

04th February, 2021

M/s. Sobha Limited,
(formerly Sobha Developers Limited),
Office at Sobha, No.51/5,
Sarjapura-Marathahalli Outer Ring Road (ORR)
Devarabeesanahalli, Bellandur Post,
Bengaluru – 560 103.

Dear Sirs,

Attn: Mr. N.B. Ashok Kumar

We act as legal advisors to M/s. Sobha Limited, who have furnished to us the photocopies of documents of title with regard to all that piece and parcel of converted lands being (i) the residentially converted land bearing Survey No. 47/1B (earlier being portion of Survey No. 47/1), situated at Kyalasanahalli Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring in all about 3 Acres 20 Guntas, there being no kharab and (ii) the residentially converted land bearing Survey No. 47/2B (earlier being portion of Survey No. 47/2, situated at Kyalasanahalli Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring in all about 3 Acres 14 Guntas (exclusive of 07 Guntas of kharab pursuant to order for shifing of pathway kharab) and together measuring about 6 Acres 34 Guntas (“**Larger Property**”), and are more fully set out in the Para I below for scrutiny of title:

I. DETAILS OF THE PROPERTY:							
Item	Sy Nos	Extent excluding kharab		Boundaries			
		A	G	East	West	North	South
A	47/1B	03	20	Survey Nos. 48/4A & 48/4B;	Survey Nos. 45 & 46;	Survey Nos. 47/2A & 47/2B (Item B);	Survey No. 47/1A;
B	47/2B	03	15	Road (formed in Survey No.47/2C);	Survey No. 47/2A;	Survey Nos. 47/3 & 49/1B;	Survey No. 47/1B (Item A);

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II.	DOCUMENTS FURNISHED
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Sl.No.	Date	Document Details
RE: ITEM-A: SURVEY NO. 47/1B MEASURING ABOUT 3 ACRES 20 GUNTAS:		
A-1.	17.08.1964	Sale Deed executed by Jangamaiah alias Thayiga alias Thayappa son of late Guru Reddy in favour of Muniyappa son of late Ajjanna (registered as Document No. 2804/1964-65, in Book-I, Volume 471, at pages 245 to 249, in office of the Sub-Registrar, Bangalore South Taluk) with regard to portion of Survey No. 47/1 (portion of Survey No. 47) measuring about 3 Acres 20 Guntas;
A-2.		Inheritance Register Extract bearing IHC No. 3/1984-85, issued by office of the Taluk Shirestedar, Bangalore East Taluk, Krishnarajapuram which discloses transfer of khata jointly in the names of Ajjappa and Gullappa both sons of late Muniyappa with regard to portion of Survey No. 47/1 measuring about 3 Acres 20 Guntas;
A-3.	19.04.1985	Sale Deed executed by Ajjappa and Gullappa sons of late Muniyappa and duly consented by Chikka Jangamaiah Reddy in favour of Lakshmamma wife of Munisonappa (registered on 25.05.1985 as Document No. 203/1985-86 in Book-I, Volume 2297, at pages 65 to 68, in office of the Sub-Registrar, Bangalore South Taluk) with regard to portion of Survey No. 47/1 measuring about 3 Acres 20 Guntas;
A-4.	25.08.1988	Sale Deed executed by Lakshmamma wife of Munisonappa and duly consented by her husband Munisonappa in favour of Parvathamma wife of B.Krishnappa (registered on 27.10.1988 as Document No. 6246/1988-89 in Book-I, Volume 2931, at pages 53 to 56, in office of the Sub-Registrar, Bangalore South Taluk) with regard to portion of Survey No. 47/1 measuring about 3 Acres 20 Guntas;
A-5.		Mutation Register Extract bearing MR No. 5/1988-89 issued by office of the Taluk Sheristedar, Bangalore East Taluk, Krishnarajapuram which discloses transfer of khata in the name of Parvathamma wife of B.Krishnappa with regard to Survey No. 47/1 measuring about 3 Acres 20 Guntas;

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Sl.No.	Date	Document Details
A-6.	27.05.2010	Certified copy of Order in Regular Appeal bearing No. R.A (BE): 205/2009-10 on the file of Court of Assistant Commissioner, Bangalore North Sub-Division, Bangalore with regard to Survey No. 47/1A;
A-7.		Mutation Register Extract bearing MR No. 26/2010-11, issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram which discloses transfer of khata in the name of Hemavathi wife of Nagabushan with regard to portion of Survey No. 47/1 measuring about 20 Guntas;
A-8.	27.12.2013	Discharge Deed executed by the Secretary, Primary Co-operative Agriculture and Rural Development Bank Limited, Bangalore in favour of Parvathamma wife of late B. Krishnappa (registered on 08.01.2014 as Document No. VRT-1-05037/2013-14 in Book-I, stored in CD No. VRTD203, in office of the Senior Sub-Registrar, Varthur, Bangalore Urban District) with regard to portion of Survey No. 47/1 measuring about 3 Acres 20 Guntas;
A-9.	08.06.2016	Gift Deed executed by Parvathamma wife of late B.Krishnappa in favour of her son Basave Gowda (registered on 16.06.2016 as Document No. INR-1-02111/2016-17 in Book-I, stored in CD No. INRD170, in office of the Sub-Registrar, Shivajinagar (Indiranagar)), with regard to portion of Survey No. 47/1B (portion of old Survey No. 47/1) measuring about 14 Guntas;
Re: Endorsements:		
Re: Survey No. 47/1B:		
A-10.	22.02.2013	Endorsement bearing No. RD0038115004729 issued by office of the Tahsildar, Krishnarajapuram Hobli, Bangalore East Taluk, with regard to Survey No. 47/1B measuring about 3 Acres 20 Guntas;
A-11.	28.09.2016	Endorsement bearing No. RK: CR: 2205/2016-17 issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapuram, with regard to Survey No. 47/1 along with other survey numbers;

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Sl.No.	Date	Document Details
A-12.	12.12.2019	Endorsement bearing No. KR Puram: CA: 11416/ 2019-20, issued by office of the Additional Sub-Registrar, Krishnarajapuram, Bangalore;
Re: Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike:		
Re: Survey No. 47/1 measuring 6 Acres 38 Guntas (inclusive of 07 Guntas of kharab):		
A-13.		Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period 1966-67 to 1975-76 issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 47/1 having the total extent as 6 Acres 38 Guntas and actual extent as 6 Acres 31 Guntas, there being 07 Guntas of kharab;
Re: Survey No. 47/1 measuring 6 Acres 38 Guntas, there being no kharab:		
A-14.		Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period mentioned hereinbelow with regard to Survey No. 47/1 having the total and actual extent as 6 Acres 38 Guntas, there being no kharab.
		(a) 1982-83 to 2000-01 issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapuram;
		(b) 2001-02 to 2010-11 issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram;
Re: Survey No. 47/1B measuring 3 Acres 20 Guntas:		
A-15.		Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period mentioned hereinbelow with regard to Survey No.47/1B having the total and actual extent as 3 Acres 20 Guntas, there being no kharab;
		(a) 2011-12 to 2016-17 issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram;
		(b) Computerised RTC/Pahani for the period 2017-18 to 2019-20;

Sl.No.	Date	Document Details
Re: Survey Documents with regard to Survey No. 47/1:		
A-16.	05.02.1991	Hissa Tippani Nakal issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 47/1;
Re: Search Reports:		
Survey No. 47/1:		
A-17.	10.09.2020	Search Report bearing S.A. No. 11588/2020-21 for the period covering from 01.04.1960 to 31.03.1965, issued by office of the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District with regard to Survey No. 47/1;
A-18.	23.11.2016	Search Report bearing S.A. No. 29756/2016-17 for the period covering from 01.04.1965 to 31.05.1989, issued by office of the Senior Sub-Registrar, Bommanahalli, Bangalore with regard to Survey No. 47/1;
A-19.	19.11.2016	Search Report bearing S.A.No. 39628/2016-17 for the period covering from 01.06.1989 to 31.03.2004, issued by office of the Senior Sub-Registrar, Krishnarajapuram, Bangalore with regard to Survey No. 47/1;
A-20.	09.09.2020	Search Report bearing S.A. No. 14431/2020-21, for the period covering from 01.04.2004 to 07.09.2020, issued by office of the Sub-Registrar, Krishnarajapuram, Bangalore with regard to Survey No. 47/1;
Survey No. 47/1B:		
A-21.	09.09.2020	Search Report bearing S.A. No. 14457/2020-21, for the period covering from 01.02.1991 to 31.03.2004, issued by office of the Additional Sub-Registrar, Krishnarajapuram, Bangalore with regard to Survey No. 47/1B;
A-22.	09.09.2020	Search Report bearing S.A. No. 14430/2020-21, for the period covering from 01.04.2004 to 07.09.2020, issued by office of the Sub-Registrar, Krishnarajapuram, Bangalore with regard to Survey No. 47/1B;

