

TITLE REPORT

1. Introduction:

We have been instructed by our client, APG Skywards Private Limited (“**Client**”) to conduct a legal title due diligence in respect of immovable properties bearing Sy. No. 50/1 (Old No. 50) measuring 29 Guntas and Sy. No. 51/1 (Old No. 51) measuring 01 Acre 17 Guntas situated at Chikkagubbi Village, Bidarahalli Hobli, Bengaluru East Taluk (more fully described in the below mentioned Schedule Property and hereinafter referred to as the “**Schedule Property**”). Based on the review of the documents and information provided by M/s. North Arch, a partnership firm (“**Owner**”) we have prepared the Title Report (“**Report**”).

2. Description of the Schedule Property:

All that piece and parcel of residentially converted land bearing Sy. No. 50/1 (Old No. 50) measuring 29 Guntas and Sy. No. 51/1 (Old No. 51) measuring 01 Acre 17 Guntas situated at Chikkagubbi Village, Bidarahalli Hobli, Bengaluru East Taluk.

Consisting two land parcels:

Item No. 1 Property:

All that piece and parcel of residentially converted land bearing Sy. No. 50/1 (Old No. 50) measuring 29 Guntas situated at Chikkagubbi Village, Bidarahalli Hobli, Bengaluru East Taluk, converted *vide* Official Memorandum dated 06.09.2019 bearing No. ALN (EBB) SR 79/18-19 and bounded on:

East by	Land bearing Sy. No. 50/3;
West by	Land bearing Sy. No. 51/1 (old No. 51);
North by	Land bearing Sy. No. 52; and
South by	Land bearing Sy. No. 49.



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Item No. 2 Property:

All that piece and parcel of residentially converted land bearing Sy. No. 51/1 (Old No. 51) measuring 01 Acre 17 Guntas situated at Chikkagubbi Village, Bidarahalli Hobli, Bengaluru East Taluk, converted *vide* Official Memorandum dated 08.06.2019 bearing No. ALN (EBB) SR 05/2019-20 and bounded on:

East by	Land bearing Sy. No. 50/1 (old Sy. No. 50);
West by	Land bearing Sy. No. 51/2 (old Sy. No. 51);
North by	Land bearing Sy. No. 52; and
South by	Land bearing Sy. No. 48.

3. Documents Furnished:

We have been provided with the following documents in respect of the Schedule Property.

Sl. No.	Date	Particulars of the document	Original/ Certified copy/ Photocopy
1.	25.01.1963	Order Sheet and Order in case bearing No. 8419 (d)/62-63, issued by the court of the Special Deputy Commissioner for Abolition of Inams, Kolar District, in respect of Sy. No. 50 measuring 04 Acres 35 Guntas and Sy. No. 51 measuring 05 Acres 29 Guntas.	Certified Copy
2.		Endorsement issued by the Taluk Shirastedar, Bengaluru East Taluk, Krishnarajapura under the Inams Abolition, in respect of Sy. No. 50 measuring 04 Acres 35 Guntas and Sy. No. 51	Certified Copy





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		measuring 05 Acres 29 Guntas.	
3.		Register VIII Extract, issued by the Tahsildar, Bengaluru East Taluk., Krishnarajapura, in respect of Sy. No. 50 measuring 04 Acres 35 Guntas and Sy. No. 51 measuring 05 Acres 29 Guntas.	Certified Copy
4.		Record of Rights bearing RR No. 85, issued by the Taluk Shirastedar, Bengaluru East Taluk, Krishnarajapura, in respect of Sy. No. 50.	Certified Copy
5.		Record of Rights bearing RR No. 268, issued by the Taluk Shirastedar, Bengaluru East Taluk, Krishnarajapura, in respect of Sy. No. 50.	Certified Copy
6.		Record of Rights bearing RR No. 86, issued by the Taluk Shirastedar, Bengaluru East Taluk, Krishnarajapura, in respect of Sy. No. 51.	Certified Copy
7.		Record of Rights bearing RR No. 269, issued by the Taluk Shirastedar, Bengaluru East Taluk, Krishnarajapura, in respect of Sy. No. 51.	Certified Copy
8.	10.01.1970	Panchayat Parikath (Memorandum recollecting oral partition) effected amongst Munikuntappa	Photocopy





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		son of Mariyappa, Mariyanna son of Munikuntappa, Munishamappa @ Gummanna, Byranna son of Munikuntappa, Shamanna son of Munikuntappa, Ramanna son of Munikuntappa, in respect of Sy. Nos. 50 and 51.	
9.		Extract of the Mutation Register bearing M.R No. 4/2000-01, issued by the Tahsildar, Bengaluru East Taluk, K. Pura, in respect of Sy. No. 50 measuring 02 Acres 06 Guntas.	Certified Copy
10.	05.10.2004	Order bearing No. RA: 299/02-03, passed by the court of the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, in respect of Sy. No. 50.	Certified Copy
11.		Extract of the Mutation Register bearing M.R No. 9/2002-03, issued by the Village Accountant, Bengaluru East Taluk, Krishnarajapura, in respect of Sy. No. 50.	Certified Copy
12.	24.06.2005	Sale Deed executed by Byranna son of Munikuntappa, Saraswathi daughter of Byranna, Krishnamurthy son of Byranna, Kamala daughter of Byranna, Meghana and Sanjay since minors represented by their father and natural	Certified Copy





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		guardian Krishnamurthy, in favour of Purnima N Swamy wife of K.V Narayanaswamy (registered on 27.06.2005, as Document No. 4897/2005-06, in Book-I, stored in C.D No. KRID 143, in office of Sub Registrar, Krishnarajapura), in respect of Sy. No. 50/1 measuring 02 Acres 06 Guntas.	
13.		Extract of the Mutation Register bearing M.R No. 1/2005-06, issued by the Village Accountant, Bengaluru East Taluk, Krishnarajapura, in respect of Sy. No. 50/1.	Certified Copy
14.	24.06.2008	Order in Writ Petition No. 3244/2007, passed by High Court of Karnataka, at Bangalore, filed by Mariyanna son of late Munikuntappa against the State of Karnataka, Tahsildar, Deputy Tahsildar, Assistant Commissioner, Byranna son of late Munikuntappa and Purnima N Swamy wife of K.V Narayanaswamy.	Photocopy
15.	19.02.2009	Order bearing No. RRT (Vivada) CR 577/2004-05, passed by the Deputy Tahsildar, Bidarahalli Hobli, Bengaluru East Taluk.	Photocopy





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16.		Extract of the Mutation Register bearing M.R No. 24/2008-09, issued by the Village Accountant, Bengaluru East Taluk, Krishnarajapura, in respect of Sy. No. 50/1.	Certified Copy
17.	13.04.2011	General Power of Attorney executed by Byranna son of Munikuntappa, Saraswathi daughter of Byranna, Krishnamurthy son of Byranna, Kamala daughter of Byranna, Meghana and Sanjay since minors represented by their father and natural guardian Krishnamurthy in favour G.N Shanbog son of late N.S Shanbog, in respect of Sy. No. 50 and 51 measuring 02 Acres 06 Guntas.	Photocopy (original not available)
18.	09.01.2012	Order bearing No. RRT (BE) CR 394/11-12, passed by the Assistant Commissioner, Bengaluru North Sub-Division, in respect of Sy. No. 50/1.	Certified Copy
19.		Extract of the Mutation Register bearing M.R No. H19/2011-12, issued by the Village Accountant, Bengaluru East Taluk, Krishnarajapura, in respect of Sy. No. 50/1.	Certified Copy
20.	28.02.2014	Order bearing No. RA (BE) No. 215/2010-11, passed by the court of the Assistant Commissioner,	Photocopy





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		Bengaluru North Sub-Division, Bangalore.	
21.		Extract of the Mutation Register bearing M.R No. H13/2015-16, issued by the Village Accountant, in respect of Sy. No. 50/1.	Certified Copy
22.		Joint Memo in Case No. RA (BE) No. 215/2010-11, filed before the court of Assistant Commissioner, Bengaluru North Sub Division, Bangalore, in respect of Sy. No. 50 and 51.	Photocopy
23.	23.12.2015	Order bearing No. RRT (D) CR: 465/15-16, passed by the court of the Tahsildar, Bengaluru East Taluk, in respect of Sy. No. 50/1 and 51.	Certified Copy
24.	26.02.2016	Rectification Deed executed by Byranna son of Munikuntappa, Saraswathi daughter of Byranna, Krishnamurthy son of Byranna, Kamala daughter of Byranna, Meghana and Sanjay since minors represented by their father and natural guardian Krishnamurthy, all represented by their GPA Holder G.N Shanbog, in favour of Purnima N. Swamy wife of K.V Narayanaswamy (registered as Document No. 9169/2015-16, in Book-I, stored in C.D No. KRID 572, in office of the	Certified Copy





