

TITLE REPORT**20-04-2026**

To,
House of Jindal Estates LLP,
No. 412, 2nd Floor, 100 feet road,
4th Block, Koramangala,
Bangalore– 560034.

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1. GLOSSARY OF ABBREVIATION AND TERMS USED

Entire Land	Residentially converted land measuring an extent of 85,125 Sq. Ft in Sy.No.34/1 situated at Bandapura Village, Bidarahalli Hobli, Bangalore East Taluk.
RTC	Record of Rights, Tenancy and Crops.
MR	Mutation Register.
PTCL Act	The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

2. INTRODUCTION

- 2.1. House of Jindal Estates LLP (the Client) is a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership (LLP) Act, 2008 *interalia* engaged in the business of real estate development.

3. SCOPE OF WORK

- 3.1. Our scope of work, as discussed and agreed with the Client, involved undertaking the following steps:

Reviewing copies of documents and records provided to us by the Client in relation to the Land mentioned herein (listed in Paragraph 4 below) and generating a title report for the same.

4. LIST OF DOCUMENTS EXAMINED

- 4.1. We have reviewed copies of the following documents:

Sr. No.	Particulars
1.	Extract of the Register Showing the Details of Assessment Payable to the Government by the Permanent, Quasi Permanent and Minor Inamdar, etc.
2.	Sale Deed dated: 28/12/1961 registered as document No: 3076/1961-62 in the office of the Sub Registrar Hoskote, executed by Patel Venkatappa S/o Pillaiah in favour of V. Neelakanta Sharma S/o M. R. Venkata Rama Sharma.
3.	Sale Deed dated: 19/12/1973 registered as document No: 2443/1973-74 in the office of the Sub Registrar Hoskote, executed by V Neelakanta Sharma S/o M. R. Venkata Rama Sharma in favour of the Commercial Credit Corporation Pvt Ltd (represented by its director V Prabhakara Rao).
4.	Sale Deed dated: 11/03/1982 registered as document No: 2175/1981-82 in the office of the Sub Registrar Hoskote, executed by the Commercial Credit Corporation Pvt Ltd (represented by its director and duly constituted attorney V Prabhakar Rao) in favour of the M/s Electrodes and Allied Products (represented by Col. A Sunder Raj).

Sr. No.	Particulars
5.	Sale Deed dated: 02/01/1995 registered as document No: 9353/1994-95 in the office of the Sub Registrar K R Puram, executed by M/s Electrodes and Allied Products (represented by Col. A Sunder Raj) in favour of Indiana Dairy Specialties Limited (represented by its Vice President- Technical V. S. S. Saibaba).
6.	Application dated: 9/9/2010 filed under Rule 6 and 9 of the Companies (Court) Rules, 1959, and the supporting affidavit for the same dated: 4/10/2010.
7.	Order Sheet pertaining to Company Application No.815/2010 in Company Petition No.4/1998, filed before the High Court of Karnataka at Bangalore.
8.	Final Order dated: 20/10/2010, passed by the High Court of Karnataka at Bangalore in Company Application No.815/2010 in Company Petition No.4/1998.
9.	Application filed with respect to the Company Application No: 914/2011 (under Rule 6 and 9 of the Companies (Court) Rules, 1959), and the supporting affidavit for the same.
10.	Final Order dated: 16/2/2012, passed by the High Court of Karnataka at Bangalore in Company Application No: 914/2011.
11.	Order dated: 28/7/2015 passed in OLR 300/2015 by the Karnataka High Court at Bangalore.
12.	Order dated: 11/3/2016 passed in OLR 28/2016 by the Karnataka High Court at Bangalore.
13.	Sale Deed dated: 25/1/2017, registered as document No: 4983/2016-17 in the office of the Sub Registrar Halsur, executed by G C Yadav the liquidator of Indiana Dairy Specialties Limited (official liquidator attached to the Hon'ble High Court of Karnataka at Bangalore) in favour of Mohan Lal Jindal S/o Shivalal Jindal.
14.	Rectification Deed dated: 28/1/2017, registered as document No: 536/2017-18 in the office of the Sub Registrar Halsur, executed by G C Yadav the liquidator of Indiana Dairy Specialties Limited (official liquidator attached to the Hon'ble High Court of Karnataka at Bangalore) in favour of Mohan Lal Jindal S/o Shivalal Jindal.
15.	Death Certificate of Prabha Jindal W/o Mohan Lal Jindal dated 23/03/2021 (Date of death: 10/3/2021).
16.	Family Tree of Mohan Lal Jindal dated: 5/2/2022 issued by the Deputy Tahsildar Bangalore North Taluk.
17.	Death Certificate of Mohan Lal Jindal dated: 2/2/2024 (Date of death: 22/1/2024).
18.	Release Deed dated: 6/5/2024 registered as Document No: 1981/2024-25 in the office of the Sub Registrar Banaswadi, executed by Dimple Hemant Kumar Bajaj D/o Mohan Lal Jindal and Amrita Agarwal D/o Mohan Lal Jindal in favour of Sushil Kumar Jindal S/o Mohan Lal Jindal.
19.	E-Khata from the Doddabannahalli Village Panchayath, dated: 11/6/2024.
20.	Official Memorandum Dated: 22/5/2025 bearing No: 35607 issued by the Deputy Commissioner Bangalore District.
21.	RTC from 1968-69 to 1978-79, 1984-85 to 1990-91, 2000-01 to 2001-02, and from 2003-04 to 2025-2026.
22.	Encumbrance Certificate from the period 01/04/1960 to 31/03/1974, 01/01/1970 to 31/07/1986, 01/08/1986 to 31/05/1989, 01/06/1989 to 31/03/2004, 01/04/2004 to 15/07/2025 and from 15/07/2025 to 28/01/2026.
23.	Karda Copy.
24.	RR Pakka Book of the Village.