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Sl.No.	Date	Document Details
A-23.	11.01.2021	Search Report bearing S.A. No. 37919/2020-21, for the period covering from 01.09.2020 to 07.01.2021, issued by office of the Sub-Registrar, Krishnarajapuram, Bangalore, with regard to Survey No. 47/1B;
Re: ITEM B - SURVEY NO. 47/2B MEASURING ABOUT 3 ACRES 15 GUNTAS:		
B-1	29.09.1966	Sale Deed executed by Anjanappa son of Hanumanthappa in favour of Ankamma daughter of Venkatappa (registered as Document No. 3740/1966-67 in Book-I, Volume 613, at pages 56 to 58, in office of the Sub-Registrar, Bangalore South Taluk) with regard to portion of Survey No. 47/1 measuring about 3 Acres 20 Guntas;
B-2	19.05.1972	Sale Deed executed by Ankamma daughter of Venkatappa Reddy in favour of Anjanappa Reddy son of Hanumanthappa Reddy (registered on 24.06.1972 as Document No. 1299/1972-73 in Book-I, Volume 937, at pages 40 to 42, in office of Sub-Registrar, Bangalore South Taluk) with regard to Survey No. 47/1 measuring about 3 Acres 20 Guntas;
B-3	29.03.1989	Sale Deed executed by Anjanappa Reddy son of late Hanumanthappa and his son Krishna Reddy in favour of B.Krishnappa son of late Basappa (registered as Document No. 17140/1988-89 in Book-I, Volume 3116, at pages 18 to 21, in office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No. 47/2 measuring about 3 Acres 20 Guntas;
B-4	19.06.2010	Gift Deed executed by Parvathamma wife of late B.Krishnappa in favour of her son Basave Gowda (registered as Document No. KRI-1-09209/2006-07 in Book-I, stored in CD No.KRID225, in office of the Senior Sub-Registrar, Krishnarajapuram, Bangalore) with regard to Survey No. 47/2B (earlier being Survey No. 47/2) measuring about 1 Acre;
B-5		Mutation Register Extract bearing M.R. No. 2/2006-07, issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram, which discloses transfer of khata in the name of Basave Gowda son of late B.Krishnappa with

Sl.No.	Date	Document Details
		regard to portion of Survey No. 47/2B measuring about 1 Acre;
B-6	21.11.2019	Certified copy of Order along with sketch in case bearing No. LND: (E): CR: 47/2019-20 issued by office of the Deputy Commissioner, Bangalore District with regard to Survey No. 47/2B;
B-7	05.10.2020	Deed of Relinquishment cum Exchange executed by and between Basave Gowda son of late B. Krishnappa and Tahasildar, Bangalore East Taluk, Krishnarajapura, (registered as Document No.KRI-1-03944/2020-21, in Book I, stored in CD. No. KRID1074 in office of the Additional Sub-Registrar, K.R. Puram, Bangalore),
Re: Endorsements:		
B-8	22.02.2013	Endorsement bearing No. RD0038115004817 issued by office of the Tahsildar, Krishnarajapuram Hobli, Bangalore East Taluk with regard to Survey No. 47/2B measuring about 3 Acres 15 Guntas;
Re: Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike:		
Survey No. 47/2 measuring 7 Acres 10 Guntas (inclusive of 15 Guntas of kharab):		
B-9		Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike as set out below with regard to Survey No.47/2 discloses the total extent as 7 Acres 10 Guntas and actual extent as 6 Acres 35 Guntas, there being 15 Guntas of kharab;
		(a) for the period 1966-67 to 1975-76 issued by office of the Taluk Sheristedar, Bangalore East Taluk, Krishnarajapuram;
		(b) for the period 1982-83 to 1997-98 issued by office of the Taluk Sheristedar, Bangalore East Taluk, Krishnarajapuram;
Survey No. 47/2 measuring 7 Acres 10 Guntas (inclusive of 07 Guntas of kharab)		
B-10		Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period 1976-77 to 1981-82 issued by office of the Taluk Sheristedar, Bangalore East Taluk,

Sl.No.	Date	Document Details
		Krishnarajapuram with regard to Survey No. 47/2 discloses the total extent as 7 Acres 10 Guntas and actual extent as 7 Acres 03 Guntas, there being 07 Guntas of kharab;
Survey No. 47/2B measuring 3 Acres 24 Guntas (inclusive of 05 Guntas of kharab):		
B-11		Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period 1998-99 issued by office of the Village Accountant, Narayanapura Range, Krishnarajapuram Hobli, Bangalore South Taluk (Additional) with regard to Survey No. 47/2B discloses the total extent as 3 Acres 24 Guntas and actual extent as 3 Acres 19 Guntas, there being 05 Guntas of kharab;
Survey No. 47/2B measuring 3 Acres 21 Guntas (inclusive of 06 Guntas of kharab):		
B-12		Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period mentioned hereinbelow with regard to Survey No. 47/2B discloses the total extent as 3 Acres 21 Guntas and actual extent as 3 Acres 15 Guntas, there being 06 Guntas of kharab;
		(a) 1999-00 & 2001-02 issued by office of the Taluk Sheristedar, Bangalore East Taluk, Krishnarajapuram;
		(b) 2002-03 to 2013-14 issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram;
		(c) Computerised RTC/Pahani for the period 2014-15 to 2019-20;
Re: Survey Records with regard to Survey No. 47/2:		
B-13	05.02.1991	Hissa Tippani issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram, with regard to Survey No. 47/2;

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Sl.No.	Date	Document Details
Re: Search Reports:		
Survey No. 47/2:		
B-14	03.03.2020	Search Report bearing S.A. No. 45407/2019-20, for the period covering from 01.04.1960 to 31.05.1989, issued by office of the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District with regard to Survey No. 47/2 measuring 7 Acres 10 Guntas;
B-15	20.02.2020	Search Report bearing S.A. No. 58190/2019-20, for the period covering from 01.06.1989 to 31.03.2004, issued by office of the Additional Sub-Registrar, Krishnarajapuram, Bangalore with regard to Survey No. 47/2;
B-16	29.02.2020	Search Report bearing S.A. No. 46478/2019-20, for the period covering from 01.04.2004 to 25.02.2020, issued by office of the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District with regard to Survey No. 47/2;
Survey No. 47/2B:		
B-17	19.11.2016	Search Report bearing S.A. No. 39631/2016-17 for the period covering from 01.02.1991 to 31.03.2004, issued by the office of the Senior Sub-Registrar, Krishnarajapuram, Bangalore, with regard to Survey No. 47/2B;
B-18	28.02.2020	Search Report bearing S.A. No. 46477/2019-20, for the period covering from 01.04.2004 to 26.02.2020, issued by office of the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District with regard to Survey No. 47/2B;
B-19	16.01.2021	Search Report bearing S.A. No. 8777/2020-21, for the period covering from 20.02.2020 to 31.08.2020, issued by office of Senior Sub-Registrar, Gandhinagar, Bangalore, with regard to Survey No. 47/2B;
B-20	11.01.2021	Search Report bearing S.A. No. 37918/2020-21, for the period covering from 01.09.2020 to 07.01.2021, issued by office of the Sub-Registrar, Krishnarajapuram, Bangalore, with regard to Survey No. 47/2B;

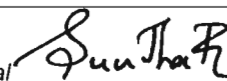
Sl.No.	Date	Document Details
RE: Common Documents:		
CD-1	24.04.1998	Mortgage Deed executed by B.Krishnappa son of late Basappa and his wife Parvathamma in favour of Vijaya Bank (registered as Document No. 542/1998-99, in Book-I, Volume 1482 at pages 1 to 5, in office of the Sub-Registrar Krishnarajapuram) with regard to portion of Survey No. 47/1 measuring about 3 Acres 20 Guntas and portion of Survey No. 47/2 measuring about 3 Acres 20 Guntas along with other lands;
CD-2		Family tree of B.Krishnappa issued by office of the Village Accountant, Narayanapura Range, Krishnarajapuram, Bangalore South Taluk;
CD-3	26.06.2003	Partition Deed effected amongst B.Krishnappa son of Basave Gowda joined by his wife Parvathamma and children Balaraju, Basave Gowda, Dhanalakshmi, Bhagya Raj, Shantha Kumari and Hemavathi Nagabhushan (registered on 07.07.2003 as Document No. 5917/2003-04, in Book-I, stored in CD No. 94, in office of the Senior Sub-Registrar, Krishnarajapuram, Bangalore Urban District) with regard to portion of Survey No. 47/1 measuring about 3 Acres 06 Guntas and portion of Survey No. 47/2 (presently Survey No. 47/2B) measuring about 3 Acres 21 Guntas (inclusive of 06 Guntas of kharab);
CD-4		Mutation Register Extract bearing MR No. 11/2003-04 issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram, which discloses transfer of khata in the names of (a) Basave Gowda with regard to portion of Survey No. 47/1 measuring about 1 Acre 06 Guntas and in the name of Dhanalakshmi, Bhagya Raj and Shanthakumari with regard to portions of Survey No. 47/1 measuring 20 Guntas each and (b) Parvathamma and Basave Gowda wife and son of B. Krishnappa with regard to portions of Survey No. 47/2B measuring about 1 Acre and 2 Acres 21 Guntas respectively;
CD-5	24.04.2013	Agreement of Sale executed by Parvathamma wife of late B.Krishnappa and her children Basave Gowda (for self, as father and natural guardian of his minor sons Dishanth