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		Sub Registrar, K.R Pura), in respect of Sy. No. 50/1 measuring 29 Guntas and Sy. No. 51 measuring 01 Acre 17 Guntas.	
25.	24.06.2020	Lost Article Report bearing No. 080130/2020, issued by the Bangalore City Police.	Photocopy
26.	10.07.2020	Public Notice published in Kannada Prabha newspaper in respect of loss of original title deeds.	Photocopy
27.	10.07.2020	Public Notice published in Indian Express newspaper in respect of loss of original title deeds.	Photocopy
28.	22.07.2020	Certificate issued by Advocate N.M Thyagaraj, in respect of public notice for loss of original title deeds.	Photocopy
29.	28.03.2018	Agreement to Sell executed by Purnima N Swamy wife of K.V Narayana Swamy in favour of Narayana Gowda son of late Munishamappa, in respect of Sy. No. 51 measuring 04 Acres 11 Guntas and Sy. No. 50/1 measuring 29 Guntas along with other properties.	Original
30.	16.07.2018	Special Power of Attorney executed by	Original





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		Purnima N Swamy wife of K.V Narayana Swamy in favour of Narayana Gowda son of late Munishamappa (registered as Document No. 185/2018-19, in Book-IV, stored in C.D No. SHVD 275, in office of the Sub Registrar, Shivajinagar), in respect of Sy. No. 51 measuring 04 Acres 11 Guntas and Sy. No. 50/1 measuring 29 Guntas along with other properties.	
31.		Extract of the Mutation Register bearing M.R No. T1/2018-19, issued by the Village Accountant, in respect of Sy. No. 50/1.	Certified Copy
32.		Extract of the Mutation Register bearing M.R No. T2/2018-19, issued by the Village Accountant, in respect of Sy. No. 51.	Certified Copy
33.		Extract of the Mutation Register bearing M.R No. T4/2018-19, issued by the Village Accountant, in respect of Sy. No. 51/1.	Certified Copy
34.	12.06.2019	Report bearing No. ALN (B) CR 02/2019-20, issued by the Tahsildar, Bangalore East Taluk, K.R Pura, in respect of Sy. No. 50/1 measuring 29 Guntas.	Photocopy
35.		Survey Sketch issued by Tahsildar, Bangalore East	Photocopy





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		Taluk, Krishnarajapura, in respect of Sy. No. 50/1.	
36.	03.07.2019	Letter bearing No. BDA/NaYoSa/CON-75/505/2019-20, issued by the Bangalore Development Authority, in respect of Sy. No. 50/1 measuring 29 Guntas.	Photocopy
37.	03.08.2019	Intimation Letter bearing No. ALN (EBB) SR 79/18-19, issued by the Deputy Commissioner, Bengaluru District, in respect of Sy. No. 50/1 measuring 29 Guntas.	Photocopy
38.	08.08.2019	Payment Challan issued by the State Bank of India, in respect of payment of conversion fee.	Photocopy
39.	06.09.2019	Official Memorandum bearing No. ALN (EBB) SR 79/18-19, issued by the Deputy Commissioner, Bengaluru District, in respect of conversion of Sy. No. 50/1 measuring 29 Guntas.	Certified Copy
40.		Extract of the Mutation Register bearing M.R No. T13/2019-20, issued by the Village Accountant, in respect of Sy. No. 50/1 measuring 29 Guntas.	Certified Copy
41.		Report bearing No. ALN/CR: 59/2019-20, issued by the Tahsildar, Bengaluru East Taluk,	Photocopy





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		K.R Pura, in respect of Sy. No. 51/1 measuring 01 Acre 17 Guntas.	
42.		Survey Sketch issued by the office of Tahsildar, Bengaluru East Taluk, in respect of Sy. No. 51/1 measuring 01 Acre 17 Guntas.	Photocopy
43.	08.05.2019	Letter bearing No. BDA/NaYoSa/AL-41/03/2019-20, issued by the Bengaluru Development Authority, in respect of Sy. No. 51/1 measuring 01 Acre 17 Guntas.	Photocopy
44.	28.05.2019	Letter bearing No. BDA/NaYoSa/CON-41/259/2019-20, issued by the Bengaluru Development Authority, in respect of Sy. No. 51/1 measuring 01 Acre 17 Guntas.	Photocopy
45.	03.06.2019	Payment Challan issued by the State Bank of India, in respect of payment of conversion fee.	Photocopy
46.	08.06.2019	Official Memorandum bearing No. ALN (EBB) SR 05/2019-20, issued by the Deputy Commissioner, Bengaluru District, in respect of conversion of Sy. No. 51/1 measuring 01 Acre 17 Guntas.	Certified Copy





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47.		Extract of the Mutation Register bearing M.R No. T10/2019-20, issued by the Village Accountant, in respect of Sy. No. 51/1 measuring 01 Acre 17 Guntas.	Certified Copy
48.	02.12.2016	Partnership Deed executed by and between. Anitha Kumarswamy and Narayana Gowda in the name of M/s. North Arch.	Photocopy
49.	05.12.2016	Acknowledgement of Registrar of Firms bearing registration No. Firm/GNR/587/2016-17 issued by Registrar of Firms, Gandhinagar, Bangalore in the favour of the partnership firm namely; M./s. North Arch.	Photocopy
50.	25.02.2021	Sale Deed executed by Purnima N Swamy wife of K.V. Narayana Swamy represented by her General Power of Attorney holder Narayana Gowda son of late Munishamappa in favour of M/s. North Arch represented by its authorized signatory/partner Narayana Gowda confirmed by Narayana Gowda son of late Munishyamappa in respect of the residentially converted land bearing Sy. No. 50/1 (old Sy. No. 50) measuring 29 Guntas and	Original





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		Sy. No. 51/1 (old Sy. No. 51) measuring 1 Acre 17 Guntas both situated at Chikkagubbi Village, Bidrahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District along with other land parcels (registered as Document No. 06099/20202-21, in Book-I, stored in C.D No. SHVD 822, in office of the Sub Registrar, Shivajinagar).	
51.		Record of Rights, Tenancy and Crops/Pahani, for the period from 1971-72 to 2001-02, in respect of Sy. No. 50 measuring 05 Acres, there being 05 Guntas of Kharab.	Certified Copy
52.		Record of Rights, Tenancy and Crops/Pahani, for the period from 2001-02 to 2017-18, in respect of Sy. No. 50/1 measuring 02 Acres 35 Guntas.	Certified Copy
53.		Record of Rights, Tenancy and Crops/Pahani, for the period 2018-19 to 2019-20, in respect of Sy. No. 50/1 measuring 29 Guntas.	Certified Copy
54.		Record of Rights, Tenancy and Crops/Pahani, for the period from 1971-72 to 2017-18, in respect of Sy.	Certified copy (2009-10 to 2012-13 photocopy)





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		No. 51 measuring 05 Acres 29 Guntas.	
55.		Record of Rights, Tenancy and Crops/Pahani, for the period 2018-19 to 2019-20, in respect of Sy. No. 51/1 measuring 01 Acre 17 Guntas.	Certified Copy
56.		Khatha in Form No. 11B issued by the Rural Development and Panchayat Raj Department, in respect of Sy. No. 50/1.	Certified Copy
57.		Khatha in Form No. 11B issued by the Rural Development and Panchayat Raj Department, in respect of Sy. No. 51/1.	Certified Copy
58.	29.09.2011	Endorsement bearing No. RK. CR/1137/11-12, issued by the Taluk Shirastedar, Bengaluru East Taluk, in respect of Sy. No. 50.	Photocopy
59.	16.12.2013	Endorsement bearing No. KHB/SLAO/Endorsement.2013-14, issued by the Special Land Acquisition Officer, Karnataka Housing Board, in respect of Sy. No. 50/1 and 51.	Certified copy
60.	28.10.2014	Notification bearing No. KHB. LAO. Ben/42/2012-13, issued by the Karnataka Housing Board.	Certified Copy