Sr. No.	Particulars
25.	Karnataka Revision Settlement Akarband.
26.	PTCL Endorsement dated: 12/02/2026 for Sy. No: 34/1.
27.	Karnataka Housing Board (KHB) Endorsement dated: 13/02/2026 for Sy. No: 34/1.
28.	Karnataka Industrial Area Development Board (KIADB) Endorsement dated: 06/03/2026 for Sy. No: 34/1.

5. OBSERVATIONS

5.1. Title Flow

- (a) The Entire Land originally formed a part of Old Survey No. 34 measuring 5 Acre 30 Guntas in of Bandapura Village, Bidarahalli Hobli, Bangalore East Taluk, and was originally owned and possessed by one Patel Venkatappa S/o Pillaiah.

Observation

All the revenue records show the name of the village as Bandapura. However, the notification dated: 31/1/1959 issued under the Mysore (Personal and Miscellaneous) Inams Abolition Act 1954 carries an entry wherein the name of the village is mentioned as Jodi Bhandarapura. Though there is a difference in the name of the village the revenue documents pertaining to the 5 Acre 30 Guntas of land in Old Survey No. 34 mention the name of the Karda as Jodidar D Raghavendra Rao from which we have raised an inference that Bandapura in the revenue records is the same as Jodi Bhandarapura in the notification. The client had informed us that neither the order of the Deputy Commissioner for Inams Abolition nor the Regrant Order pertaining to the 5 Acre 30 Guntas of land in Old Survey No. 34 was available. Since the title of the re-grantee (Patel Venkatappa S/o Pillaiah) emanates from the order of regrant we had the asked the client to provide us some document in support of the regrant, and the client has provided a certified copy of the extract of the Register Showing the Details of Assessment Payable to the Government by the Permanent, Quasi Permanent and Minor Inamdar, etc. The extract contains the Survey Number 34 measuring 5 Acre 30 Guntas in the name of Patel Venkatappa. The name of the village is shown as Bhandrapura Village (i.e. Bandapura Village). Hence, we are of the view that Bandapura as mentioned in the revenue documents is a notified village under the Mysore (Personal and Miscellaneous) Inams Abolition Act 1954.

- (b) Subsequently Patel Venkatappa S/o Pillaiah executed a Sale Deed dated: 28/12/1961 in favour of V Neelakanta Sharma S/o M. R. Venkata Rama Sharma registered as document No: 3076/1961-62 in the office of the Sub Registrar Hoskote, and in terms of this Sale Deed the 5 Acre 30 Guntas of land in Old Survey No. 34 came to be sold to V Neelakanta Sharma S/o M. R. Venkata Rama Sharma.