Sl.No.	Date	Document Details
		Gowda & Jeevith Gowda), Dhanalakshmi, Bhagya Raju, Shantha Kumari and Hemavathi Nagabhushan in favour of M/s. Sobha Developers Limited represented by its authorised signatory D.S.Patil (registered as Document No. HLS-1-00430/2013-14 in Book-I, stored in CD No. HLSD73, in office of the Sub-Registrar, Ulsoor, Bangalore) with regard to Survey No. 47/1B (part of old Survey No. 47/1) measuring about 3 Acres 20 Guntas and portion of Survey No. 47/2B (part of old Survey No. 47/2) measuring about 1 Acre 15 Guntas (from and out of 3 Acres 15 Guntas);
CD-6	27.03.2013	Demand Notice bearing No. ALN: (E): SR: 158/2012-13, issued by office of the Deputy Commissioner, Bangalore District, Bangalore to Parvathamma, Basave Gowda, Dhanalakshmi, Bhagya Raj, Shantha Kumari and Hemavathi wife and children of late B. Krishnappa for payment of conversion fee with regard to Survey No. 47/1B measuring about 3 Acres 20 Guntas and Survey No. 47/2B measuring about 3 Acres 15 Guntas;
CD-7	08.04.2013	Receipt acknowledging the payment of conversion fee issued by the State Bank of Mysore, Krishnarajapuram Branch, Bangalore to Parvathamma, Basave Gowda, Dhanalakshmi, Bhagya Raj, Shantha Kumari and Hemavathi wife and children of late B. Krishnappa with regard to conversion of Survey No. 47/1B measuring about 3 Acres 20 Guntas and Survey No. 47/2B measuring about 3 Acres 15 Guntas;
CD-8	17.05.2013	Official Memorandum bearing No. ALN: (E): SR: 158/2012-13, issued by office of the Deputy Commissioner, Bangalore District, Bangalore to Parvathamma, Basave Gowda, Dhanalakshmi, Bhagya Raj, Shantha Kumari and Hemavathi wife and children of late B. Krishnappa with regard to conversion of Survey No. 47/1B measuring about 3 Acres 20 Guntas and Survey No. 47/2B measuring about 3 Acres 15 Guntas from agricultural to non-agricultural residential purpose;
CD-9		Mutation Register Extract bearing MR No. T34/2012-13, issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram to Parvathamma, Basave Gowda,

Sl.No.	Date	Document Details
		Dhanalakshmi, Bhagyaraj, Shantha Kumari and Hemavathi wife and children of late B. Krishnappa with regard to Survey No. 47/1B measuring about 3 Acres 20 Guntas and Survey No. 47/2B measuring about 3 Acres 15 Guntas;
CD-10	26.04.2013	Supplemental Agreement executed by (i) Parvathamma wife of late B. Krishnappa, her children (ii) Basavegowda (for self and karta of HUF and also as natural guardian of his minor children Dishanth Gowda and Jeevith Gowda), (iii) Dhanalakshmi, (iv) Bhagyaraju, (v) Shanthakumari and (vi) Hemavathi Nagabhushan in favour of M/s. Sobha Developers Limited represented by its authorized signatory D.S. Patil, with regard to Survey No. 47/1B measuring about 3 Acres 20 Guntas and Survey No. 47/2B measuring about 1 Acre 15 Guntas;
CD-11	23.01.2014	Discharge Deed executed by Vijaya Bank in favour of Parvathamma wife of late B. Krishnappa (registered on 11.02.2014 as Document No. VRT-1-05637/2013-14 in Book-I, stored in CD No. VRTD207, in office of the Senior Sub- Registrar, Shivajinagar (Varthur)) with regard to portion of Survey No. 47/1 measuring about 3 Acres 20 Guntas and Survey No. 47/2 measuring about 3 Acres 20 Guntas along with other lands;
CD-12	19.10.2011	Gift Deed executed by Sharadamma wife of A.Ramakrishnappa in favour of her son R. Muralidhar (registered as Document No. 6356/2011-12 in Book-I, stored in CD No. BNSD120, in office of the Senior Sub-Registrar, Banaswadi, Bangalore) with regard to Survey No. 49/1B measuring about 1 Acre and 08 Guntas along with 01 Gunta kharab;
CD-13	26.02.2020	Easementary Rights Agreement executed by R. Muralidhar son of Ramakrishnappa in favour of Basave Gowda, Dhanalakshmi Bhagya Raj, Shanthakumari, Hemavathi Nagabhushan children of late B. Krishnappa (registered as Document No. INR-1-10647/2019-20 in Book-I, stored in CD No. INRD535, in office of the Senior Sub-Registrar, Indiranagar, Bangalore) with regard to portion of Survey No. 49/1B measuring about 11.1 Guntas from and out of 1 Acre 08 Guntas and 01 Gunta kharab;

Sl.No.	Date	Document Details
CD-14	15.10.2020	Public Notice published in Prajavani (Kannada Edition) and the Times of India (English Edition), notifying the development of portions of Survey No. 47/1B belonging to K. Basave Gowda, Dhanalakshmi, Bhagyaraj, Shantha Kumari and Hemavathi Nagabhushan measuring about 3 Acres 20 Guntas and Survey No. 47/2B measuring about 3 Acres 21 Guntas belonging to K. Basave Gowda;
CD-15	04.12.2020	Joint Development Agreement executed by (i) K.Basavegowda son of late B. Krishnappa, (ii) Dhanalakshmi wife of Ashwathnarayana Swamy, (iii) K.Bhagyaraju alias Bhagyaraj wife of B.Govindaraju, (iv) K.Shankthakumari wife of Vijay Srinivasa and (v) Hemavathi Nagabhushan alias K.Hemavathi wife of Arvind Arun Raj.G alias Nagabhushan (ii) to (v) are daughters of late B. Krishnappa in favour of M/s. Sobha Limited represented by its authorized signatory N.B. Ashok Kumar (registered as Document No. KRI-1-06379/2020-21 in Book I, stored in CD. No. KRID1117 in office of the Additional Sub-Registrar, K.R. Pura, Bengaluru) with regard to Survey No.47/1B (part of old Survey No. 47/1) measuring about 3 Acres 20 Guntas and portion of Survey No. 47/2B (part of old Survey No. 47/2) measuring about 3 Acres 9.26 Guntas (excluding 06 Guntas of kharab);
CD-16	04.12.2020	Power of Attorney executed by (i) K.Basavegowda son of late B. Krishnappa, (ii) Dhanalakshmi wife of Ashwathnarayana Swamy, (iii) K.Bhagyaraju alias Bhagyaraj wife of B.Govindaraju, (iv) K.Shankthakumari wife of Vijay Srinivasa and (v) Hemavathi Nagabhushan alias K.Hemavathi wife of Arvind Arun Raj.G alias Nagabhushan (ii) to (v) are daughters of late B. Krishnappa in favour of M/s. Sobha Limited represented by its authorized signatory N.B. Ashok Kumar (registered as Document No. KRI-4-00175/2020-21 in Book IV, stored in CD. No. KRID1117 in office of the Senior Sub-Registrar, K.R. Pura, Bengaluru), with regard to Survey No.47/1B (part of old Survey No. 47/1) measuring about 3 Acres 20 Guntas and portion of Survey No. 47/2B (part of old Survey No. 47/2) measuring about 3 Acres 9.26 Guntas (excluding 06 Guntas of kharab);