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61.	14.02.2017	Endorsement bearing No. RK.CR/3454/2016-17, issued by the Tahsildar, Bengaluru East Taluk, K.R Puram, in respect of Sy. No. 50.	Certified Copy
62.	17.07.2017	Endorsement bearing No. RK.CR/1198/2017-18, issued by the Tahsildar, Bengaluru East Taluk, K.R Pura, Bengaluru, in respect of Sy. No. 51.	Certified Copy
63.	23.05.2019	Endorsement bearing No. Bengaluru/SLAO-2/421/2019-20, issued by the Special Land Acquisition Office, KIADB, in respect of Sy. No. 50/1 measuring 29 Guntas.	Photocopy
64.	21.07.2017	Nil Tenancy Certificate bearing No. RD0038114072658, issued by the Tahsildar, Bengaluru East Taluk, in respect of Sy. No. 50 measuring 02 Acres 35 Guntas and Sy. No. 51 measuring 05 Acres 29 Guntas.	Certified Copy
65.	22.09.2017	Nil Tenancy Certificate bearing No. RD0038114075351, issued by the Tahsildar, Bengaluru East Taluk, in respect of Sy. No. 50/1 measuring 02 Acres 35 Guntas.	Certified Copy
66.	30.08.2018	Endorsement bearing No. 79[A][B] (BE) 532/2018-19, issued by Assistant	Photocopy





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		Commissioner, Bangalore North Sub Division, Bangalore, in respect of Sy. No. 50/1 measuring 29 Guntas.	
67.	30.08.2018	Endorsement bearing No. PTCL (BE) 581/2018-19, issued by the Assistant Commissioner, Bangalore North Sub Division, Bangalore, in respect of Sy. No. 50/1 measuring 29 Guntas.	Photocopy
68.	20.05.2019	Endorsement bearing No. BDA/SLAO/78/2019-20, issued by the Bangalore Development Authority, Special Land Acquisition Office, in respect of Sy. No. 50/1 measuring 29 Guntas.	Photocopy
69.		Moola Tippani, issued by the office of Tahsildar, Bengaluru East Taluk, Krishnarajapura, in respect of Sy. No. 50.	Certified Copy
70.	29.08.2002	Hissa Survey Tippani, issued by the office of Tahsildar, Bengaluru East Taluk, Krishnarajapura, in respect of Sy. No. 50.	Certified Copy
71.		RR Pakka Book Nakalu (RR Yedabagada Nakalu and RR Balabagada Nakalu), issued by the office of Tahsildar, Bengaluru East Taluk, Krishnarajapura, in respect of Sy. No. 50.	Certified Copy





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72.		Atlas Nakalu, issued by the Assistant Director, Land Records, Bengaluru Sub-Division, Bengaluru, in respect of Sy. No. 50.	Photocopy
73.		Karnataka Revision Settlement Akarabund, issued by the Tahsildar, Bengaluru East Taluk, Krishnarajapura, in respect of Sy. No. 50/1 measuring 02 Acres 35 Guntas.	Certified Copy
74.	07.05.2018	Hissa Survey Tippani, issued by the Superintendent (Adikshakaru), Bengaluru East Taluk, K.R Pura, in respect of Sy. No. 50/1.	Certified Copy
75.		RR Pakka Book Nakalu, (RR Yedabagada Nakalu and RR Balabagada Nakalu) issued by the Superintendent (Adikshakaru), Bengaluru East Taluk, K.R Pura, in respect of Sy. No. 50/1.	Certified Copy
76.		Atlas Nakalu issued by the Superintendent (Adikshakaru), Bengaluru East Taluk, K.R Pura, in respect of Sy. No. 50/1.	Certified Copy
77.		Karnataka Revision Settlement Akarabund, issued by the Superintendent (Adikshakaru),	Certified Copy





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		Bengaluru East Taluk, K.R Pura, in respect of Sy. No. 50/1 measuring 29 Guntas.	
78.		Moola Tippani, issued by the issued by the Superintendent (Adikshakaru), Bengaluru East Taluk, K.R Pura, in respect of Sy. No. 51.	Certified Copy
79.	07.05.2018	Hissa Survey Tippani, issued by the Adikshakaru), Bengaluru East Taluk, K.R Pura, in respect of Sy. No. 51.	Certified Copy
80.		Atlas Nakalu, issued by the Adikshakaru), Bengaluru East Taluk, K.R Pura, in respect of Sy. No. 51.	Certified Copy
81.		RR Pakka Book Nakalu, (RR Yedabagada Nakalu and RR Balabagada Nakalu), issued by Adikshakaru, Bengaluru East Taluk, K.R Pura, in respect of Sy. No. 51.	Certified Copy
82.	06.02.2019	Hissa Survey Tippani, issued by the issued by the Superintendent (Adikshakaru), Bengaluru East Taluk, K.R Pura, in respect of Sy. No. 51.	Certified Copy
83.		RR Pakka Book Nakalu, (RR Yedabagada Nakalu and RR Balabagada Nakalu) issued by the issued by the	Certified Copy





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		Superintendent (Adikshakaru), Bengaluru East Taluk, K.R Pura, in respect of Sy. No. 51.	
84.		Karnataka Revision Settlement Akarabund, issued by the Tahsildar, Bengaluru East Taluk, Krishnarajapura, in respect of Sy. No. 51/1 measuring 04 Acres 29 Guntas.	Photocopy
85.		Karnataka Revision Settlement Akarabund, issued by the Tahsildar, Bengaluru East Taluk, Krishnarajapura, in respect of Sy. No. 51/1 measuring 01 Acre 17 Guntas.	Certified Copy
86.		Village Map of Chikkagubbi, issued by the Land Records Department, K.R Circle, Bengaluru.	Photocopy
87.	04.03.2017	Encumbrance Certificate bearing S.A No. 16521/16-17, for the period from 01.06.1960 to 31.07.1986, issued by the Sub Registrar, Hosakote, in respect of Sy. No. 50 measuring 04 Acres 35 Guntas.	Certified Copy
88.	08.03.2017	Encumbrance Certificate bearing S.A No. 42392/16-17, for the period from 01.08.1986 to 31.05.1989, issued by the Sub Registrar,	Certified Copy





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		Bommanahalli, in respect of Sy. No. 50 measuring 04 Acres 35 Guntas.	
89.	25.01.2017	Encumbrance Certificate bearing S.A No. 49049/16-17, for the period from 01.06.1989 to 31.03.2004, issued by the Senior Sub Registrar, Krishnarajapura, in respect of Sy. No. 50 measuring 04 Acres 35 Guntas.	Certified Copy
90.	02.03.2021	Encumbrance Certificate bearing S.A No. 13764/2020-21, for the period from 01.04.2004 to 07.05.2018, issued by the office of Sub Registrar, Shivajinagar, in respect of Sy. No. 50/1 measuring 29 Guntas and 1 Acre 17 Guntas (totally measuring 02 Acres 06 Guntas).	Certified Copy
91.	02.03.2021	Encumbrance Certificate bearing S.A No. 13766/2020-21, for the period from 07.05.2018 to 01.03.2021, issued by the office of Sub Registrar, Shivajinagar, in respect of Sy. No. 50/1 measuring 29 Guntas.	Certified Copy
92.	11.09.2013	Encumbrance Certificate bearing S.A No. 8879/13-14, for the period from 01.04.1950 to 31.07.1986, issued by the office of the Sub Registrar, Hosakote, in respect of Sy. No. 51	Certified Copy





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		measuring 05 Acres 29 Guntas.	
93.	01.03.2021	Encumbrance Certificate bearing S.A No. 36207/20-21, for the period from 01.08.1986 to 31.05.1989, issued by the office of the Sub Registrar, Bommanahalli, in respect of Sy. No. 51 measuring 05 Acres 29 Guntas.	Certified Copy
94.	21.08.2013	Encumbrance Certificate bearing S.A No. 23333/13-14, for the period from 01.06.1989 to 31.03.2004, issued by the office of Sub Registrar, Krishnarajapura, in respect of Sy. No. 51 measuring 05 Acres 29 Guntas.	Certified Copy
95.	04.03.2021	Encumbrance Certificate, bearing SA No. 14185/20-21 for the period from 01.04.2004 to 19.01.2017, issued by the office of Sub Registrar, Indiranagar, in respect of Sy. No. 51.	Certified Copy
96.	09.09.2019	Encumbrance certificate bearing S.A No. 7517/19-20, for the period from 20.01.2017 to 04.09.2019, issued by the office of Senior Sub Registrar, Shivajinagar, in respect of Sy. No. 51/1 measuring 01 Acre 17 Guntas.	Certified Copy