- (c) We gather from the RR Pakka Book of the village that Old Survey No. 34 came to be bifurcated into New Survey No. 34/1 (measuring 3 Acres) and New Survey No. 34/2 (measuring 2 Acres 30 Guntas).
- (d) Subsequently V Neelakanta Sharma S/o M. R. Venkata Rama Sharma executed a Sale Deed dated: 19/12/1973 in favour of the Commercial Credit Corporation Pvt Ltd registered as document No: 2443/1973-74 in the office of the Sub Registrar Hoskote, and in terms of this Sale Deed a portion of the land in New Survey No. 34/1 measuring 92,625 Sq. Ft (2 Acre 5.05359 Guntas) came to be sold to the Commercial Credit Corporation Pvt Ltd.

Observations:

The land conveyed under the Sale Deed dated: 19/12/1973 is Industrially Converted Land (converted vide the Official Memorandum bearing No: ALN/SR/11/1968-69, dated: 5/6/1970, issued by the Deputy Commissioner Bangalore District).

We have not been provided with the copy of the official memorandum dated: 19/12/1973. However, we have placed reliance on the recitals of the sale deed.

In the Sale Deed dated: 19/12/1973 the Commercial Credit Corporation Pvt Ltd is represented by its director V Prabhakara Rao. We have not been provided with the copy of the Board Resolution authorizing him to represent the company in this regard. However Section 34 of the Registration Act contemplates an enquiry which relates to various aspects mentioned in sub-clause (3) including (i) enquiring into the fact as to whether such document was executed by the persons by whom it purports to have been executed; (ii) satisfying himself as to the identity of the persons appearing before him; and (iii) in case of any person appearing as a representative, assign or agent satisfying himself as to the right of such person so to appear. That on completion of enquiry as contemplated under the Registration Act, the registering authority may direct registration and issuance of a certificate in terms of Section 60(1) and 60(2) of the Act. Therefore by virtue of Section 60(2) of the Registration Act, there is a statutory presumption which arises to the effect that the document has been registered in the manner provided by the Act, which means that it has been registered after due compliance of the enquiry contemplated under Section 33(1) (c) and 36 of the Registration Act.

- (e) Thereafter the Commercial Credit Corporation Pvt Ltd executed a Sale Deed dated: 11/03/1982 in favour of the M/s Electrodes and Allied Products registered as document No: 2175/1981-82 in the office of the Sub Registrar Hoskote, and in terms of this Sale Deed amongst other properties a portion of the industrial land in Survey No. 34/1 measuring 2 Acre 5 Guntas together with structures thereon came to be sold to M/s Electrodes and Allied Products (a Partnership Firm).

Observations:

In the Schedule of the Sale Deed by which purchased the land the extent is mentioned as 92,625 Sq. Ft (2 Acre 5.05359 Guntas). However, in the aforesaid Sale Deed the extent is mentioned as 2 Acre 5 Guntas. There is an unexplained difference of approximately 60 Sq. Ft. in the extent purchased by Commercial Credit Corporation Pvt Ltd and the extent sold by it to M/s Electrodes and Allied Products.

The contents of the Sale Deed dated: 11/03/1982 reveal that vide an Order bearing No: HUD/395/CUP/78 dated: 5/2/1982 issued by the Govt of Karnataka, the Commercial Credit Corporation Pvt Ltd was granted an exemption under the Urban Land (Ceiling & Regulation) Act 1976 and was permitted to sell the aforementioned land in favour of M/s Electrodes and Allied Products. We have not been provided with a copy of the aforementioned order.