Sl.No.	Date	Document Details
Re: Endorsement		
CD-17	16.03.2013	Endorsement bearing No. BDA: SLAO: PR: 3474/2012-13 issued by the Special Land Acquisition Officer, Bangalore Development Authority, Bangalore with regard to Survey No. 47/1B and Survey No. 47/2B;
CD-18	30.08.2016	Endorsement bearing No. KHB: SLAO: 235/2016-17 issued by the Public Information Officer and Tahsildar, Land Acquisition Division, Karnataka Housing Board, Bangalore, with regard to Survey No. 47/1B and Survey No. 47/2B;
CD-19	19.09.2016	Endorsement bearing No. Bangalore: SLAO-2: 2054/2016-17, issued by the Public Information Officer & Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore with regard to Survey No. 47/1B and Survey No. 47/2B along with other survey numbers;
CD-20	28.09.2016	Endorsement bearing No. PTCL: CR: 1011/2016-17, issued by office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore with regard to Survey No. 47/2B measuring about 3 Acres 15 Guntas along with other survey numbers;
CD-21	08.11.2019	Endorsement bearing No. RK: CR: 816/2019-20, issued by office of the Tahsildar Grade-2, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 47/2 along with another survey number;
Re: Survey Documents		
CD-22		Village Map of Kyalasanahalli Village, issued by office of the Assistant Director of Land Records, Department of Land Survey, Revenue Settlement and Land Records, K.R.Circle, Bangalore;
CD-23		Moola Tippani issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 47;



Sl.No.	Date	Document Details
CD-24	23.02.1958	Secondary Reclassification Tippani issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 47;
CD-25		Pakka Book Nakal issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram with regard to Survey No.47/1 and 47/2;
CD-26		Karnataka Revision Settlement Akarband issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapuram with regard to Survey No.47/1B and 47/2B;

III. GLOSSARY (indicative)

Sl.No	Term	Description
1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 th of an Acre or 121 square yards or 1089 Square Feet;
6.	Hisse	Portions formed in survey numbers after phoddi / partition;
7.	Hissadar	Co-Owner / Co-Sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a taluk;

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Sl.No	Term	Description
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/ Panchayat Parikath	Customary oral partition effected between the co-owners/ family members in the presence of the panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissas and the hissedars of a survey number after phoddi along with the extent of the land;
15.	Phoddi	Bifurcation / partition of a survey number into hissas with sub survey numbers or sub-dividing of fields;
16.	Property	Property morefully described in Schedule 'B' of Property details below which is the subject matter of this Title Report;
17.	RTC/Pahani	Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

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IV.**NOTE:**

This report which has been prepared for our client M/s. Sobha Limited ('Client'). The said Report has been prepared in the context of our Client's ownership and development of the property detailed in the Property Details above and should not be relied upon for any other purpose. The information in this Title Report is derived solely from a review of the copies of the documents made available to us and the information furnished to us by our client and is not based on any independent investigation in any department, except as otherwise stated. The contents of this Report shall not without our express written consent be quoted or relied upon by any other entity or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. We accept no responsibility or legal liability to any other person even if the contents of this Report have been disclosed, with our consent. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information (d) that other than the litigations discussed in this title report there are no other existing litigations or threatened litigations or claims or proceedings in relation to the property which is the subject matter of this title report (e) all searches furnished to us are accurate and complete. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report.



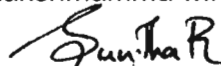
V.**FLOW OF TITLE:**

1. All that piece and parcel of agricultural land bearing Survey No. 47/1 (earlier being portion of Survey No. 47) situated at Kyalasanahalli Village, Krishnarajapuram Hobli, Bangalore East Taluk measuring in all about 6 Acres 38 Guntas, there being no kharab, is hereinafter referred to as **"Survey No. 47/1"**.

2. Jangamaiah alias Thayiga alias Thayappa son of late Guru Reddy by a Deed of Sale dated 17.08.1964 (Document No. A-1) sold a portion measuring about 3 Acres 20 Guntas in Survey No. 47/1 (**"Portion of Survey No. 47/1"**) to Muniyappa son of late Ajjanna. Muniyappa son of late Ajjappa was registered as khatedar of Survey No.47/1 in the revenue records by way of Mutation Register Extract bearing MR No. 29/1964-65 as could be gathered from the RTC/Pahani for the period 1982-83 and 1983-84. Upon requisitioning, we have been furnished with an Endorsement dated 08.11.2019 bearing No. RK: CR: 816/2019-20 (Document No. CD-21) stating that Mutation Register Extract bearing MR No. 29/1964-65 is mutilated and cannot be provided.

3. Muniyappa son of late Ajjanna and his wife both died intestate, leaving behind their sons Ajjappa and Gullappa as his only surviving legal heirs. On an application being made for transfer of khata, Ajjappa and Gullappa both sons of late Muniyappa were registered as joint khatedars of Portion of Survey No. 47/1, in the revenue records, as could be gathered from Inheritance Register Extract bearing IHC No. 3/1984-85 (Document No.A-2).

4. Ajjappa and Gullappa, both sons of late Muniyappa, joined by Jangamaiah alias Chikka Jangamaiah Reddy (the erstwhile owner) as consenting witness, for better assurance of title, by a Deed of Sale dated 19.04.1985 (Document No. A-3) sold Portion of Survey No. 47/1 to Lakshamma wife of Munisonappa.

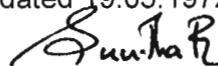


5. Lakshamma wife of Munisonappa duly consented by her husband Munisonappa by a Deed of Sale dated 25.08.1988 (Document No. A-4) sold Portion of Survey No. 47/1 to Parvathamma wife of B. Krishnappa (the agreement holder). On an application being made for transfer of khata, Parvathamma wife of B. Krishnappa was registered as khatedar of Portion of Survey No. 47/1, in the revenue records, as may be gathered from Mutation Register Extract bearing MR No. 5/1988-89 (Document No. A-5).

6. On a survey being conducted and phoddi/sub-division being effected by the survey department on 05.02.1991, Survey No. 47/1 measuring about 6 Acres 38 Guntas, there being no kharab was sub-divided/phoddied into two portions i.e. 47/1A & 47/1B. The northern portion of Survey No. 47/1 measuring about 3 Acres 20 Guntas, there being no kharab belonging to Parvathamma wife of B. Krishnappa was assigned Survey No. 47/1B ("**Survey No. 47/1B**") and the southern portion of Survey No. 47/1 measuring about 3 Acres 18 Guntas, there being no kharab, was assigned Survey No. 47/1A, which portion is not subject matter of this title report.

7. All that piece and parcel of agricultural land bearing Survey No. 47/2 (earlier being portion of Survey No. 47) situated at Kyalasanahalli Village, Krishnarajapuram Hobli, Bangalore East Taluk measuring about 7 Acres 03 Guntas along with 07 Guntas of kharab, in all measuring about 7 Acres 10 Guntas is hereinafter referred to as "**Survey No. 47/2**".

8. Anjanappa Reddy son of Hanumanthappa by a Deed of Sale dated 29.09.1966 (Document No. B-1) sold a portion measuring about 3 Acres 20 Guntas in Survey No. 47/2 (referred as Survey No.47/1) to Ankamma daughter of Venkatappa, who re-conveyed the same to Anjanappa Reddy son of Hanumanthappa under a Deed of Sale dated 19.05.1972 (Document No. B-2).

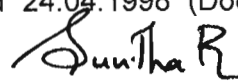


9. Survey No. 47/2 appears to have been erroneously described as Survey No. 47/1 in the Sale Deeds dated 29.09.1966 and 19.05.1972 (Document Nos.B-1 & B-2), which error we find has been noticed and rectified in the subsequent documents. Considering the antiquity of the transactions, the fact that northern and southern boundaries in the Sale Deeds dated 29.09.1966 and 19.05.1972 (Document Nos.B-1 & B-2), relate to Survey No.47/2 and not Survey No.47/1 (Jangamaiah was the owner of Survey No.47/1 having acquired under a Sale Deed dated 17.08.1964 (Document No. A-1) and Anjanappa was the owner of Survey No.49/1 having acquired under a Release Deed dated 22.07.1964, registered as Document No.2292/1964-65, in Book I, Volume 467 at pages 105 to 108 in office of the Sub-Registrar, Jayanagar, Bangalore South Taluk)) and the aforesaid erroneous description having been set right in the subsequent documents from the Sale dated 29.03.1989 (Document No.B-3) onwards we have not sought for any rectification.

10. Anjanappa Reddy son of late Hanumanthappa and his son Krishna Reddy by a Deed of Sale dated 29.03.1989 (Document No.B-3) sold a portion measuring about 3 Acres 20 Guntas in Survey No.47/2 to B.Krishnappa son of late Basappa.

11. On a survey being conducted and phodd/sub-division being effected by the survey department on 05.02.1991, land in Survey No. 47/2 measuring about 7 Acres 10 Guntas (inclusive of 07 Guntas of kharab) was sub-divided/phoddied into three portions i.e. 47/2A, 47/2B & 47/2C. On such phoddi, the western portion of Survey No. 47/2 measuring about 3 Acres 23 Guntas (inclusive of 01 Gunta of kharab) was assigned Survey No. 47/2A, the middle portion of Survey No. 47/2 measuring about 3 Acres 21 Guntas (inclusive of 06 Guntas of kharab) belonging to B.Krishnappa son of late Basappa was assigned Survey No. 47/2B ("**Survey No. 47/2B**") and the remaining eastern portion of Survey No. 47/2 measuring about 06 Guntas was assigned Survey No. 47/2C. The portion bearing Survey Nos.47/2A and 47/2C are not the subject matter of this title report.