97.	06.03.2021	Encumbrance certificate bearing S.A No. 14240/20-21, for the period from 01.04.2019 to 01.03.2021, issued by the office of Senior Sub Registrar, Shivajinagar, in respect of Sy. No. 51/1 measuring 01 Acre 17 Guntas.	Certified Copy
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4. **Tracing of Title:**

- 4.1 On a review of the above furnished documents, we observe that Chikkagubbi Village is an Inam Village and the entire village vested with the Government of Mysore after Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 came into force *vide* Notification dated 13.01.1959 bearing No. RD 3 MIN 58.
- 4.2 On a review of the Order Sheet dated 25.01.1963 bearing Case No. 8419(d)/62-63 (**Document No. 1**), we understand that Munikuntappa son of Mariyappa had acquired land bearing Sy. No. 50 measuring 04 Acres 35 Guntas and Sy. No. 51 measuring 05 Acres 29 Guntas, situated at Chikkagubbi Village, Bidarahalli Hobli, Hosakote Taluk, from one M. Doddanna under a Sale Deed dated 08.03.1954 and the same is also recorded in Record of Rights bearing RR No. 85 and 86 (**Document Nos. 4 & 6**). Further, we understand that upon application being made by Munikuntappa for obtaining occupancy rights under the provisions of section 9 of Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954, Munikuntappa's name was registered as occupant in respect of Sy. No. 50 measuring 04 Acres 35 Guntas (excluding 05 Guntas of Kharab) and Sy. No. 51 measuring 05 Acres 29 Guntas. Further, the name of Munikuntappa son of Mariyappa was mutated as occupant in Endorsement and Register VIII Extract (**Document Nos. 2 & 3**).
- 4.3 Thereafter, on a review of the Record of Rights bearing RR Nos. 268 and 269 (**Document Nos. 5 & 7**), we understand that Munikuntappa son of Mariyappa became the holder of Sy. No. 50 and 51 through Case No. 20/8419 (d). Further, on a review of the Endorsement dated 17.07.2017 (**Document No. 62**), we understand that Index of Land (IL) in respect of Sy. No. 51 are not available in the office of Tahsildar.





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- 4.4 Subsequently, on a review of the (unregistered) Panchayat Parikath (memorandum recollecting oral partition) dated 10.01.1970 (**Document No. 8**), we understand that Munikuntappa son of Mariyappa along with his four (04) sons namely (i) Mariyanna son of Munikuntappa, (ii) Byranna son of Munikuntappa, (iii) Shamanna son of Munikuntappa and (iv) Ramanna son of Munikuntappa and along with his son in law namely Munishamappa @ Gumanna son in law of Munikuntappa partitioned various properties, wherein, they were allocated various portions of Sy. No. 50 and 51 as follows:

Sl. No.	Name	Sy. No.	Extent	
			Acre	Gunta
1.	Mariyanna	50	02	06
2.	Munishamappa @ Gumanna	50	02	05
3.	Byranna	50 & 51	02	06
4.	Shamanna	51	02	06
5.	Ramanna	51	02	06

We have requisitioned and have not been provided with the family tree of Munikuntappa son of Mariyappa, for our review and therefore we are unable to ascertain whether there are any other legal heirs. However, the risk of litigation for reopening of partition is mitigated since more than 50 years has lapsed since partition was effected.

Flow of title of portion belonging to Byranna son of Munikuntappa

- 4.5 On a review of the Extract of the Mutation Register bearing M.R No. 4/2000-01 (**Document No. 9**), we understand that the name of Byranna son Munikuntappa has been mutated in the revenue records in respect of Sy. No. 50 measuring 02 Acres 06 Guntas. However, Byranna was allotted 02 Acres 06 Guntas together in Sy. No. 50 and 51. Therefore, the said mutation entry was challenged by Mariyanna son of Munikuntappa (brother of Byranna) before the Court of the Assistant Commissioner, and further, on a review of the Order dated 05.10.2004 (**Document No. 10**), we understand that the Assistant Commissioner cancelled the Mutation bearing M.R No. 4/2000-01 and further ordered the Deputy Tahsildar to conduct a spot inspection and pass orders based on the settlement made by the parties.





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- 4.6 Subsequently, Sy. No. 50 was sub-divided/phoddied into Sy. No. 50/1 measuring 02 Acres 35 Guntas and Sy. No. 50/2 measuring 02 Acres 05 Guntas and the same was recorded in the Extract of the Mutation Register bearing M.R No. 9/2002-03 (**Document No. 11**). Further, we understand that Byranna son of late Munikuntappa is the hissedar/khathedar in respect of Sy. No. 50/1 measuring 02 Acres 06 Guntas and Nagaraju son of Munishamappa is the hissedar/khathedar in respect of Sy. No. 50/2 measuring 02 Acres. We note that the hissedar/khathedar for an extent measuring 29 Guntas in Sy. No. 50/1 was not mentioned in the said M.R No. 9/2002-03. *Further, we have not been provided with Order bearing ADLR No. MPR 31/00-01, dated 09.09.2002 since it is an internal record and therefore not available for public view.*
- 4.7 On a review of the Sale Deed dated 24.06.2005 (**Document No. 12**), we understand that Byranna son of Munikuntappa, Saraswathi daughter of Byranna, Krishnamurthy son of Byranna, Kamala daughter of Byranna, Meghana and Sanjay since minors represented by their father and natural guardian Krishnamurthy, conveyed Sy. No. 50/1 measuring 02 Acres 06 Guntas in favour of Purnima N Swamy wife of K.V Narayana and the same was mutated in the name of Purnima N Swamy *vide* Extract of the Mutation Register bearing M.R No. 1/2005-06 (**Document No. 13**).
- 4.8 *It is pertinent to note that Byranna son of Munikuntappa was allotted 02 Acres 06 Guntas together in Sy. No. 50 and 51. However, he has conveyed 02 Acres 06 Guntas in Sy. No. 50, a portion of which belongs to Mariyanna son of Munikuntappa and hence, Byranna could not have conveyed 02 Acres 06 Guntas in Sy. No. 50 alone. Further, in accordance with the Panchayat Parikath dated 10.01.1970, an extent measuring 02 Acres 06 Guntas is allotted to Mariyanna son of Munikuntappa in Sy. No. 50 and an extent measuring 02 Acres 05 Guntas (including 05 Guntas of Kharab as per the RR Pakka Book Nakalu) is allotted to Munishamappa @ Gumanna son in law of Munikuntappa, the remaining extent in Sy. No. 50 is 29 Guntas that is available to Byranna. Similarly, in respect of Sy. No. 51, an extent measuring 02 Acres 06 Guntas is allotted to Shamanna son of Munikuntappa and an extent measuring 02 Acres 06 Guntas is allotted to Ramanna son of Munikuntappa, the remaining extent in Sy. No. 51 is 01 Acre 17 Guntas which is available to Byranna.*





