | Column No. 10                     | Column No. 11         | Occupant           |
|----------------------|---------------------------------------------------------------------------------|-----------------------------------|-----------------------|--------------------|
| 1978-79 to 1986-87   | Government land belonging to Sri Nagareshwara Swami Devaru as on March 01, 1974 | Inam order by Deputy Commissioner | B.N. Shankaranarayana | B.S Anantha Dixith |
| 1989-90 to 1992-93   | Government land belonging to Sri Nagareshwara Swami Devaru as on March 01, 1974 | Inam order by Deputy Commissioner | B.N. Shankaranarayana | Nil                |
| 1993-94 to 1996-97   | Government land belonging to Sri Nagareshwara Swami Devaru as on March 01, 1974 | Inam order by Deputy Commissioner | B.N. Shankaranarayana | Nil                |
| 1997-98 to 1999-2000 | Nagareshwara Swami Devaru as on March 01, 1974                                  | Inam order by Deputy Commissioner | B.N. Shankaranarayana | Nil                |
| 2003-04 to 2004-05   | M. Babu Reddy, son of M. Muni Reddy                                             | MR No. 1/2000-01                  | Nil                   | M. Babu Reddy      |
| 2008-09 to 2010-11   | M. Babu Reddy, son of M. Muni Reddy                                             | MR No. 1/2000-01                  | Nil                   | M. Babu Reddy      |
| 2012-13 to 2022-23   | M. Babu Reddy, son of M. Muni Reddy                                             | MR No. T3/2011-12                 | Nil                   | M. Babu Reddy      |

The RTC for the period from 1978-79 to 1986-87, 1989-90 to 1999-2000, 2003-04 to 2004-05, 2008-09 to 2010-11 and 2012-13 to 2022-23 with regard to Survey No. 21 corroborate with the documents of title furnished and do not disclose any change or deviation in the ownership.

*Survey No. 22*

The Record of Tenancy and Crops Certificates (RTC/Pahani) discloses the total and actual extent of Survey No. 22 measures about 4 Acres 15 Guntas. The RTC further discloses the following owners and occupants:-

| Period               | Owner                                                                           | Column No. 10                     | Column No. 11         | Occupant           |
|----------------------|---------------------------------------------------------------------------------|-----------------------------------|-----------------------|--------------------|
| 1978-79 to 1986-87   | Government land belonging to Sri Nagareshwara Swami Devaru as on March 01, 1974 | Inam order by Deputy Commissioner | B.N. Shankaranarayana | B.S Anantha Dixith |
| 1989-90 to 1992-93   | Government land belonging to Sri Nagareshwara Swami Devaru as on March 01, 1974 | Inam order by Deputy Commissioner | B.N. Shankaranarayana | Nil                |
| 1993-94 to 1996-97   | Government land belonging to Sri Nagareshwara Swami Devaru as on March 01, 1974 | Inam order by Deputy Commissioner | B.N. Shankaranarayana | Nil                |
| 1997-98 to 1999-2000 | Nagareshwara Swami Devaru as on March 01, 1974                                  | Inam order by Deputy Commissioner | B.N. Shankaranarayana | Nil                |
| 2001-02 to 2008-09   | Babu Reddy son of Muni Reddy                                                    | MR No. 1/2000-01                  | Nil                   | Nil                |
| 2009-10 to 2011-12   | Babu Reddy son of Muni Reddy                                                    | MR No. 1/2000-01                  | Nil                   | Babu Reddy         |
| 2012-13 to 2022-23   | Babu Reddy son of Muni Reddy                                                    | MR No. T4/2011-12                 | Nil                   | Babu Reddy         |

The RTC for the period from 1978-79 to 1986-87, 1989-90 to 1999-2000 and 2001-02 to 2022-23 with regard to Survey No. 22 corroborate with the documents of title furnished and do not disclose any change or deviation in the ownership.

**Endorsement**

We have perused the Endorsement dated July 28, 2018 bearing No. R.K/C.R/79601/19-20 issued on behalf of the Tahsildar, Bangalore East Taluk which indicates that RTC/Pahani in respect of



Survey Nos. 20/2, 21, 22 and 23 for the period from 1973-74 to 1977-78 and 1983-84 to 1987-88 are not available.

We have perused the Endorsement dated July 22, 2010 bearing No. LRF/NTC/CR/262/10-11 issued by the Special Tahsildar, Bangalore South Taluk, Bangalore which indicates that there are no tenancy applications filed or pending under Form 7 and Section 48(1) of the Karnataka Land Reforms Act, with respect to Survey Nos. 20, 21 and 22.