12. B.Krishnappa son of Basappa alias Basave Gowda and his wife Parvathamma by a Deed of Mortgage dated 24.04.1998 (Document No.CD-1)



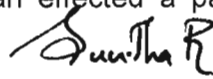
mortgaged Portion of Survey No. 47/1 and portion of Survey No.47/2 measuring 3 Acres 20 Guntas in favour of Vijaya Bank and the said mortgage was subsequently discharged by way of Discharge Deed dated 23.01.2014 (Document No.CD-11).

13. It is gathered from the family tree of B. Krishnappa son of Basave Gowda issued by office of the Village Accountant, Narayanapura Range, Krishnarajapuram, Bangalore South Taluk (Document No. CD-2) that B. Krishnappa and his wife Parvathamma have two sons namely Balaraju, Basave Gowda and four daughters namely Dhanalakshmi, Bhagya, Shantha Kumari and Hemavathi. The family tree further discloses that B.Krishnappa is dead.

14. Parvathamma wife of B. Krishnappa had mortgaged Portion of Survey No.47/1 under a Mortgage Deed dated 13.07.1998 (registered as Document No. 3/1998-99) in favour of Primary Co-operative Agriculture and Rural Development Bank Limited as could be gathered from Dishcarge Deed dated 27.12.2013 (Document No.A-8). Upon requisitioning the aforesaid mortgage deed, we have been furnished with an Endorsement bearing No. K.R. Pura: CA: 11416/19-20 dated 12.12.2019 (Document No.A-12) stating that the copy of the aforesaid mortgage deed is not available in the records and hence cannot be issued. However, the said mortgage has been discharged under a Discharge Deed dated 27.12.2013 executed by Primary Co-operative Agriculture and Rural Development Bank Limited (Document No.A-8) in favour of Parvathamma wife of late Krishnappa. .

15. It is evident from the registered Partition Deed dated 26.06.2003 (Document No.CD-3), that Parvathamma had retained 14 Guntas in Survey No.47/1B (**"Retained Portion in Survey No. 47/1B"**) and partitioned the balance portion 3 Acres 6 Guntas in Survey No.47/1B under the Partition Deed dated 26.06.2003 (Document No.CD-3).

16. B. Krishnappa son of Basave Gowda, his wife Parvathamma and children Balaraju, Basave Gowda, Dhanalakshmi, Bhagya Raj alias Bhagya, Shantha Kumari and Hemavathi alias Hemavathi Nagabhushan effected a partition of their family



properties interalia including 3 Acres 6 Guntas (from and out of 3 Acres 20 Guntas) in Survey No.47/1 and Survey No.47/2B under a registered Partition Deed dated 26.06.2003 (Document No.CD-3). On such partition, 3 Acres 6 Guntas in Survey No.47/1 and Survey No.47/2B were allotted amongst Basave Gowda, Dhanalakshmi, Bhagya, Shantha Kumari and Hemavathi as detailed in the table below:

The extent in Portion of Survey No. 47/1		The extent in Survey No. 47/2B		Name of the allottee
Acres	Guntas	Acres	Guntas	
00	00	01	00	Parvathamma under Schedule 'C'
01	06	02	21	Basave Gowda under Schedule 'E'
00	20	00	00	Dhanalakshmi under Schedule 'F'
00	20	00	00	Bhagya under Schedule 'G'
00	20	00	00	Shantha Kumari under Schedule 'H'
00	20	00	00	Hemavathi under Schedule 'I'
03	06	03	21	

17. Acting upon the aforesaid partition and on an application being made for the transfer of katha, Parvathamma, Basave Gowda, Dhanalakshmi, Bhagya, Shantha Kumari were registered as kathedars in the revenue records of their respective portions in Survey No.47/1 and Survey No.47/2B vide Mutation Register Extract bearing MR No. 11/2003-04 (Document No.CD-4) by virtue of Tahsildar Order dated 27.10.2003 bearing No. RRT (1) : CR: 1490/2003-04, as detailed in the table below:

Allottes /Kathedars	The extent in Portion of Survey No. 47/1		The extent in Survey No. 47/2B	
	Acres	Guntas	Acres	Guntas
Parvathamma w/o B. Krishnappa	00	14	01	00
Basave Gowda	01	06	02	21
Dhanalakshmi	00	20	00	00

Allottes /Kathedars	The extent in Portion of Survey No. 47/1		The extent in Survey No. 47/2B	
	Acres	Guntas	Acres	Guntas
Bhagya	00	20	00	00
Shantha Kumari	00	20	00	00
Total	03	00	03	21

18. It is gathered from the Regular Appeal bearing No. R.A (BE):205/ 2009-10 that there was a discrepancy between the extents reflected in column 3 and column 9 of Survey No.47/1. On an application made by the owners of a portion of Survey No.47/1 (Survey No.47/1A) on an enquiry being made it was ascertained and found that Hemavathi was not registered as katheddar of 20 Guntas in Survey No.47/1. Accordingly the Assistant Commissioner, Bangalore North Sub-Division, by way of Order dated 27.05.2010 (Document No.A-6) has directed the Tahsildar to register Hemavathi wife of Nagabhushan as the khateddar of 20 Guntas in Survey No. 47/1. Accordingly Hemavathi wife of Nagabhushan was registered as khateddar of 20 Guntas in the revenue records of Survey No. 47/1 by way of Mutation Register Extract bearing MR No. 26/2010-11 (Document No. A-7).

19. Though the Portion of Survey No. 47/1 was assigned with new survey number 47/1B as far back as in 1991 itself, as the phoddi was not updated in the revenue records i.e., RTC/Pahani until 2011-12, we find the said portion was continued to be referred as Survey No. 47/1 in the Partition Deed dated 26.06.2003, MR. No. 11/2003-04 & MR. No. 26/2010-11.

20. Parvathamma wife of late B. Krishnappa, out of love and affection, by two separate Gift Deeds dated 19.06.2010 and 08.06.2016 (Document Nos. A-9 & B-4) gifted Retained portion in Survey No. 47/1B (i.e. 14 Guntas) and 1 Acre in Survey No. 47/2B (portion allotted under partition) to her son Basave Gowda. On an application being made for transfer of khata, Basave Gowda son of late B. Krishnappa was registered as the khateddar of 1 Acre in the revenue records of

Survey No. 47/2B as may be gathered from Mutation Register Extract bearing M.R. No. 2/2006-07 (Document No. B-5).

21. Parvathamma wife of late B. Krishnappa joined by her children Basave Gowda (for self, as father and natural guardian of his minor sons Dishanth Gowda & Jeevith Gowda), Dhanalakshmi, Bhagya Raju, Shantha Kumari and Hemavathi Nagabhushan by an Agreement of Sale dated 24.04.2013 read with Supplemental Agreement dated 26.04.2013 (Document No.CD-5 & CD-10) agreed to sell Survey No. 47/1B and portion of Survey No. 47/2B measuring about 1 Acre 15 Guntas (from and out of 3 Acres 15 Guntas) to M/s. Sobha Developers Limited.. We gather from the Joint Development Agreement dated 04.12.2020 (Document No. CD-15), that both the aforesaid agreement of sale and supplemental agreement were cancelled under the said Joint Development Agreement.

22. Parvathamma, Basave Gowda, Dhanalakshmi, Bhagya Raj, Shantha Kumari and Hemavathi wife and children of late B. Krishnappa, together made an application to the Special Deputy Commissioner, Bangalore District for the conversion of Survey No. 47/1B and Survey No.47/2B and the Special Deputy Commissioner, pursuant to the receipt of the requisite conversion fines by way of an Official Memorandum dated 17.05.2013 bearing No. ALN: (E): SR: 158/2012-13 (Document No.CD-8 read with Document Nos.CD-6 & CD-7) converted Survey No. 47/1B measuring about 3 Acres 20 Guntas and Survey No.47/2B measuring about 3 Acres 15 Guntas from agricultural to non-agricultural residential use. The said fact of conversion is recorded, in the revenue records, by way of Mutation Register Extract bearing MR No. T34/2012-13 (Document No.CD-9).