In the Sale Deed dated: 11/03/1982 the Commercial Credit Corporation Pvt Ltd is represented by its director and duly constituted attorney V Prabhakar Rao, and M/s Electrodes and Allied Products is represented by Col. A Sunder Raj the Trustee of the proprietor of M/s Electrodes and Allied Products (i.e. M/s Patel Family Trust), we have not received the copy of the Board Resolution and/or the power of attorney authorizing V Prabhakar Rao to represent the company and we have also not received a copy of the resolution of M/s Electrodes and Allied Products authorizing Col. A Sunder Raj to represent the firm, however Section 34 of the Registration Act contemplates an enquiry which relates to various aspects mentioned in sub-clause (3) including (i) enquiring into the fact as to whether such document was executed by the persons by whom it purports to have been executed; (ii) satisfying himself as to the identity of the persons appearing before him; and (iii) in case of any person appearing as a representative, assign or agent satisfying himself as to the right of such person so to appear. That on completion of enquiry as contemplated under the Registration Act, the registering authority may direct registration and issuance of a certificate in terms of Section 60(1) and 60(2) of the Act. Therefore by virtue of Section 60(2) of the Registration Act, there is a statutory presumption which arises to the effect that the document has been registered in the manner provided by the Act, which means that it has been registered after due compliance of the enquiry contemplated under Section 33(1) (c) and 36 of the Registration Act.

- (f) Thereafter M/s Electrodes and Allied Products executed a Sale Deed dated: 02/01/1995 in favour of Indiana Dairy Specialties Limited (formerly Indiana Ice Creams Ltd) registered as document No: 9353/1994-95 in the office of the Sub Registrar K R Puram, and in terms of this Sale Deed amongst other properties a portion of the industrial land in Survey No. 34/1 measuring 87,180 Sq. Ft together with structures thereon came to be sold to Indiana Dairy Specialties Limited.

Observation:

It is observed that though M/s Electrodes and Allied Products was holding an extent of 92,565 Sq. Ft. it has sold an extent of 87,180 Sq. Ft. There is an unexplained difference of 5385 Sq. Ft.

In the Sale Deed dated: 02/01/1995 M/s Electrodes and Allied Products is represented by Col. A Sunder Raj the Managing Trustee of the proprietor of M/s Electrodes and Allied Products (i.e. M/s Patel Family Trust), and Indiana Dairy Specialties Limited is represented by its Vice President- Technical V. S. S. Saibaba, we have not received the resolution of M/s Electrodes and Allied Products authorizing Col. A Sunder Raj to represent the firm, and we have also not received the copy of the Board Resolution authorizing V. S. S. Saibaba to represent the company, however Section 34 of the Registration Act contemplates an enquiry which relates to various aspects mentioned in sub-clause (3) including (i) enquiring into the fact as to whether such document was executed by the persons by whom it purports to have been executed; (ii) satisfying himself as to the identity of the persons appearing before him; and (iii) in case of any person appearing as a representative, assign or agent satisfying himself as to the right of such person so to appear. That on completion of enquiry as contemplated under the Registration Act, the registering authority may direct registration and issuance of a certificate in terms of Section 60(1) and 60(2) of the Act. Therefore by virtue of Section 60(2) of the Registration Act, there is a statutory presumption which arises to the effect that the document has been registered in the manner provided by the Act, which means that it has been registered after due compliance of the enquiry contemplated under Section 33(1) (c) and 36 of the Registration Act.

- (g) Whereas from the subsequent documents (Order dated: 11/3/2016 passed in OLR 28/2016 and the supporting affidavit dated: 4/10/2010 for the Application dated: 9/9/2010 [filed under Rule 6 and 9 of the Companies Court Rules, 1959]) we have ascertained that Indiana Dairy Specialties Limited (formerly Indiana Ice Creams Ltd) was ordered to be wound up (under the relevant provision/s of the Companies Act 1956) and the official liquidator attached to the High Court of Karnataka at Bangalore was appointed as the liquidator of the said company.
- (h) Whereas from the Application dated: 9/9/2010 filed under Rule 6 and 9 of the Companies (Court) Rules, 1959 and the supporting affidavit for the same dated: 4/10/2010 (filed before the High Court of Karnataka at Bangalore in Company Application No.815/2010 in Company Petition No.4/1998) it appears that an extent of 344 Sq. Mtrs. in Survey No. 34/1 of Bandapura Village, Bidarahalli Hobli, Bangalore East Taluk was acquired under the provisions of the National Highways Act 1956 for widening of National Highway 4 (Bangalore -Hoskote-Mulbagal-Section).
- (i) Whereas the High Court of Karnataka at Bangalore in terms of the final order dated: 20/10/2010 passed in Company Application No.815/2010 (in Company Petition No.4/1998) stated that since the acquisition proceedings (i.e. for widening of National Highway 4) are not questioned and the same having become final, it is obligatory on the part of the respondent (Indiana Dairy Specialties Limited [represented by the Official Liquidator High Court of Karnataka at Bangalore]) to hand over the possession of the land in question (344 Sq. Mtrs in Survey No. 34/1) to the applicant (Assistant Commissioner & Competent Authority NH-4 [Bangalore-Hoskote-Mulbagal]), and that liberty is reserved to the respondent-official liquidator to receive the compensation awarded in respect of the land in question and also to agitate for higher compensation in accordance with law.