We have perused the Endorsement dated March 5, 2020 bearing No. R.K./C.R./79061/19-20 issued by the Tahsildar, Bangalore South Taluk, Bangalore which indicates that Pahani in respect of Survey Nos. 20/2, 21, 22 and 23 for the period from 1973-74 to 1977-78, 1983-84 to 1987-88 and 1969-70 to 1972-73 are not available.

We have been provided with the Endorsement dated October 29, 2020 bearing No. KHB/LAQ/505/2020-21 issued by the Public Information Officer and Assistant Revenue Officer, Karnataka Housing Board, Bangalore, which indicates that there are no acquisition proceedings with respect to Survey No. 21.

We have been provided with the Endorsement dated October 29, 2020 bearing No. KHB/LAQ/504/2020-21 issued by the Public Information Officer and Assistant Revenue Officer, Karnataka Housing Board, Bangalore, which indicates that there are no acquisition proceedings with respect to Survey No. 22.

### ***Survey Records***

The Village Map of Chandrashekarapura village furnished to us discloses that Survey Nos. 21 and 22 are bounded as under

- Survey No. 21 - on the East by Ellenahalli Village Boundary, on the West by Survey No. 23, on the North by Survey No. 20 and on the South by Survey No. 22; and
- Survey No. 22 - on the East by Ellenahalli Village Boundary, on the West by Survey No. 23, on the North by Survey No. 21 and on the South by Ellenahalli Village Boundary.

From the Tippani dated July 12, 1956 issued in respect of Survey No. 21 indicates that the Survey No. 21 initially measures about 4 Acres 11 Guntas and the actual extent as 3 Acres 32 Guntas excluding 19 Guntas of kharab. Further, Nagareshwara Swami Devaru is shown as the kardadar of Survey No. 21.

From the Tippani dated July 06, 1956 issued in respect of Survey No. 22 indicates that the Survey No. 22 initially measured 4 Acres 15 Guntas. Further, Nagareshwara Swami Devaru is shown as the kardadar of Survey No. 22.

*JSA Comments: We have not been provided with the Tippani and Akarbnadb of Survey Nos. 21 and 22 for our review.*

#### ***Municipal Records***

We observe from the Special Notice dated September 07, 2019 bearing No. Vale/KTR/[not legible]/2019-20 MR No. 66/2019-20 issued by the Deputy Commissioner, Bommnahalli zone, Bruhat Bengaluru Mahanagara Palike ("BBMP") indicates that M. Babu Reddy has applied by for amalgamation of khata number 19 for the land bearing Survey No. 21 measuring 3 Acre 32 Guntas, Survey No. 22 measuring 4 Acres 15 Guntas and Survey No. 20/2 measuring 1 Acre 14 Guntas, totally measuring 9 Acres 21 Guntas situated at Chandrashekarapura Village. In this regard, the Deputy Commissioner, Bommnahallira Zone, BBMP has directed the Assistant Revenue Officer, Hoody Zone, BBMP to collect the property tax of Rs. 14,40,565/- (Rupees Fourteen Lakhs Forty Thousand Five Sixty Five only) with respect to the said Survey Nos. 21, 22 and 20/2.

*JSA Comments: We have not been provided with the latest katha certificate and katha extract in the name of M. Babu Reddy with respect to the amalgamated Survey Nos. 20/2, 21 and 22.*

On a review of the Khata Certificate and Extract dated September 06, 2019 issued by the BBMP, we observe that the Properties along with Survey No. 20/2 has been assigned with Khata No. 19 and stands recorded in the name of M. Babu Reddy with the total land area measuring 9 Acres 21 Guntas.

#### ***Mortgage***

From the Agreement Relating to Deposit of Title Deeds dated October 23, 2019 and registered as Document No. BGR-1-04925/2019-20, Book I, stored in CD No. BGPDP554 in the office of the Senior Sub-registrar, Begur, Bangalore, we note that M. Babu Reddy HUF comprising of (1) M. Babu Reddy, (2) Geetha, (3) B. Bharath and (4) B. Sharath have deposited the title deeds pertaining to the Properties in favour of Canara Bank as security for the financial facility availed from the said bank.

On review of Deed of Release dated July 08, 2021 registered as Document No. BGR-1-01604/2021-22, Book I, stored in CD No. BGPDP936 in the office of the Senior Sub-registrar, Begur, Bangalore we note that Canara Bank has released the title deeds pertaining to the Properties mortgaged under the Memorandum of Deposit of Title Deeds dated October 23, 2019 in favour of M. Babu Reddy HUF comprising of (1) M. Babu Reddy, (2) Geetha, (3) B. Bharath and (4) B. Sharath.