23. Basave Gowda son of late B. Krishnappa made an application to the Deputy Commissioner, Bangalore District, Bangalore, for shifting of existing pathway in 4 Guntas of land bearing Survey No.47/2B which was not in use ("**Old Road Portion**") to the north-eastern edge of the lands in same Survey No. 47/2B adjoining to the lands bearing Survey Nos. 49/1A, 49/1B, 49/1C, 47/2C and Survey No.48 ("**New Road Portion**"). The said Deputy Commissioner, Bangalore District has by way of



an Order dated 21.11.2019 in case bearing No. LND (E) CR: 47/2019-20 (Document No.B-6), designated the New Road Portion measuring about 5 Guntas as public road under Section 71 of Karnataka Land Revenue Act, 1964 and ordered for shifting of existing of pathway from the Old Road Portion to the New Road Portion. Pursuant to the said order, Basave Gowda son of late B. Krishnappa has by way of a Deed of Relinquishment cum Exchange dated 05.10.2020 (Document No. B-7), has released and relinquished their rights with regard to New Road Portion measuring 5 Guntas in lieu of the State Government represented by the Tahsildar relinquishing their rights to the Old Road Portion measuring about 4 Guntas. The aforesaid shifting of kharab is to be recorded in the survey records as per the order of the Deputy Commissioner.

24. On the shifting of road as discussed herein above, the phut kharab in Survey No.47/2B pursuant to the order of Deputy Commissioner, Bangalore District has by way of an Order dated 21.11.2019 in case bearing No. LND (E) CR: 47/2019-20 (Document No.B-6) for shifting of pathway has increased by 1 gunta and there by Survey No.47/2B measures in all about 3 Acres 14 Guntas exclusive of 7 Guntas of kharab.

25. All that piece and parcel of converted lands being (i) a residentially converted land bearing Survey No. 47/1B (earlier being portion of Survey No. 47/1), situated at Kyalasanahalli Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring in all about 3 Acres 20 Guntas, there being no kharab and (ii) Survey No. 47/2B (earlier being portion of Survey No. 47/2 both situated at Kyalasanahalli Village, Krishnarajapuram Hobli, Bangalore East Taluk measuring about 3 Acres 14 Guntas (exclusive of 07 Guntas of kharab pursuant to order for shifing of pathway kharab), in all measuring about 6 Acres 34 Guntas ("**Larger Property**").

26. R. Muralidhar son of Ramakrishnappa having acquired Survey No.49/1B by way of a gift from his mother Sharadamma under a Gift Deed dated 19.10.2011 (Document No. CD-12), has by way of registered Easementary Right Agreement dated 26.02.2020 (Document No.CD-13) granted to Basave Gowda, Dhanalakshmi Bhagya Raj, Shantha Kumari, Hemavathi Nagabhushan, children of late B.Krishnappa or any one claiming through them, a permanent right of way over the

western portion of Survey No.49/1B measuring about 41 feet wide (in all measuring about 11.1 Guntas or 12,072 square feet) hereinafter referred to as **"Access Portion"** for the purpose of use as private road for ingress and egress from Byrathi-Avalahalli main road to the Larger Property.

27. A Public Notice was issued by us in Times of India and also in Prajavani on 15.10.2020 (Document No. CD-14), being local daily newspapers seeking for objections if any, from the general public, to the development of the Larger Property belonging to K. Basave Gowda Dhanalakshmi, Bhagyaraj, Shantha Kumari and Hemavathi Nagabhushan. We have not received any objections till date in response to the Public Notice so issued.

28. (i) K.Basavegowda son of late B. Krishnappa, (ii) Dhanalakshmi wife of Ashwathnarayana Swamy, (iii) K.Bhagyaraju alias Bhagyaraj wife of B.Govindaraju, (iv) K.Shankthakumari wife of Vijay Srinivasa and (v) Hemavathi Nagabhushan alias K.Hemavathi wife of Arvind Arun Raj.G alias Nagabhushan (ii) to (v) are daughters of late B. Krishnappa (**"Owners"**) and Sobha Limited (**"Developer"**) entered into a Joint Development Agreement on 04.12.2020 (Document No. CD-15) for the development of Survey No.47/1B measuring about 3 Acres 20 Guntas and portion of Survey No. 47/2B measuring about 3 Acres 9.26 Guntas (excluding 06 Guntas of kharab) together measuring about 6 Acres 29.26 Guntas (**"Project Land"**). As per the terms of the said Joint Development Agreement, the Developer would develop the Larger Property into mixed development consisting of residential and commercial building (**"Said Project"**). On such development, the Owners and Developer have agreed to share the revenue/area in the ratio 21.03% : 78.97% respectively in the Said Project. The Owners in terms of the Said Joint Development Agreement dated 04.12.2020, have also authorized Sobha Limited inter alia to sell and dispose of the Said Project under a Power of Attorney dated 04.12.2020 (Document No.CD-16).

29. Though the aforesaid Joint Development Agreement is for an extent of 6 Acres 29.26 Guntas, the land available for development is only 6 Acres 28.26 Guntas excluding 7 Guntas of kharab.



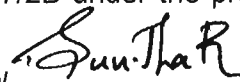
30. The Endorsements bearing No. RD0038115004729 and RD0038115004817 both dated 22.02.2013, both issued by office of the Tahsildar, Krishnarajapuram Hobli, Bangalore East Taluk (Document Nos.A-10 & B-8) confirms that no tenancy applications have been filed in Forms 7 & 7A under Sections 48 (A) and 77 (A) respectively of the Karnataka Land Reforms Act, 1961 with regard to Survey No. 47/1B and Survey No. 47/2B.

31. The Endorsement bearing No. BDA: SLAO: PR: 3474/2012-13 dated 16.03.2013 issued by the Special Land Acquisition Officer, Bangalore Development Authority, Bangalore (Document No. CD-17) confirms that no acquisition proceedings have been initiated with regard to Survey No. 47/1B and Survey No. 47/2B by the Bangalore Development Authority for any of its projects as on that date.

32. The Endorsement bearing No. KHB: SLAO: 235/2016-17 dated 30.08.2016 issued by the Public Information Officer and Tahsildar, Land Acquisition Division, Karnataka Housing Board, Bangalore (Document No. CD-18) confirms that no acquisition proceedings have been initiated with regard to Survey No. 47/1B and Survey No. 47/2B by the Karnataka Housing Board.

33. The Endorsement bearing No. Bangalore: SLAO-2: 2054/2016-17 dated 19.09.2016 issued by the Public Information Officer & Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore (Document No. CD-19) discloses that a list of lands in Krishnarajapuram Hobli upon which acquisition proceedings have been initiated is attached herewith and the same does not include Survey No. 47/1B and Survey No. 47/2B of Kyalasanahalli Village.

34. The Endorsement bearing No. PTCL: CR: 1011/2016-17 dated 28.09.2016 issued by office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No.CD-20) confirms that no proceedings have been initiated with regard to Survey No. 47/1B and Survey No. 47/2B under the provisions of the



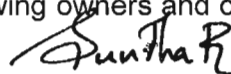
Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

35. The Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period set out below with regard to Survey No. 47/1 having the total extent as 6 Acres 38 Guntas and actual extent as 6 Acres 31 Guntas, there being 07 Guntas of kharab (Document No. A-13). The RTC/Pahani further discloses the following owners and occupants:-

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1966-67	Jangama Reddy	-	-	Lakshmaiah
	Hanumanthaiah s/o Kuri Appanna			
	Muniyappa s/o Ajjanna (3A 20G)			
1967-68 to 1975-76	Jangama Reddy	-	-	Lakshmaiah
	Hanumanthaiah s/o Kuri Appanna			Chikka Jangama Reddy
	Muniyappa s/o Ajjanna (3A 20G)			

36. The Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period 1966-67 to 1975-76 with regard to Survey No. 47/1 measuring 6 Acres 38 Guntas (inclusive of 07 Guntas of kharab), which have been furnished to us corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy.