- (j) Whereas from a combined reading of the Application filed in the Company Application No: 914/2011 (under Rule 6 and 9 of the Companies (Court) Rules, 1959), and the supporting affidavit for the same it can be ascertained that:
- (i) Out of the 344 Sq. Mtrs of acquired land only an extent of 191 Sq. Mtrs belong to the company in liquidation (Indiana Dairy Specialties Limited) and the remaining extent of 153 Sq Mtrs belonged to others; and
 - (ii) In furtherance of the same to appropriately modify the final order passed in Company Application No.815/2010 (in Company Petition No.4/1998) the Special Land Acquisition Officer and Competent Authority NH-4 (Bangalore-Hoskote-Mulbagal) filed the Company Application bearing No: 914/2011 before the High Court of Karnataka at Bangalore.
- (k) Whereas in terms of the final order dated: 16/2/2012 passed in Company Application No: 914/2011 the respondent-official liquidator was ordered to handover possession of the land measuring 191 Sq. Mtrs in Survey No. 34/1 and receive a revised compensation amount.

Observations:

In terms of Section 456 of the Companies Act 1956 read with Rule 233 of the Companies (Court) Rules 1956, the official liquidator was entitled to receive the relevant compensation.

- (l) Whereas from the order dated: 28/7/2015 passed in OLR 300/2015 by the Karnataka High Court at Bangalore it can be ascertained that permission was granted to take necessary steps to sell the property of the company in liquidation in Sy. No: 34/1 (i.e. Indiana Dairy Specialties Limited measuring 85,125 Sq. Ft [87,180 Sq. Ft minus 191 Sq. Mtrs (approximately 2055 Sq. Ft)] including structures thereon) and that a valuer (M/s Rajagopal Chartered Engineers) was appointed to value the properties set out in the said order which included the property in Sy. No: 34/1.
- (m) Whereas from order dated: 11/3/2016 passed in OLR 28/2016 by the Karnataka High Court at Bangalore it can be ascertained that an auction was held to liquidate the assets of the company and in the said auction Mohan Lal Jindal S/o Shivalal Jindal emerged as the highest bidder for the 85,125 Sq. Ft of land in Sy. No: 34/1 and the structures thereon.
- (n) Whereas in furtherance to Mohan Lal Jindal S/o Shivalal Jindal emerging as the highest bidder G C Yadav the liquidator of Indiana Dairy Specialties Limited (official liquidator attached to the Hon'ble High Court of Karnataka at Bangalore) on receiving the full sale price for the said property (85,125 Sq. Ft of land in Sy. No: 34/1 and the structures thereon) executed a Sale Deed for the same in favour of Mohan Lal Jindal Dated: 25/1/2017 registered as Document No: 4983/2016-17 in the office of the Sub Registrar Halsur.
- (o) Whereas the aforementioned Sale Deed did not contain the Property Number and the E Khata Number mentioned in the respective Village Panchayath E Khata for the property conveyed therein, and to include the same a Rectification Deed was executed by the official liquidator G

C Yadav in favour of Mohan Lal Jindal dated: 28/1/2017 registered as Document No: 536/2017-18 in the office of the Sub Registrar Halsur.