### ***Investigation of Encumbrances***

#### ***Survey No. 21***

On perusal of the Encumbrance Certificates in SA Nos. 31466/19-20 and 20984/2019-20 for the period February 15, 1957 to March 31, 2004 and April 01, 2004 to November 20, 2019 issued by the Sub registrar, Begur Taluk, we observe that apart from the transactions mentioned above, no other transaction is reflected with respect with respect to Survey No. 21 measuring 4 Acres 11 Guntas.

On perusal of the Encumbrance Certificates in SA No. 3184/2020-21 for the period April 01, 2004 to September 18, 2020 issued by the Sub registrar Begur Taluk, issued by the Sub registrar, Begur Taluk, we observe that apart from the transactions mentioned above, no other transaction is reflected with respect with respect to Survey No. 21 measuring 4 Acres 11 Guntas.

On perusal of the Encumbrance Certificate in SA No. 29616/22-23 for the period from April 1, 2004 to March 17, 2023 issued by the Sub registrar, Begur Taluk, we observe that apart from the transactions mentioned above, no other transaction is reflected with respect to Survey No. 21 measuring 4 Acres 11 Guntas.

#### ***Survey No. 22***

On perusal of the Encumbrance Certificates in SA Nos. 17813/19-20, 31467/19-20 and 3183/2020-21 for the period July 01, 1974 to February 14, 1957, February 15, 1957 to March 31, 2004 and April 01, 2004 to September 18, 2020 issued by the Sub registrar Begur Taluk, we observe that apart from the transactions mentioned above, no other transaction are reflected with respect to Survey No. 22 measuring 3 Acres 22 Guntas.

On perusal of the Encumbrance Certificate in SA No. 29618/22-23 for the period from April 1, 2004 to March 17, 2023 issued by the Sub registrar Begur Taluk, we observe that apart from the transactions mentioned above, no other transaction is reflected with respect to Survey No. 22 measuring 3 Acres 22 Guntas.

#### **ISA Comments: Kindly provide below mentioned encumbrance certificate:**

- Encumbrance certificate for the period from March 17, 2023 till date with respect to Survey No. 21 measuring 4 Acres 11 Guntas;
- Encumbrance certificate for the period from March 17, 2023 to till date with respect to Survey No. 22 measuring 3 Acres 22 Guntas.

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### CONCLUSION

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Subject to our comments and observations above and receipt of documents listed in Annexure B, we are of the opinion that M. Babu Reddy is the absolute owner having good marketable right, title and interest of the residentially converted land bearing Survey No. 21 measuring 3 Acres 32 Guntas along with 19 Guntas regularised kharab land and eastern portion of residentially converted land bearing Survey No. 22 measuring 4 Acres 03 Guntas together measuring 7 Acres 35 Guntas along with 19 Guntas regularised kharab land both situated at Chandrashekarapura Village, Beguru Hobli, Bangalore South Taluk, Bangalore District.

  

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Gerald Manoharan  
Partner

J. S. A.

Date: April 09, 2023

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### DISCLAIMER

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*In producing this Report, any statements made are based only on such knowledge as we have obtained from the copies of the documents and information provided to us and as listed above, all of which we are assuming to be true, correct and complete for the purposes of this Report. We have limited ourselves to endeavouring to provide a Report based on the above and represent that we have not made an independent search or verification of any of the documents or their adequacy for the purpose of preparation of this Report. Also, we have undertaken no site inspection of the Properties, nor have we conducted a search or inspection at the offices of the concerned sub registrar of assurance while or to prepare this Report.*