37. The Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period set out below with regard to Survey No. 47/1 having the total and actual extent as 6 Acres 38 Guntas, there being no kharab (Document No.A-14). The RTC/Pahani further discloses the following owners and occupants:-



Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1982-83 & 1983-84	Jangama Reddy			Lakshmaiah
	Hanumanthaiah s/o Kuri Appanna			Chikka Jangama Reddy
	Muniyappa	RR 467 MR No. 29/64-65		
1984-85	Jangama Reddy			Lakshmaiah
	Hanumanthaiah s/o Kuri Appanna			Chikka Jangama Reddy
	Ajjappa	IHC No. 3/84-85 RR No. 549		
	Gullappa s/o late Muniyappa (3A 20G jointly)			
1985-86 to 1987-88	Jangama Reddy			Lakshmaiah
	Hanumanthaiah s/o Kuri Appanna			
	Lakshamma w/o Munisonappa (3A 20G)	MR No. 12/85-86		Lakshamma
1988-89 & 1990-91	Jangama Reddy			Lakshmaiah
	Hanumanthaiah s/o Kuri Appanna			
	Parvathamma w/o B. Krishnappa (3A 20G)	MR No. 5/88-89		Parvathamma
1991-92 to 1995-96	Jangama Reddy			
	Hanumanthaiah s/o Kuri Appanna			
	Parvathamma w/o B. Krishnappa (3A 20G)	MR No. 5/88-89		Parvathamma
1996-97 to 1998-99	Parvathamma w/o B. Krishnappa (3A 20G)	MR No. 5/88-89		Parvathamma
	Dodda Thayappa s/o Gangappa (3A 18G)	MR No. 16/96-97		
1999-00 to 2001-02	Parvathamma w/o B. Krishnappa (3A 20G)	MR No. 5/88-89		Parvathamma

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
	Dodda Thayappa s/o Gangappa (3A 18G)	MR No. 16/96-97		Dodda Thayappa
2002-03	Parvathamma w/o B. Krishnappa (3A 20G)	MR No. 5/88-89		Parvathamma
	Lakshmaiah	MR No. 13/02-03		Lakshmaiah
	Venкатaswamappa			Venкатaswamappa
	Doddanarayanappa			Doddanarayanappa
	Chikkanarayanappa s/o late Dodda Thayappa (3A 18G)			Chikkanarayanappa
2003-04 & 2004-05	Parvathamma w/o B. Krishnappa (14 G)	MR No. 5/88-89		Parvathamma
	Lakshmaiah	MR No. 13/02-03		Lakshmaiah
	Venкатaswamappa			Venкатaswamappa
	Doddanarayanappa			Doddanarayanappa
	Chikkanarayanappa s/o late Dodda Thayappa (3A 18G)			Chikkanarayanappa
	Basave Gowda s/o Krishnappa (1A 06 G)	MR No. 11/03-04		Basave Gowda
	Dhanalakshmi w/o Ashwath Narayanawamy (20G)			Dhanalakshmi
	Bhagya Raj w/o Govindaraj (20 G)			Bhagya Raj
	Shantha Kumari w/o Srinivas (20 G)			Shantha Kumari
	2005-06	Parvathamma w/o B. Krishnappa (14 G)	MR No. 5/88-89	
Basave Gowda s/o Krishnappa (1A 06 G)		MR No. 11/03-04	Basave Gowda	
Dhanalakshmi w/o Ashwath Narayanawamy (20G)			Dhanalakshmi	
Bhagya Raj w/o Govindaraj (20 G)			Bhagya Raj	

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
	Shantha Kumari w/o Srinivas (20 G)			Shantha Kumari
	Bashetty Nanjundaiah s/o Bashetty Muniyappa (3A 18G)	MR No. 35/05-06		Lakshmaiah
				Venкатaswamappa
				Doddanarayanappa
				Chikkanarayanappa
2006-07	Parvathamma w/o B. Krishnappa (14 G)	MR No. 5/88-89		Parvathamma
	Basave Gowda s/o Krishnappa (1A 06 G)	MR No. 11/03-04		Basave Gowda
	Dhanalakshmi w/o Ashwath Narayanaswamy (20G)			Dhanalakshmi
	Bhagya Raj w/o Govindaraj (20 G)			Bhagya Raj
	Shantha Kumari w/o Srinivas (20 G)			Shantha Kumari
	Doddanarayanappa s/o Dodda Thayappa (1A 06 G)	MR No. 17/06-07		Doddanarayanappa
	Chikkanarayanappa s/o late Chikka Thayappa (1A 06 G)	MR No. 18/06-07		Chikkanarayanappa
	Doddanarayanappa s/o late Dodda Thayappa (1A 06G)	MR No. 19/06-07		Doddanarayanappa
2007-08 to 2010-11	Parvathamma w/o B. Krishnappa (14 G)	MR No. 5/88-89		Parvathamma
	Basave Gowda s/o Krishnappa (1A 06 G)	MR No. 11/03-04		Basave Gowda
	Dhanalakshmi w/o Ashwath Narayanaswamy (20G)			Dhanalakshmi
	Bhagya Raj w/o Govindaraj (20 G)			Bhagya Raj

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Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
	Shantha Kumari w/o Srinivas (20 G)			Shantha Kumari
	Doddanarayanappa s/o Dodda Thayappa (2A 12 G)	MR No. 6/07-08		Doddanarayanappa
	Chikkanarayanappa s/o late Chikka Thayappa (1A 06 G)			Chikkanarayanappa

38. The Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period 1976-77 to 1981-82 with regard to Survey No. 47/1 have not been furnished. On requisition being made for production of the same, we have been furnished with an Endorsement dated 28.09.2016 bearing No. RK: CR: 2205/2016-17 (Document No. A-11) stating that RTC/Pahani for the period 1976-77 to 1981-82 are mutilated and hence the same cannot be provided. The RTC/Pahani furnished to us both prior to and subsequent to the missing period, corroborate with the documents of title furnished to us and do not disclose any change or deviation either in the ownership or occupancy save and except the record of extent of kharab in column 3 of the RTC/Pahani.

39. The Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period set out below with regard to Survey No. 47/1B having the total and actual extent as 3 Acres 20 Guntas, there being no kharab (Document No.A-15). The RTC/Pahani further discloses the following owners and occupants:-

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
2011-12	Parvathamma w/o B.Krishnappa (14G)	MR No. 5/98-99	-	Parvathamma
	K.Basave Gowda s/o B.Krishnappa (1A 06G)	MR No. 11/03-04		K.Basave Gowda
	Dhanalakshmi w/o Ashwathnarayana Swamy (20G)			Dhanalakshmi

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
	K. Bhagya Raj w/o Govinda Raj (20G)			K.Bhagya Raj
	K.Shantha Kumari w/o Srinivas			K.Shanthakumari
	Hemavathi w/o Nagabhushan	MR No. 26/10-11		Hemavathi
2012-13 to 2019-20	Parvathamma w/o B.Krishnappa (14G)	MR No. T34/12-13		Parvathamma
	K.Basave Gowda s/o B.Krishnappa (1A 06G)			K.Basave Gowda
	Dhanalakshmi w/o Ashwathnarayana Swamy (20G)			Dhanalakshmi
	K. Bhagya Raj w/o Govinda Raj (20G)			K.Bhagya Raj
	K.Shantha Kumari w/o Srinivas			K.Shanthakumari
	Hemavathi w/o Nagabhushan			Hemavathi

40. The aforesaid Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period from 2011-12 to 2019-20 with regard to Survey No. 47/1B measuring 3 Acres 20 Guntas, there being no kharab, corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy.

41. The Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period set out below with regard to Survey No. 47/2 having the total extent as 7 Acres 10 Guntas and actual extent as 6 Acres 35 Guntas, there being 15 Guntas of kharab (Document No. B-9). The RTC/Pahani further disclose the following owners and occupants:-

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Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1966-67 to 1975-76	Anjanappa s/o Hanumanthaiah			Anjanappa
1982-83 to 1987-88	Anjanappa s/o Hanumanthaiah (3A)	RR No. 373		Anjanappa
	Chinnappa s/o Rayappa (3A 20G)	RR No. 456		
1988-89	Anjanappa s/o Hanumanthaiah (3A)	MR No. 13/88-89		Anjanappa
	Ankamma (3A 20G)	MR No. 12/88-89		
1989-90 to 1993-94	B Krishnappa s/o late Basappa (3A 20G)	MR No. 15/88-89	Mortgage by Anjanappa to Kalpataru Grameena Development Bank	Anjanappa
				Krishnappa
1994-95 & 1995-96	B Krishnappa s/o late Basappa (3A 20G)	MR No. 15/88-89	Mortgage by Anjanappa to Kalpataru Grameena Development Bank	Anjanappa
	Mallaiah s/o Rayappa (3A)	MR No. 4/68-69		Krishnappa
1996-97 & 1997-98	B Krishnappa s/o late Basappa (3A 20G)	MR No. 15/88-89	Mortgage by Anjanappa to Kalpataru Grameena Development Bank	
	Mallaiah s/o Rayappa (3A)	MR No. 4/68-69		

42. The aforesaid Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period 1966-67 to 1975-76 and 1982-83 to 1997-98 with regard to Survey No. 47/2 measuring 7 Acres 10 Guntas, inclusive of 15 Guntas of kharab, corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy.

43. The Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period set out below with regard to Survey No. 47/2 having the total extent as 7

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Acres 10 Guntas and actual extent as 7 Acres 03 Guntas, there being 07 Guntas of kharab (Document No. B-10). The RTC/Pahani further discloses the following owners and occupants:-

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1976-77 to 1981-82	Anjanappa s/o Hanumanthaiah			Anjanappa
	Chinnappa s/o Rayappa	RR No. 456		

44. Though the Record of Rights, Tenancy and Crops (RTC) Extract/Pahani Patrike furnished to us for the period 1976-77 to 1981-82 with regard to Survey No. 47/2 and also the Hissa Tippani of Survey No. 47 dated 05.02.1991 (Document Nos.A-16 & B-13) discloses the total and actual extent as 7 Acres 10 Guntas, there being 07 kharab, the RTC/Pahani for the short period 1966-67 to 1975-76 and 1982-83 to 1997-98 furnished to us erroneously discloses 15 Gunta of kharab in Survey No.47/2. Considering the fact that the same has been rectified in the subsequent RTC/Pahani of Survey No. 47/2A & 47/2B and considering the present RTC/Pahani, corroborates with the extents disclosed in the title deeds and the survey records no further clarifications have been sought.