Observations:

With respect to the acquisition of land for road widening, we have not received a copy of the respective acquisition notification, the corresponding gazette copy, the copies of the public notices, the copy of the relevant awards, and the award notice copy, however from a combined reading of the final order passed in Company Application No.815/2010 (in Company Petition No.4/1998) and the Company Application bearing No: 914/2011 it can be ascertained that the acquisition indeed took place and that in furtherance of the same the sale deed dated: 25/1/2017 was executed for 85,125 Sq. Ft in Sy. No: 34/1 and not 87,180 Sq. Ft.

We have not received a copy of the Winding Up Order of Indiana Dairy Specialties Limited, however the same is adequately cited in the order dated: 11/3/2016 passed in OLR 28/2016.

With respect to the auction, we have not received copies of the respective Sale Notice published in English and Kannada Newspapers, the copy of the Memorandum of Auction Sale and the copy of the Possession Memo, however the order dated: 11/3/2016 passed in OLR 28/2016 contains adequate information about the auction being conducted and Mohan Lal Jindal S/o Shivilal Jindal emerging as the highest bidder for the 85,125 Sq. Ft of land in Sy. No: 34/1 and the structures thereon.

- (p) Whereas Mohan Lal Jindal expired on 22/1/2024 as evidenced by his death certificate dated: 2/2/2024, and as per his family tree dated: 5/2/2022 issued by the Deputy Tahsildar Bangalore North Taluk Mohan Lal Jindal's wife Prabha Jindal had predeceased him (substantiated by her death certificate dated: 23/3/2021 wherein the date of death is 10/3/2021) and he had three children namely Sushil Kumar Jindal (Son), Dimple Hemant Kumar Bajaj (Daughter) and Amrita Agarwal (Daughter)
- (q) Whereas following the death of Mohan Lal Jindal his children aforementioned succeeded to the 85,125 Sq. Ft of land in Sy. No: 34/1 and the structures thereon. In terms of the Release Deed Dated: 6/5/2024 registered as Document No: 1981/2024-25 in the office of the Sub Registrar Banaswadi (i) Dimple Hemant Kumar Bajaj and (ii) Amrita Agarwal released all their right, title and interest in the 85,125 Sq. Ft of land in Sy. No: 34/1 and the structures thereon in favour of their brother Sushil Kumar Jindal.
- (r) In furtherance to the aforementioned Release Deed Sushil Kumar Jindal obtained an E-Khata from the Doddabannahalli Village Panchayath, dated: 11/6/2024.

Observation:

The aforementioned E-Khata states that the land mentioned therein is Industrial Land and measures 8099.29 Sq Mtrs (87,180 Sq. Ft) as compared to 85,125 Sq. Ft purchased by his father Mohan Lal Jindal. Hence we are restricting our report to 85,125 Sq. Ft only.

- (s) Whereas Sushil Kumar Jindal vide the Official Memorandum Dated: 22/5/2025 bearing No: 35607 issued by the Deputy Commissioner Bangalore District converted from Industrial Purpose to Residential Apartment Purpose an extent of 1 Acre 38 ¼ Guntas in Sy. No: 34/1 (85,214.25 Sq. Ft).

Observation:

It appears that the extent converted is slightly more than the extent owned by Sushil Kumar Jindal in Sy. No: 34/1. Hence it is advised that the extent be rectified in the E Khata and the conversion order.

5.2. Record of Rights

We have been provided with RTC's for the below-mentioned periods which reflect the following relevant entries in row No.9:

1. RTC from 1968-69 to 1978-79: V Neelakanta Sharma.
2. RTC from 1984-85 to 1990-91: V Prabhakara Rao (The Director of the Commercial Credit Corporation Pvt Ltd).
3. RTC from 2000-01 to 2001-02: V Prabhakara Rao (The Director of the Commercial Credit Corporation Pvt Ltd).
4. RTC from 2003-04 to 2010-2011: V Prabhakara Rao (The Director of the Commercial Credit Corporation Pvt Ltd).
5. RTC from 2011-12 to 2023-24: V Prabhakara Rao (The Director of the Commercial Credit Corporation Pvt Ltd) and National Highway Authority of India.
6. RTC from 2024-25 to 2025-26: NAK (Non-Agricultural Kharab).

We do not find any discrepancy in the RTCs furnished to us and the same is/are in line with most of the transactions/developments vis-à-vis the Land/s herein.