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- 4.9 Subsequently, the Order dated 05.10.2004 RA: 299/02-03 passed by the Assistant Commissioner for cancelling the mutation entry bearing M.R No. 4/2000-01 was not complied with by the Tahsildar, Bidarahalli and therefore, Mariyanna son of Munikuntappa (brother of Byranna) filed a Writ Petition bearing WP No. 3244/2007 before the High Court of Karnataka, against the State of Karnataka, Tahsildar, Bengaluru East Taluk, the Deputy Commissioner, the Assistant Commissioner, Byranna and Purnima N Swamy. In this regard, the High Court of Karnataka passed an Order dated 24.06.2008, (**Document No. 14**), directing the Tahsildar to comply with the order dated 05.10.2004 passed by the Assistant Commissioner (**Document No. 10**) for cancelling mutation entry bearing M.R No. 4/2000-01 within six months from the date of receipt of said Order.
- 4.10 Thereafter, the Deputy Tahsildar passed an Order dated 19.02.2009 (**Document No. 15**), wherein the M.R 4/2001-02 was cancelled and the name of Mariyanna son of Munikuntappa was mutated in Sy. No. 50 for 02 Acres 06 Guntas and the same was recorded in the Extract of the Mutation Register bearing M.R No. 24/2008-09 (**Document No. 16**).
- 4.11 On a review of the Order dated 09.01.2012 (**Document No. 1818**), we understand that the Assistant Commissioner directed the Tahsildar to rectify the extent in RTC/Pahani in respect of Sy. No. 50/1 and accordingly, the extent was rectified as 29 Guntas *vide* Extract of the Mutation Register bearing M.R No. H19/2011-12 (**Document No. 19**).
- 4.12 Subsequently, on a review of the Order dated 28.02.2014 (**Document No. 20**) passed by the Assistant Commissioner, we understand that the Order dated 19.02.2009 passed by the Tahsildar was appealed by Purnima N Swamy to the Assistant Commissioner and the said Order of the Tahsildar was set-aside. And the same was recorded in the Extract of the Mutation Register bearing M.R No. H13/2015-16 (**Document No. 21**).
- 4.13 Thereafter, Purnima N Swamy, Mariyanna son of Munikuntappa and Byranna son of Munikuntappa filed a Joint Memo before the Court of the Assistant Commissioner (**Document No. 22**), stating that the portion of land in Sy. No. 50 measuring 29 Guntas and Sy. No. 51 measuring 01 Acre 17 Guntas would be given to Purnima N Swamy and also rectifying the extents in the schedule mentioned in the Sale Deed dated 24.06.2005. On a review of the Order dated 23.12.2015 (**Document No. 23**), passed by the Tahsildar, Bengaluru East





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- Taluk, we understand that Sy. No. 50 measuring 29 Guntas and Sy. No. 51 measuring 01 Acre 17 Guntas together measuring 02 Acres 06 Guntas was allotted to the hissa/share of Byranna who has already sold the said lands to Purnima N Swamy and ordered to mutate the khatha in the name of Purnima N Swamy.
- 4.14 On a review of the General Power of Attorney dated 13.04.2011 (**Document No. 17**), we understand that Byranna son of Munikuntappa, Saraswathi daughter of Byranna, Krishnamurthy son of Byranna, Kamala daughter of Byranna, Meghana and Sanjay since minors represented by their father and natural guardian Krishnamurthy appointed and authorised G.N Shanbog son of late N.S Shanbog as their lawful attorney to inter alia deal and execute rectification deed of the Sale Deed dated 24.06.2005. Further, the extent and survey number mentioned in Sale Deed dated 24.06.2005 (**Document No. 12**) was rectified as Sy. No. 50/1 measuring 29 Guntas and Sy. No. 51 measuring 01 Acre 17 Guntas together measuring 02 Acres 06 Guntas *vide* Rectification Deed dated 26.02.2016 (**Document No. 24**).
- 4.15 Thereafter, on a review of the Lost Article Report dated 24.06.2020 (**Document No. 25**), we understand that the original document of the aforesaid mentioned Rectification Deed dated 26.02.2016 has been misplaced and hence have filed the said Lost Article Report. Further, on a review of the Public Notices dated 10.07.2020 (**Document Nos. 26 & 27**), we understand that the public notice for loss of the following documents (a) Sale Deed dated 24.06.2005 (registered as Document No. 4897/2005-06) and (b) Rectification Deed dated 26.02.2016 (registered as Document No. 9169/2015-16), were published in vernacular and English newspapers. Furthermore, on a review of the Certificate dated 22.07.2020 (**Document No. 28**), issued by Advocate N.M Thyagaraj, we understand that there are no claims or objections received pursuant to the aforesaid mentioned Public Notices for loss of original documents.
- 4.16 Subsequently, on a review of the Extract of the Mutation Register bearing M.R No. T1/2018-19 (**Document No. 31**), we understand that Sy. No. 50/1 measuring 02 Acres 35 Guntas was phoddied/sub-divided into Sy. No. 50/1 measuring 29 Guntas and Sy. No. 50/3 measuring 02 Acres 06 Guntas. Further, the hissedar/khathedar of Sy. No. 50/1 measuring 29 Guntas is Purnima N Swamy and the hissedar/khathedar of Sy. No. 50/3 measuring 02 Acres 06 Guntas is Mariyanna.





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- 4.17 On a review of the Extract of the Mutation Register bearing M.R No. T2/2018-19 (**Document No. 32**), we understand that Sy. No. 51 measuring 05 Acres 29 Guntas was subdivided/phoddied into Sy. No. 51/1 measuring 04 Acres 29 Guntas and Sy. No. 51/2 measuring 01 Acre. Further, the name of the hissedar of Sy. No. 51/1 measuring 04 Acres 29 Guntas is Purnima N Swamy.
- 4.18 On a review of the Extract of the Mutation Register bearing M.R No. T4/2018-19 (**Document No. 33**), we understand that Sy. No. 51/1 measuring 04 Acres 29 Guntas was phoddied/subdivided into Sy. No. 51/1 measuring 01 Acre 17 Guntas, Sy. No. 51/3 measuring 02 Acres 06 Guntas and Sy. No. 51/4 measuring 01 Acre 06 Guntas. Further, the hissedar/khathedar of Sy. No. 51/1 measuring 01 Acre 17 Guntas, Sy. No. 51/3 measuring 02 Acres 06 Guntas and Sy. No. 51/4 measuring 01 Acre 06 Guntas is Purnima N Swamy.
- 4.19 Subsequently, on a review of the Agreement to Sell dated 28.03.2018 (**Document No. 29**), we understand that Purnima N Swamy agreed to convey the Schedule Property along with other properties in favour of Narayana Gowda son of late Munishamappa for a sale consideration of Rs. 12,81,72,000/- (Rupees Twelve Crores Eighty-One Lakhs Seventy-Two Thousand Only).
- 4.20 Thereafter, on a review of the Special Power of Attorney dated 16.07.2018 (**Document No. 30**), we understand that Purnima N Swamy appointed and authorised Narayana Gowda son of late Munishamappa as her attorney to inter alia deal with and dispose of the Schedule Property along with other properties on her behalf. Further, the aforesaid Special Power of Attorney discloses that a sale consideration of Rs. 12,81,72,000/- (Rupees Twelve Crores Eighty-One Lakhs Seventy-Two Thousand Only) and the same has been paid to Purnima N Swamy.
- 4.21 On a review of the Report dated 12.06.2019, Survey Sketch, Letter dated 03.07.2019, Intimation Letter dated 03.08.2019, Payment Challan dated 08.08.2019 and Official Memorandum dated 06.09.2019 (**Document Nos. 34, 35, 36, 37, 38 & 39**), we understand that Purnima N Swamy applied for and obtained the conversion of Sy. No. 50/1 measuring 29 Guntas from agricultural to non-agricultural residential purpose and the same was recorded in the Extract of the Mutation Register bearing M.R No. T13/2019-20 (**Document No. 40**).





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- 4.22 On a review of the Report, Survey Sketch, Letters dated 08.05.2019 and 28.05.2019, issued by Bengaluru Development Authority, Payment Challan dated 03.06.2019 and Official Memorandum dated 08.06.2019 (**Document Nos. 41, 42, 43, 44, 45 & 46**), we understand that Purnima N Swamy applied for and obtained the conversion of Sy. No. 51/1 measuring 01 Acre 17 Guntas from agricultural to non-agricultural residential purpose and the same was recorded in the Extract of the Mutation Register bearing M.R No. T10/2019-20 (**Document No. 47**)

Thus, the entire Schedule Property consisting of Sy. No. 50/1 measuring 29 Guntas and Sy. No. 51/1 measuring 01 Acre 17 Guntas have been duly converted for non-agricultural residential use.

