



Jayanth Pattanshetti Associates LLP
ADVOCATES

Partners:

Jayanth M. Pattanshetti
Vinay K.S.

1

File No: 283/18
Date: 30/06/2023

To,

M/s. India Build Premises Private Limited,
No.6/A, 2nd Floor, "Kabra Excelsior",
7th Main, 1st Block, Koramangala,
Bengaluru - 560 034.

Sirs,

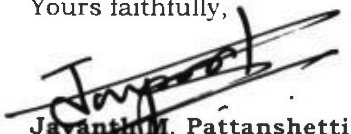
Sub: Scrutiny and Title Report with respect to the agricultural lands bearing Survey Nos. (i) 219/4, measuring 36 guntas, (ii) 219/21, measuring 21 guntas including 01 gunta of kharab land and (iii) 219/22, measuring 21 guntas including 01 gunta of kharab land, all three measuring in total 01 acre 38 guntas including 02 guntas of kharab land, all situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

The title search with respect to the property mentioned here above is being furnished by us at your request to assist in finalizing the proposed sale transaction by you. After you have reviewed the title search report you must include the prior title evidences, necessary representations, warranties and covenants you find necessary from your analysis of the transaction.

This title search report is prepared for your use to facilitate and determine the marketability of the title of the landowners to the Property described in the title search report. Use of this title search report for any other purpose or by any other person is not authorized. This title search report shall be relied neither upon by any other person nor relied upon for any other purpose/s. No liability is assumed by us for any unauthorized use or reliance.

Thanking you,

Yours faithfully,


Jayanth M. Pattanshetti
Advocate



Encl: Title Search Report.



Jayanth Pattanshetti Associates LLP
ADVOCATES

Partners:

Jayanth M. Pattanshetti
Vinay K.S.

1

File No: 283/18
Date: 08-07-2023

To,

M/s. India Build Premises Private Limited,
No.6/A, 2nd Floor, "Kabra Excelsior",
7th Main, 1st Block, Koramangala,
Bengaluru - 560 034.

Sirs,

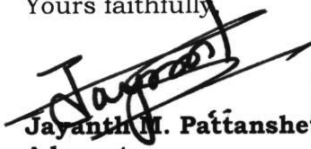
Sub: Scrutiny and Title Report with respect to the agricultural land bearing Survey Nos. 67/1, measuring 01 acre 17 guntas and 67/2, measuring 36 guntas, measuring in total 02 acres 13 guntas, both situated at Ittangur Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

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Jayanth M. Pattanshetti
Advocate



Encl: Title Search Report.



Jayanth Pattanshetti Associates LLP
ADVOCATES

Partner

Jayanth M. Pattanshetti

File No: 283/18
Date: 24/08/2024

To,
M/s. India Build Realtors Private Limited,
No.6/A, 2nd Floor, "Kabra Excelsior",
7th Main, 1st Block, Koramangala,
Bengaluru - 560 034.

Sirs,

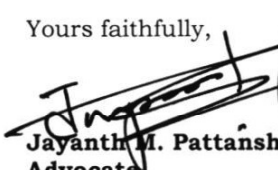
Sub: Scrutiny and Title Report with respect to the residentially converted land bearing (i) Survey No. 219/2A, measuring 14 guntas (converted vide Official Memorandum dated 30/12/2021 in No. ALN [A][S] SR: 99/2021-22 issued by the Deputy Commissioner, Bengaluru Urban District, Bengaluru) and agricultural lands bearing Survey Nos. (ii) 219/2B, measuring 27 guntas, (iii) 219/2C, measuring 30 guntas, all three measuring in total 01 acre 31 guntas with no kharab land, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

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Jayanth M. Pattanshetti
Advocate



Encl: Title Search Report.



Jayanth Pattanshetti Associates LLP
ADVOCATES

Partners:

Jayanth M. Pattanshetti
Vinay K.S.

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File No: 283/18
Date: 08/08/2024

M/s. Indiabuild Realtors Private Limited,
No.6/A, 2nd Floor, "Kabra Excelsior",
7th Main, 1st Block,
Koramangala,
Bengaluru - 560 034.

Sirs,

Sub: Scrutiny and Title Report with respect to the residentially converted land bearing Survey No. 65/2 (earlier portion of Survey No. 65), measuring 29 guntas, (converted for residential purposes vide Official Memorandum No. ALN (A): (S): SR: 119/2019-20 dated 29/08/2020, issued by the Deputy Commissioner, Bengaluru Urban District, Bengaluru), situated at Ittangur Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

Ref: Title Report dated 25/08/2023.

We had furnished the above referred Title Report with regard to the Subject Property. The certification with regard to the marketable, right, title and interest of the owner was subject to production and scrutiny of certain documents mentioned therein. In furtherance to the additional document sought for in the above-referred Title Report, we are furnished with the additional documents mentioned here below:

1. RTC's for the period 2020-21 to 2024-25, with respect to Survey No.65/2.
2. Mutation Register extract in No. T3/20-21 with respect to Survey No.65/2 (online copy).
3. Encumbrance Certificate in S. A. No. 118571/2024-25 for the period 01-09-2020 to 05-08-2024 issued by the Sub-Registrar, Sarjapura, Bengaluru with respect to Survey No.65/2.