5.3. Endorsements, Permissions and other Proceedings

We have been furnished with the below-mentioned endorsements:

- a) By an endorsement dated: 12/02/2026, the Asst Commissioner Bangalore North Subdivision Bangalore has recorded that no PTCL proceedings are registered in respect of the entire extent of land in Sy. No: 34/1.
- b) Endorsement dated: 13/02/2026 issued by the Karnataka Housing Board (KHB) stating that they have not acquired the entire extent of land in Sy. No: 34/1.

c) Endorsement dated: 06/03/2026 issued by the Karnataka Industrial Area Development Board (KIADB) states that the entire extent of land in Sy. No: 34/1 has not been acquired by the KIADB.

5.4. Mortgages and other Encumbrances

We have been furnished with the Encumbrance Certificates for the period from 01/04/1960 to 31/03/1974, 01/01/1970 to 31/07/1986, 01/08/1986 to 31/05/1989, 01/06/1989 to 31/03/2004, 01/04/2004 to 15/07/2025 and from 15/07/2025 to 28/01/2026. From the said Encumbrance Certificates it is noted that they inter alia mention all the transactions explained hereinabove.

5.5. Land Use

In terms of Official Memorandum dated 22/05/2025 bearing No. 35607 issued by the Deputy Commissioner, Bangalore District, the land measuring to an extent of 1 Acre 38 ¼ Guntas in Survey No. 34/1 came to be converted from industrial purpose to residential apartment purpose.

5.6. Akarbandh

We have been furnished with the Akarband for Survey No. 34/1, and it reflects the extent of 3 Acres as “A” Kharab land, since the land is now designated as “N. A. K” i.e., non-agriculture kharab land, it is reflected as “A” Kharab land.

6. CONCLUSION AND RECOMMENDATION

Based on the documents provided, information shared and our observations set out above, we are of the view that Sushil Kumar Jindal is the sole and absolute owner of all that piece and parcel of land measuring 85,125 square feet in Survey No. 34/1 of Bandapura Village, Bidarahalli Hobli, Bangalore East Taluk along with the structures if any standing thereon. This is without taking into account the inconsistencies in the extent noted above.

7. ASSUMPTIONS AND QUALIFICATIONS

The scope of our review is limited by the following general parameters:

- a) Our review is limited to the documents provided to us by the Client in respect of the Land.
- b) No assumption as to the title must be drawn based on the conclusion and recommendation, instead this Report must be read entirely along with our observations.
- c) The review of the documents and records relating to the Land is from a limited perspective of examining the title of the Land.
- d) We have assumed that the documents submitted to us in connection with any particular issue are the only documents relating to such issue.
- e) We have assumed the genuineness of all signatures, the authenticity of all documents submitted to us and the conformity of the copies or extracts submitted to us with that of the original documents.

- f) As instructed, we have not independently validated the information provided to us with any external sources or regulatory authorities.
- g) Unless specifically mentioned to the contrary, we have assumed that all contractual documents have been duly authorized, executed and delivered by the parties thereto and constitute legally enforceable obligations of those parties under all applicable laws.
- h) We have relied upon the documents and records provided to us by the Client. Where such documents or records were not made available for review, we have relied upon the veracity of the statements made by the Client.
- i) We have not undertaken litigation search.
- j) We have not published any notice(s) in newspapers calling for claims or objections (if any) against the land.
- k) This Report is only for the use and benefit of the Client. The contents of this Report are not meant to be published and shall not be shared by the Client with any third party without our prior written consent.
- l) In no circumstance shall the liability, if any, of Khaitan Legal in relation to the services provided in connection with the preparation of this Report exceed the professional fees paid to us in that behalf.

Place: - Bangalore.

Yours Faithfully.

G.V. BALASUBRAMANYA
(For KHAITAN LEGAL ASSOCIATES)
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SCHEDULE

All that piece and parcel of the residentially converted land measuring an extent of 85,125 Sq. Ft in Sy.No.34/1 situated at Bandapura Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded on the:

East by: Land in Sy. No: 34/2;

West by: Remaining portion of the land in Sy.No.34/1;

North by: Land in Sy. No: 32;

South: Road.