- 4.23 On a review of the Partnership Deed dated 02.12.2016 (**Document No. 48**) we note that Mrs. Anitha Kumarswamy and Mr. Narayana Gowda are the two partners of the partnership firm namely; M/s. North Arch involved in the business of real estate (i.e., promoters, developers, builders) with one of its main objective being formation of residential and commercial layouts by acquisition of lands and the same is registered with the Registrar of Firms under the Indian Partnership Act, 1932 and the same is evident from the Acknowledgement of Registrar of Firms dated 05.12.2016 (**Document No. 49**).
- 4.24 On a review of the Sale Deed dated 25.02.2021 (**Document No. 50**), we understand that Purnima N Swamy represented by her General Power of Attorney holder Narayana Gowda (*being the Special Power of Attorney Holder as referred to under Document No. 30 of this Report*) conveyed the Item No. 1 Property i.e., Sy. No. 50/1 measuring 29 Guntas and Item No. 2 Property i.e., Sy. No. 51/1 measuring 01 Acre 17 i.e., the entire Schedule Property in favour of M/s. North Arch, a partnership firm represented by its authorized signatory/partner Narayana Gowda, confirmed by Narayana Gowda (*being the Agreement Holder as referred to under Document No. 29 of this Report*).

5. Revenue Records:

- 5.1 We have been provided with the Record of Rights, Tenancy and Crops ("**RTC/Pahani**") in respect of Sy. No. 50 measuring 05 Acres, there being 05 Guntas of Kharab (**Document No. 51**) and it reflects as follows:





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- a. On a review of the Endorsement dated 14.02.2017 (**Document No. 61**), we understand that RTC/Pahani for the period 1965 to 1971 are not available at the office of Tahsildar.
- b. RTC/Pahani for the period from 1971-72 to 1986-87 reflects the names of Munikuntappa son of Mariyappa as the occupant and cultivator.
- c. RTC/Pahani for the period from 1987-88 to 1991-92 reflects the names of (i) Munikuntappa son of Mariyappa and (ii) Munishamappa (for 02 Acres 06 Guntas) vide RRT 3/92-93 as the occupants and cultivators.
- d. RTC/Pahani for the period from 1992-93 to 1997-98 reflects the names of (i) Munikuntappa son of Mariyappa and (ii) Nagaraju son of Munishamappa vide M.R No. 10/96-97 as the occupants and cultivators.
- e. RTC/Pahani for the period from 1998-99 to 2000-01 reflects the names of (i) Nagaraju son of Munishamappa vide M.R No. 10/96-97 and (ii) Byranna son of Munikuntappa vide M.R No. 4/2000-01 as occupants and cultivators.

We observe that the following documents: (i) RRT 3/92-93 and (ii) Extract of the Mutation Register bearing M.R No. 10/96-97 are not related to the Schedule Property and hence we have not requisitioned the aforesaid mentioned documents.

5.2 We have been provided with the Record of Rights, Tenancy and Crops, in respect of Sy. No. 50/1 measuring 02 Acres 35 Guntas, (**Document No. 52**) and it reflects as follows:

- a. RTC/Pahani for the period from 2001-02 to 2005-06 reflects the names of Munikuntappa son of Mariyappa, Byranna son of late Munikuntappa vide M.R No. 9/2002-03 as occupants and cultivators.
- b. RTC/Pahani for the period from 2006-07 to 2008-09 reflects the names of Munikuntappa son of Mariyappa vide M.R 9/2002-03 and Purnima N Swamy wife of K.V Narayanaswamy vide M.R No. 1/2005-06 as the occupants and Munikuntappa as cultivator.





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- c. RTC/Pahani for the period from 2009-10 to 2011-12 reflects the names of Munikuntappa son of Mariyappa vide M.R 9/2002-03 and Mariyanna son of late Munikuntappa vide M.R No. 24/2008-09 as the occupants and cultivators. *Further, Column No. 11 reflects the order of the Deputy Tahsildar bearing No. RRT (Dis) CR 577/04-05.*
- d. RTC/Pahani for the period from 2012-13 to 2014-15 reflects the names of Munikuntappa son of Mariyappa vide M.R H19/2011-12 and Mariyanna son of late Munikuntappa vide M.R No. 24/2008-09 as the occupants and cultivators. *Further, Column No. 11 reflects the court stay order of the Deputy Tahsildar bearing No. RRT (Dis) CR 577/04-05 and Order dated 15.03.2012 bearing No. R.A (BE) 215/2010-11.*
- e. RTC/Pahani for the period from 2015-16 to 2017-18 reflects the names of Mariyanna son of late Munikuntappa vide M.R No. 24/2008-09 (for 02 Acres 06 Guntas) and Purnima N Swamy wife of K.V Narayanaswamy vide M.R H13/2015-16 (for 29 Guntas) as the occupants and cultivators. *Further, Column No. 11 reflects the order of the Deputy Tahsildar bearing No. RRT (Dis) CR 577/04-05 and Order dated 23.12.2015 bearing No. RRT (D) CR 465/15-16.*
- 5.3 We have been provided with the Record of Rights, Tenancy and Crops, in respect of Sy. No. 50/1 measuring 29 Guntas, (**Document No. 53**) and it reflects as follows:
- a. RTC/Pahani for the period 2018-19 reflects the name of Purnima N Swamy wife of K.V Narayanaswamy vide M.R No. T1/2018-19. Further, Column No. 11 reflects the Order dated 23.12.2015 bearing No. RRT (D) CR 465/15-16.
- b. RTC/Pahani for the period 2019-20 reflects the name of Purnima N Swamy wife of K.V Narayanaswamy vide M.R No. T13/2019-20 (Conversion). Further, Column No. 11 reflects the Order dated 23.12.2015 bearing No. RRT (D) CR 465/15-16.
- 5.4 We have been provided with the Record of Rights, Tenancy and Crops, in respect of Sy. No. 51 measuring 05 Acres 29 Guntas, (**Document No. 54**) and it reflects as follows:
- a. RTC/Pahani for the period from 1971-72 to 2001-02 reflects the names of Munikuntappa son of Mariyappa as the occupant and cultivator.





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- b. RTC/Pahani for the period from 2002-03 to 2004-05 reflects the names of Munikuntappa son of Mariyappa (01 Acre 17 Guntas), Ramaiah son of late Munikuntappa (for 02 Acres 06 Guntas) and Shamanna son of late Munikuntappa (for 02 Acres 06 Guntas) vide M.R No. 2/2002-03 as the occupants and cultivators.
- c. RTC/Pahani for the period from 2005-06 to 2014-15 reflects the names of Munikuntappa son of Mariyappa (for 01 Acre 17 Guntas), Ramaiah son of late Munikuntappa vide M.R No. 2/2002-03 (for 01 Acre), Purnima N Swamy wife of K.V Narayanaswamy vide M.R No. 42/2004-05 (for 01 Acre 06 Guntas) and M.R No. 43/2004-05 (for 02 Acres 06 Guntas) as occupants and cultivators.
- d. RTC/Pahani for the period from 2015-16 to 2017-18 reflects the names of Ramaiah son of late Munikuntappa vide M.R No. 2/2002-03 (for 01 Acre), Purnima N Swamy wife of K.V Narayanaswamy vide M.R No. 42/2004-05 (for 01 Acre 06 Guntas), M.R No. 43/2004-05 (for 02 Acres 06 Guntas) and M.R No. H13/2015-16 (for 01 Acre 17 Guntas), as occupants and cultivators. *Further, Column No. 11 reflects Order dated 23.12.2015 bearing No. RRT (D) CR 465/15-16.*
- 5.5 We have been provided with the Record of Rights, Tenancy and Crops, in respect of Sy. No. 51/1 measuring 01 Acre 17 Guntas, (**Document No. 55**) and it reflects as follows:
- a. RTC/Pahani for the period 2018-19 to 2019-20 reflects the name of Purnima N Swamy wife of K.V Narayanaswamy vide M.R No. T4/2018-19, as occupant and cultivator. *Further, Column No. 11 reflects Order dated 23.12.2015 bearing No. RRT (D) CR 465/15-16.*
- 5.6 On a review of the Khatha in Form 11B in respect of Sy. No. 50/1 (**Document No. 56**) discloses that Purnima N Swamy is the owner of Sy. No. 50/1 and property number for the Schedule Property in gram panchayat records is Property bearing No. 1078/50/1.
- 5.7 On a review of the Khatha in Form 11B in respect of Sy. No. 51/1 (**Document No. 57**) discloses that Purnima N Swamy is the owner of Sy. No. 51/1 and property number for the Schedule Property in gram panchayat records is Property bearing No. 1079/51/1.