**ANNEXURE – A**

**LIST OF DOCUMENTS (Photocopies)**

| Sl No | Particulars of the documents furnished                                                                                                                                                                                                      |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.    | Record of Rights register extracts bearing RR Nos. 33 to 36 issued by the office of the Tahsildar, Bangalore South Taluk, Bangalore;                                                                                                        |
| 2.    | Index of Lands of Survey No. 21 and 22 issued by the office of the Tahsildar, Bangalore South Taluk, Bangalore;;                                                                                                                            |
| 3.    | Order dated August 11, 1999 passed by the Special Deputy Commissioner, Bangalore Urban District, Bangalore, in proceedings bearing No. INAC179/1997-98                                                                                      |
| 4.    | Mutation Register extract bearing MR No. 1/2000-01 issued by the office of the office of the Tahsildar, Bangalore South Taluk;                                                                                                              |
| 5.    | Notarised Family Trees dated December 10, 2010 and October 10, 2019 of M. Muni Reddy son of Abbaiah Reddy ;                                                                                                                                 |
| 6.    | Partition Deed dated August 06, 2002 registered as Document No. 7106/2002-03 in Book-I stored in CD No. 85 in the office of the Senior Sub-Registrar Bangalore South Taluk                                                                  |
| 7.    | Conversion Order dated April 12, 2011 bearing No. ALN/(N.B)/S.R/62/10-11 issued by the Deputy Commissioner, Bangalore District                                                                                                              |
| 8.    | Exchange dated November 12, 2012 registered as Document No.BGR-7417/2012-13, Book-I, stored in C.D. No.BGR183 in the office of the Senior Sub-Registrar, Begur, Bangalore Urban District                                                    |
| 9.    | Record of Tenancy and Crops Certificates (RTC/Pahani) for the period from 1978-79 to 1986-87, 1989-90 to 1992-93, 1993-94 to 1996-97, 1997-98 to 1999-2000, 2003-04 to 2004-05, 2008-09 to 2010-11 and 2012-13 to 2022-23 of Survey No. 21; |
| 10.   | Record of Tenancy and Crops Certificates (RTC/Pahani) for the period from 1978-79 to 1986-87, 1989-90 to 1992-93, 1993-94 to 1996-97, 1997-98 to 1999-2000, 2003-04 to 2004-05, 2008-09 to 2010-11 and 2012-13 to 2022-23 of Survey No. 22; |
| 11.   | Endorsement dated July 28, 2018 bearing No. R.K/C.R/79601/19-20 issued on behalf of the Tahsildar, Bangalore East Taluk;                                                                                                                    |
| 12.   | Endorsement dated July 22, 2010 bearing No. LRF/NTC/CR/262/10-11 issued by the Special Tahsildar, Bangalore South Taluk, Bangalore;                                                                                                         |
| 13.   | Endorsement dated March 5, 2020 bearing No. R.K./C.R./79061/19-20 issued by the Tahsildar, Bangalore South Taluk, Bangalore;                                                                                                                |
| 14.   | Village Map of Chandrashekarapura village furnished to us discloses that Survey Nos. 21 and 22;                                                                                                                                             |
| 15.   | Tippani dated July 12, 1956 issued in respect of Survey No. 21;                                                                                                                                                                             |
| 16.   | Tippani dated July 06, 1956 issued in respect of Survey No. 22;                                                                                                                                                                             |

|     |                                                                                                                                                                                                                                                                                         |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 17. | Special Notice dated September 07, 2019 bearing No. Vale/KTR/[ <i>not legible</i> ]/2019-20 MR No. 66/2019-20 issued by the Deputy Commissioner, Bhommnahalli zone, Bruhat Bengaluru Mahanagara Palike;                                                                                 |
| 18. | Agreement Relating to Deposit of Title deeds dated October 23, 2019 and registered as Document No. BGR-1-04925/2019-20, Book I, stored in CD No. BGPD554 in the office of the Senior Sub-registrar, Begur, Bangalore;                                                                   |
| 19. | Release dated July 08, 2021 registered as Document No. BGR-1-01604/2021-22, Book I, stored in CD No. BGPD936 in the office of the Senior Sub-registrar, Begur, Bangalore;                                                                                                               |
| 20. | Encumbrance Certificates in SA Nos. 31466/19-20, 20984/2019-20 and 3184/2020-21 for the period February 15, 1957 to March 31, 2004, April 01, 2004 to November 20, 2019 and April 01, 2004 to September 18, 2020 issued by the Sub registrar, Begur Taluk of Survey No. 21;             |
| 21. | Encumbrance Certificate in SA No. 29616/22-23 for the period from April 1, 2004 to March 17, 2023 of Survey No. 21;                                                                                                                                                                     |
| 22. | Encumbrance Certificates in SA Nos. 17813/19-20, 31467/19-20, 20985/2019-20 and 3183/2020-21 for the period July 01, 1974 to February 14, 1957, February 15, 1957 to March 31, 2004, April 01, 2004 to November 20, 2019 and April 01, 2004 to September 18, 2020 of Survey No. 22; and |
| 23. | Encumbrance Certificate in SA No. 29618/22-23 for the period from April 1, 2004 to March 17, 2023 of Survey No. 22.                                                                                                                                                                     |

**ANNEXURE – B**

**List of Pending Documents**

| Sl<br>No. | Particulars of the documents furnished                                                                                             |
|-----------|------------------------------------------------------------------------------------------------------------------------------------|
| 1.        | Akarbandh of Survey Nos. 21 and 22;                                                                                                |
| 2.        | Encumbrance certificate for the period from March 17, 2023 to date with respect to Survey No. 21 measuring 4 Acres 11 Guntas; and  |
| 3.        | Encumbrance certificate for the period from March 17, 2023 to till date with respect to Survey No. 22 measuring 3 Acres 22 Guntas. |