Discussion

- a) The R.T.C for the period 2020-21 to 2024-25 with respect to Survey No. 65/2, reflects the total extent of land as 29 guntas with no kharab land and the name of Sri. Venkatesh and Krishnappa are entered as the owners and cultivators in column Nos. 9 and 12, respectively. The copy of the RTC could be evidenced from **Document No. 1.**
- b) The conversion of the Subject Property is recorded in the Mutation Register extract in No. T3/2020-21 and a copy of the same could be evidenced from **Document No. 2.**
- c) On perusal of the Encumbrance Certificate produced for the period 01-09-2020 to 05-08-2024 with respect to Survey No.65/2 it is observed that there is an entry being the Sale Deed dated 28-10-2020 by Smt. Beeramma, wife of Late Dodda Kaverappa and others in favour of M/s. Indiabuild Realtors Private Limited. The copy of the said Encumbrance Certificate could be evidenced from **Document No. 3.**

Further to the above referred title report M/s. Indiabuild Realtors Private Limited, a company incorporated under the Companies Act, having its registered office at No. 6/A, 2nd Floor, Kabra Excelsior, 7th Cross, 1st Block, Koramangala, Bengaluru- 560034 is the owner of residentially converted land bearing Survey No. 65/2 (earlier portion of Survey No. 65), measuring 29 guntas, (converted for residential purposes vide Official Memorandum No. ALN (A): (S): SR: 119/2019-20 dated 29/08/2020, issued by the Deputy Commissioner, Bengaluru Urban District, Bengaluru), situated at Ittangur Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District. It is advised to furnish all other documents sought for in the above referred title report needs to be furnished.


Jayanth M. Pattanshetti
Advocate





Jayanth Pattanshetti Associates LLP
ADVOCATES

Partners:

Jayanth M. Pattanshetti
Vinay K.S.

1

File No: 283/18
Date: 30/06/2023

To,

M/s. India Build Premises Private Limited,
No.6/A, 2nd Floor, "Kabra Excelsior",
7th Main, 1st Block, Koramangala,
Bengaluru – 560 034.

Sirs,

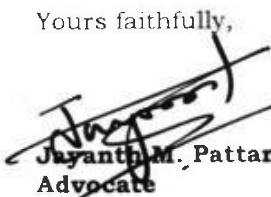
Sub: Scrutiny and Title Report with respect to the agricultural land bearing Survey No. 219/3, measuring 01 acre 07 guntas and residentially converted land bearing Survey No. 219/17, measuring 19 guntas (converted vide Official Memorandum dated 30/12/2021 in ALN [A][S] SR: 101/2021-22, issued by the Deputy Commissioner, Bengaluru Urban District), both measuring in total 01 acre 26 guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

The title search with respect to the property mentioned here above is being furnished by us at your request to assist in finalizing the proposed sale transaction by you. After you have reviewed the title search report you must include the prior title evidences, necessary representations, warranties and covenants you find necessary from your analysis of the transaction.

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Thanking you,

Yours faithfully,


Jayanth M. Pattanshetti*
Advocate



Encl: Title Search Report.

Date: 06/11/2025

PRELIMINARY TITLE REPORT

To,

M/s. INDIABUILD REALTORS PVT. LTD.,

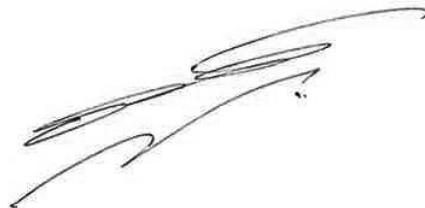
A Private Limited Company
having its Registered office at
No.6/A, 2nd Floor "Kabra Excelsior",
7th Cross, 1st Block, Koramangala,
Bengaluru- 560 034

SUB: Scrutiny and Preliminary title report with respect to residential converted land bearing (i) Survey No. 64/1 measuring 06 guntas (ii) Survey No. 64/2 measuring 10 guntas (iii) Survey No. 64/3 measuring 08 guntas (iv) Survey No. 64/4 measuring 30 guntas, (v) Survey No. 64/5 measuring 30 guntas (vi) Survey No. 64/6 measuring 29 guntas, (vii) Survey No. 64/7 measuring 32 guntas (viii) Survey No. 64/8 measuring 38 guntas and (ix) Survey No. 64/9 measuring 1 acre 36 guntas (excluding 1 gunta of kharab land), measuring in total 6 acres 19 guntas (excluding 1 gunta of kharab land), all situated at Ittangur Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.

Based on the documents furnished to us and subject to the observations made herein below, we are of the opinion that:

- a. **Sunil Sathyanarayana son of B.V. Sathyanarayana** is the owner of the lands in (i) Survey No. 64/1 measuring 06 guntas (ii) Survey No. 64/2 measuring 10 guntas (iii) Survey No. 64/3 measuring 08 guntas (iv) Survey No. 64/4 measuring 30 guntas, (v) Survey No. 64/5 measuring 30 guntas (vi) Survey No. 64/6 measuring 29 guntas, (vii) Survey No. 64/7 measuring 32 guntas (viii) Survey No. 64/8 measuring 38 guntas and (ix) Survey No. 64/9 measuring 1 acre 36 guntas (excluding 1 gunta of kharab land), measuring in total 6 acres 19 guntas (excluding 1 gunta of kharab land), all situated at Ittangur Village, Sarjapura Hobli, Anekal Taluk, Bengaluru.
- b. **Indiabuild Realtors Private Limited** has development rights over the Schedule Property (above mentioned lands), in terms of the Joint Development Agreement dated 15.12.2023 registered as Document No. BSK-1-11511-2023-24 of Book I, in the office of the Sub-Registrar Basavanagudi (Banashankari).

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Yours faithfully,



Advocate

Encl: Title Search Report.