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6. Endorsements:

We have been provided with the following endorsements for our review:

- 6.1 On a review of the Endorsement dated 29.09.2011 (**Document No. 58**), we understand that the Extract of the Mutation Register bearing M.R No. 42/64-65 is not available in the office of the Shirastedar.
- 6.2 Endorsement dated 16.12.2013 (**Document No. 59**), we understand that a preliminary notification under 4(1) was published by Karnataka Housing Board and Sy. No. 50/1 and Sy. No. 51 were included in the said notification.
- 6.3 Further, on a review of the Notification dated 28.10.2014 (**Document No. 60**), we understand that the Notification bearing KHB/BhuSwaV/Ben/42/2012-12 dated 11.07.2013, issued by the Karnataka Housing Board to acquire the land parcels situated at Chikkagubbi Village were withdrawn by Karnataka Housing Board.
- 6.4 On a review of the Endorsement dated 23.05.2019 (**Document No. 63**), we understand that the Schedule Property is not a subject matter of any acquisition proceedings by the Karnataka Industrial Areas Development Board.
- 6.5 On a review of the Nil Tenancy Certificate dated 21.07.2017 (**Document No. 64**), we understand that there are no claims/ applications filed in form 2, 7 and 7A under the Karnataka Land Reforms Act, 1961, in respect of Sy. No. 51 measuring 05 Acres 29 Guntas.
- 6.6 On a review of the Nil Tenancy Certificate dated 22.09.2017 (**Document No. 65**), we understand that there are no claims/ applications filed in form 2, 7 and 7A under the Karnataka Land Reforms Act, 1961, in respect of Sy. No. 50/1 measuring 02 Acres 35 Guntas.
- 6.7 On a review of the Endorsement dated 30.08.2018 (**Document No. 66**), we understand that there are no proceedings initiated under the provision of Sections 79(A) and (B) of the Karnataka





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Land Reforms Act, 1961, in respect of Sy. No. 50/1 measuring 29 Guntas.

- 6.8 On a review of the Endorsement dated 30.08.2018 (**Document No. 67**), we understand that there are no proceedings initiated under the provisions of Karnataka Prohibition of Transfer of Certain Lands (Schedule Castes and Schedule Tribes) Act, 1978, in respect of Sy. No. 50/1 measuring 29 Guntas.
- 6.9 On a review of the Endorsement dated 20.05.2019 (**Document No. 68**), we understand that Sy. No. 50/1 measuring 29 Guntas is not a subject matter of any acquisition proceedings initiated by the Bangalore Development Authority.

7. Survey Records:

We have reviewed the following survey records in respect of the Schedule Property:

- 7.1 Moola Tippani in respect of Sy. No. 50 (**Document No. 69**), we understand that original shape of Sy. No. 50 and further discloses the name of karda as Doddanna son of Mottappa and land holder as Munikuntappa son of Mariyappa.
- 7.2 Hissa Survey Tippani dated 29.08.2002 in respect of Sy. No. 50 (**Document No. 70**), discloses the sub-division/ bifurcation of Sy. No. 50 measuring 05 Acres as follows:

Sl. No.	Survey No.	Extent		Hissedar
		Acre	Gunta	
1.	50/1	02	35	As per RTC/Pahani
2.	50/2	02	06	Nagaraja son of Munishamappa

- 7.3 RR Pakka Book Nakalu (RR Yedabagada Nakalu and RR Balabagada Nakalu), in respect of Sy. No. 50 (**Document No. 71**), confirms the extent of Sy. No. 50/1 as 02 Acres 35 Guntas and Sy. No. 50/2 as 02 Acres 05 Guntas (including 05 Guntas of Kharab). Further, it confirms the shape of Sy. No. 50/1 and 50/2 as provided in Hissa Survey Tippani 29.08.2002.





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- 7.4 Atlas Nakalu, in respect of Sy. No. 50 (**Document No. 72**), confirms the shape of Sy. Mo. 50/1 and 50/2 as provided in Hissa Survey Tippani 29.08.2002.
- 7.5 Karnataka Revision Settlement Akarabund, in respect of Sy. No. 50/1 (**Document No. 73**), discloses that total and actual extent of Sy. No. 50/1 as 02 Acres 35 Guntas, there being no Kharab.
- 7.6 Hissa Survey Tippani dated 07.05.2018, in respect of Sy. No. 50/1 (**Document No. 74**), discloses the sub-division/birfurcation of Sy. No. 50/1 measuring 02 Acres 35 Guntas as follows:

Sl. No.	Survey No.	Extent		Hissedar
		Acre	Gunta	
1.	50/1	00	29	Purnima N Swamy wife of K.V Narayanaswamy
2.	50/3	02	06	Mariyanna son of late Munikuntappa.

- 7.7 RR Pakka Book Nakalu (RR Yedabagada Nakalu and RR Balabagada Nakalu), in respect of Sy. No. 50/1 (**Document No. 75**), confirms the extent of Sy. No. 50/1 as 29 Guntas and Sy. No. 50/3 as 02 Acres 06 Guntas. Further, it confirms the shape of Sy. No. 50/1 and 50/3 as provided in Hissa Survey Tippani 07.05.2018.
- 7.8 Atlas Nakalu (**Document No. 76**), confirms the shape of Sy. No. 50/1 and Sy. No. 50/3 as provided in Hissa Survey Tippani 07.05.2018.
- 7.9 Karnataka Revision Settlement Akarabund, in respect of Sy. No. 50/1 (**Document No. 77**), discloses that total and actual extent of Sy. No. 50/1 as 29 Guntas, there being no Kharab.
- 7.10 Moola Tippani in respect of Sy. No. 51 (**Document No. 78**), we understand that original shape of Sy. No. 51 and further discloses the name of karda as Doddanna son of Mottappa and land holder as Munikuntappa son of Mariyappa.





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- 7.11 Hissa Survey Tippani dated 07.05.2018 in respect of Sy. No. 51 (**Document No. 79**), discloses the sub-division/bifurcation of Sy. No. 51 measuring 05 Acres 29 Guntas as follows:

Sl. No.	Survey No.	Extent		Hissedar
		Acre	Gunta	
1.	51/1	04	29	Purnima N Swamy wife of K.V Narayanaswamy
2.	51/2	01	00	Ramaiah son of Munikuntappa

- 7.12 Atlas Nakalu in respect of Sy. No. 51 (**Document No. 80**), confirms the shape of Sy. No. 51/1 and 51/2 as provided in Hissa Survey Tippani 07.05.2018.

- 7.13 RR Pakka Book Nakalu (RR Yedabagada Nakalu and RR Balabagada Nakalu) in respect of Sy. No. 51 (**Document No. 81**), confirms the shape and extent of Sy. No. 51/1 as 04 Acres 29 Guntas and Sy. No. 51/2 as 01 Acre. Further, it confirms the hissedar of Sy. No. 51/1 as Purnima N Swamy and Sy. No. 51/2 as Ramaiah son of late Munikuntappa.

- 7.14 Hissa Survey Tippani dated 06.02.2019 (**Document No. 82**), discloses the Phoddi/sub-division of Sy. No. 51/1 measuring 04 Acres 29 Guntas as follows:

Sl. No.	Survey No.	Extent		Hissedar
		Acre	Gunta	
1.	51/1	01	17	Purnima N Swamy wife of K.V Narayanaswamy
2.	51/3	02	06	Purnima N Swamy wife of K.V Narayanaswamy
3.	51/4	01	06	Purnima N Swamy wife of K.V Narayanaswamy





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- 7.15 RR Pakka Book Nakalu (RR Yedabagada Nakalu and RR Balabagada Nakalu) of Sy. No. 51/1 (**Document No. 83**), confirms the extent of Sy. No. 51/1 as 01 Acre 17 Guntas, Sy. No. 51/3 as 02 Acres 06 Guntas and Sy. No. 51/4 as 01 Acre 06 Guntas. Further confirms the Hissedar of Sy. No. 51/1, 51/3 and 51/4 is Purnima N Swamy.
- 7.16 Karnataka Revision Settlement Akarabund in respect of Sy. No. 51/1 (**Document No. 84**), discloses the total and actual extent of Sy. No. 51/1 as 04 Acres 29 Guntas, there being no Kharab.
- 7.17 Karnataka Revision Settlement Akarabund in respect of Sy. No. 51/1 (**Document No. 85**), discloses the total and actual extent of Sy. No. 51/1 as 01 Acre 17 Guntas, there being no Kharab.
- 7.18 Village Map of Chikkagubbi (**Document No. 86**), indicates that the Sy. No. 50 and 51 is a part of Chikkagubbi Village. Further there is a pathway passing through Sy. No. 50 and a cart road passing on the eastern boundary of Sy. No. 50. However, on a review of the Hissa Survey Tippani dated 29.08.2002 and 07.05.2018 (**Document Nos. 70 & 74**), we observe that the said pathway and cart road passes on Sy. No. 50/2 and hence the same is not part of this Report.

8. **Litigation:**

- 8.1 We have been informed by the Owner that there are no pending/disposed of litigations in respect of the Schedule Property.
- 8.2 We have conducted a limited online search from 2015 to 2021 in the name of 'Purnima N Swamy'. However, we have not found any litigation pending/disposed of. However, online search is not comprehensive and hence not conclusive. A physical search in the jurisdictional court registries has not been conducted. We recommend that adequate indemnities be obtained in this regard from the Owner in respect of the Schedule Property.

9. **Charges and Encumbrances:**

We have reviewed Encumbrance Certificates for the following period:



- 9.1 Encumbrance Certificate dated 04.03.2017 (**Document No. 87**) for the period from 01.06.1960 to 31.07.1986 issued by the office of Sub Registrar, Hosakote, in respect of Sy. No. 50 measuring 04 Acres 35 Guntas reflects nil transaction during the said period.
- 9.2 Encumbrance Certificate dated 08.03.2017 (**Document No. 88**) for the period from 01.08.1986 to 31.05.1989 issued by the office of Sub Registrar, Bommanahalli, in respect of Sy. No. 50 measuring 04 Acres 35 Guntas reflects nil transaction during the said period.
- 9.3 Encumbrance Certificate dated 25.01.2017 (**Document No. 89**) for the period from 01.06.1989 to 31.03.2004 issued by the office of Sub Registrar, Krishnarajapura, in respect of Sy. No. 50 measuring 04 Acres 35 Guntas reflects nil transaction during the said period.
- 9.4 Encumbrance Certificate dated 02.03.2021 (**Document No. 90**), for the period from 01.04.2004 to 07.05.2018, issued by the office of Sub Registrar, Shivajinagar in respect of Sy. No. 50/1 measuring 29 Guntas and 1 Acre 17 Guntas (totally measuring 02 Acres 06 Guntas) reflects all the transactions as reported in this Report during the said period and does not reflect any adverse transaction.
- 9.5 Encumbrance Certificate dated 02.03.2021 (**Document No. 91**), for the period from 07.05.2018 to 01.03.2021, issued by the office of Sub Registrar, Shivajinagar in respect of Sy. No. 50/1 measuring 29 Guntas reflects all the transactions as reported in this Report during the said period and does not reflect any adverse transaction.
- 9.6 Encumbrance Certificate dated 11.09.2013 (**Document No. 92**) for the period from 01.04.1950 to 31.07.1986 issued by the office of Sub Registrar, Hosakote, in respect of Sy. No. 51 measuring 05 Acres 29 Guntas reflects nil transaction during the said period.
- 9.7 Encumbrance Certificate dated 01.03.2021 (**Document No. 93**) for the period from 01.08.1986 to 31.05.1989 issued by the office of Sub Registrar, Bommanahalli, in respect of Sy. No. 51



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measuring 05 Acres 29 Guntas reflects nil transaction during the said period.

- 9.8 Encumbrance Certificate dated 21.08.2013 (**Document No. 94**) for the period from 01.06.1989 to 31.03.2004, issued by the office of Sub Registrar, Krishnarajapura, in respect of Sy. No. 51 measuring 05 Acres 29 Guntas reflects nil transaction during the said period.
- 9.9 Encumbrance Certificate dated 04.03.2021 (**Document No. 95**) for the period from 01.04.2004 to 19.01.2017 issued by the office of Sub Registrar, Indiranagar, in respect of Sy. No. 51 reflects all the transactions as reported in this Report during the said period and does not reflect any adverse transaction. *Further, we note that the Sale Deed dated 27.06.2005 (registered as Document No. 4897/05-06) does not reflect in the said Encumbrance Certificate since the said Sale Deed was executed in respect of Sy. No. 50/1.*
- 9.10 Encumbrance Certificate dated 09.09.2019 (**Document No. 96**) for the period from 20.01.2017 to 04.09.2019, issued by the office of Sub Registrar, Shivajinagar, in respect of Sy. No. 51/1 measuring 01 Acre 17 Guntas reflects nil transaction during the said period.
- 9.11 Encumbrance Certificate dated 06.03.2021 (**Document No. 97**) for the period from 01.04.2019 to 01.03.2021, issued by the office of Sub Registrar, Shivajinagar, in respect of Sy. No. 51/1 measuring 01 Acre 17 Guntas reflects all the transactions as reported in this Report during the said period and does not reflect any adverse transaction.

10. **Inspection of Originals:**

We have carried out the inspection of original documents in respect of the Schedule Property as per Part 3 of this Report.

11. **Opinion:**

Based on a review of the above-mentioned documents and clarifications provided by the Owner and subject to our observations above and further subject to the below mentioned documents and qualifications, we opine that M/s. North Arch, a



partnership firm is the owner of the Schedule Property i.e., the land being converted for residential purpose bearing Sy. No. 50/1 measuring 29 Guntas and 51/1 measuring 01 Acre 17 Guntas situated at Chikkagubbi Village, Bidarahalli Hobli, Bengaluru East Taluk.



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12. Documents Required:

- 12.1 Latest property tax paid receipts, in respect of the Schedule Property.

13. Qualifications:

The scope of our review and of this Report is subject to the following limitations:

- 13.1 While performing the review, we have been provided with the documents by our Client pertaining to the property of Sy. No. 50/1 measuring 29 Guntas and 51/1 measuring 01 Acre 17 Guntas situated at Chikkagubbi Village, Bidarahalli Hobli, Bengaluru East Taluk.
- 13.2 While performing the review, we have assumed the (a) genuineness of all signatures, (b) accuracy and correctness of all information/representations provided/made to us, including the facts that are mentioned in agreements, executed copies of documents and government records, (c) authenticity of copies of all documents submitted to us as originals, (d) conformity of the copies or extracts submitted to us with the originals thereof, (e) correctness of all information provided to us in respect of the litigations in respect of the Schedule Property including the fact that no appeals or revisions have been filed in respect of the relevant suits/litigations, (f) compliance with all legal requirements by the parties concerned with the Schedule Property.
- 13.3 We have only examined issues pertaining to the ownership of the Schedule Property and have not examined issues pertaining to (a) approvals from various statutory/regulatory authorities for construction, development and/or occupation of the Schedule Property; (b) business, regulatory and financial issues of the present or previous owners of the Schedule Property; and (c)



other matters that do not directly affect the ownership of the Schedule Property.

- 13.4 For the purposes of this Report, we have relied upon the provisions of relevant statutes and applicable judicial pronouncements as applicable in the Union of India in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Report.
- 13.5 We have assumed that there are no outstanding/dues payable by the present/previous owners of the property to any government / statutory authority (including any tax/cess dues) or local body and that the property is not subject to any charge, attachment, proceeding or claim for any amount due or payable including under applicable laws.
- 13.6 Our Maximum liability in relation to this Report shall not exceed the professional fees received by us under the engagement under which this Report has been issued.
- 13.7 Our observations in this Report are limited to issues and risks arising from a legal perspective in relation to the title to the said Schedule Property, as analysed by us from the information and documents furnished to us. We have not conducted an independent verification of such information or documents, other than as expressly indicated in the relevant parts of this Report.
- 13.8 This Report will not be binding on any government or governmental authority or any court or tribunal which may take a contrary view on the subject or which may have to be independently satisfied notwithstanding anything contained in this Report.
- 13.9 The Report is confined to the matters stated herein and it is not to be read as extending to any other matter, by implication or otherwise. This Report has been prepared based on the instructions provided to us by our Client, APG Skywards Private Limited, and shall not be relied upon by any other Person without obtaining our prior consent in writing.



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Yours faithfully,

Krishnamurthy

For Krishnamurthy and Co.
Legal Consultants



Date: 11.03.2021
Place: Bengaluru



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