45. The Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period set out below with regard to Survey No. 47/2B having the total extent as 3 Acres 24 Guntas and actual extent as 3 Acres 19 Guntas, there being 05 Guntas of kharab (Document No.B-11). The RTC/Pahani further discloses the following owners and occupants:-

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1998-99	B Krishnappa s/o late Basappa	ADLR. RTC. 3701/96-97		B. Krishnappa

46. The Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period 1998-99 with regard to Survey No. 47/2B measuring 3 Acres 24 Guntas

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(inclusive of 05 Guntas of kharab), furnished to us corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy.

47. The Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period set out below with regard to Survey No. 47/2B having the total extent as 3 Acres 21 Guntas and actual extent as 3 Acres 15 Guntas, there being 06 Guntas of kharab (Document No.B-12). The RTC/Pahani further discloses the following owners and occupants:-

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1999-00	B Krishnappa s/o late Basappa	ADLR. RTC. 370/96-97		B. Krishnappa
				Balaraju
				Basave Gowda
2000-01 to 2002-03	B Krishnappa s/o late Basappa	ADLR. RTC. 370/96-97		Balaraju
				Basave Gowda
2003-04 to 2005-06	Parvathamma w/o late B. Krishnappa (1A)	MR No. 11/03-04		Parvathamma
	Basave Gowda s/o late B. Krishnappa (2A 15G)			Basave Gowda
				Balaraju
2006-07 to 2011-12	Basave Gowda s/o late B. Krishnappa	MR No. 11/03-04		Basave Gowda
		MR No. 2/06-07		Balaraju
2012-13 to 2019-20	Basave Gowda s/o late B. Krishnappa	MR No. T34/12-13		Basave Gowda
				Balaraju

48. The aforesaid Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period from 1999-00 to 2019-20 with regard to Survey No. 47/2B measuring 3 Acres 21 Guntas (inclusive of 06 Guntas of kharab), corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy.

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49. The Village Map of Kyalasanahalli village issued by office of the Assistant Director of Land Records, Land Survey Revenue Settlement and Land Records Department, K.R.Circle, Bangalore and Moola Tippani issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram (Document Nos.CD-22 & CD-23) show the location, shape and boundaries of Survey No. 47. As per the Village Map Survey No. 47 is bounded on the East by Survey No. 48, West by Survey Nos. 44, 45 & 46, North by Survey Nos. 49 & 50 and South by Survey No. 38.

50. It is gathered from the Secondary Reclassification Tippani issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram (Document No. CD-24) that on a survey being conducted by the survey department on 23.02.1958, the kharab in Survey No. 47 was reduced from 23 Guntas to 07 Guntas, as a result of which the total extent of Survey No. 47 stood as 14 Acres 23 Guntas and actual extent as 14 Acres 16 Guntas, there being 07 Guntas of kharab.

51. On a survey being conducted, Survey No. 47 having total extent as 14 Acres 23 Guntas and actual extent as 14 Acres 16 Guntas, there being 07 Guntas of kharab was sub-divided/phoddied into 3 portions i.e. 47/1 to 47/3 wherein a portion of Survey No. 47 measuring about 6 Acres 38 Guntas was assigned Survey No. 47/1 and a portion of Survey No. 47 measuring 7 Acres 10 Guntas, inclusive of 07 Guntas of kharab was assigned Survey No. 47/2 and the remaining portion of Survey No.47 measuring about 15 Guntas was assigned Survey No.47/3.

52. The Hissa Tippani Nakal issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram and Pakka Book Nakal issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram (Document Nos.A-16 & CD-25) shows the shape, boundaries and sub-divisions of Survey No. 47/1. On a phoddi being effected by the Survey Department on 05.02.1991, Survey No. 47/1 measuring about 6 Acres 38 Guntas,


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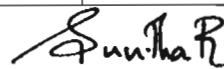
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there being no kharab, was sub-divided/phoddied into two portions i.e. 47/1A & 47/1B wherein the southern portion of Survey No. 47/1 measuring about 3 Acres 18 Guntas was assigned Survey No. 47/1A and the northern portion of Survey No. 47/1 measuring about 3 Acres 20 Guntas was assigned Survey No. 47/1B. The Hissa Tippani Nakal and Pakka Book Nakal further disclose the extents, hissedars and boundaries of Survey No. 47/1B as detailed in the table below:-

Sy No.	Total Extent			Hissedar	East	West	North	South
	A	G	K					
47/1B	3	20	00	Parvathamma w/o B.Krishnappa	Survey Nos. 48/4A, 48/4B & 48/5	Survey Nos. 45 & 46	Survey Nos. 47/2A & 47/2B	Survey No. 47/1A

53. The Hissa Tippani Nakal issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram and Pakka Book Nakal issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram (Document Nos. B-13 & CD-25) shows the shape, boundaries and sub-divisions of Survey No. 47/2. On a phoddi being effected by the Survey Department on 05.02.1991, Survey No. 47/2 measuring about 7 Acres 10 Guntas (inclusive of 07 Guntas of kharab) was sub-divided/phoddied into three portions i.e. 47/2A, 47/2B & 47/2C wherein the western portion of Survey No. 47/2 measuring about 3 Acres 23 Guntas (inclusive of 01 Gunta of kharab) was assigned Survey No. 47/2A, the middle portion of Survey No. 47/2 measuring about 3 Acres 21 Guntas (inclusive of 06 Guntas of kharab) was assigned Survey No. 47/2B and the eastern portion of Survey No. 47/2 measuring about 06 Guntas was assigned Survey No. 47/2C. The Hissa Tippani Nakal and RR Balabagada Nakal further disclose the extents, hissedars and boundaries of Survey No. 47/2B as detailed in the table below:-

Sy No.	Total Extent			Hissedar	East	West	North	South
	A	G	K					
47/2B	3	21	06	B.Krishnappa s/o Basappa	Survey No. 47/2C	Survey No. 47/2A	Survey Nos. 47/3, 49 & 51	Survey No. 47/1B



54. The Karnataka Revision Settlement Akarband extracts of Survey Nos.47/1B & 47/2B, both issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapuram (Document No.CD-26), discloses the total extent, actual extent and kharab as detailed in the table below:-

Sl. No.	Survey Nos.	Total Extent		Kharab		Actual Extent	
		Acres	Guntas	Acres	Guntas	Acres	Guntas
1.	47/1B	03	20	00	00	03	20
2.	47/2B	03	21	00	06	03	15

55. The Search Report with regard to Survey No. 47/1, situated at Kyalasanahalli Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring about 6 Acres 38 Guntas, there being no kharab issued by the concerned Sub-Registrar (Document Nos. A-17 to A-20) discloses the following transactions:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
11588/20-21	01.04.1960	31.03.1965	Nil	6	38	-	-	-
29756/16-17	01.04.1965	31.05.1989	Sale Deed dated 29.09.1966	3	20	Anjanappa	Ankamma	3740/66-67
			Sale Deed dated 19.05.1972	3	20	Ankamma	Anjanappa Reddy	1299/72-73
			Sale Deed dated 19.04.1985	3	20	Ajjappa and Gullappa	Lakshamma	203/85-86
			Sale Deed dated 25.08.1988	3	20	Lakshamma	Parvathamma	6246/88-89
39628/16-17	01.06.1989	31.03.2004	Mortgage Deed dated 24.04.1998	3	20	B.Krishnappa	Vijaya Bank	542/98-99
			Mortgage Deed dated 13.07.1998	3	20	Parvathamma and others	Primary Co-operative Agriculture and Rural Development Bank Limited	3/98-99

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SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
			Partition Deed dated 26.06.2003	1	06	Schedule 'E' allotted to Basave Gowda		5917/03-04
14431/20-21	01.04.2004	09.09.2020	Discharge Deed dated 08.01.2014	3	20	Bangalore East and South Taluk Sahakari Agricultural and Grameena Development Bank Limited	Parvathamma wife of B. Krishnappa	5037/13-14
			Discharge Deed dated 11.02.2014	3	20	Vijaya Bank	Parvathamma wife of B. Krishnappa	5637/13-14

56. In addition to the transactions discussed herein above with regard to Survey No.47/1 for the period 01.04.1960 to 09.09.2020, with regard to Survey No. 47/1 discloses two more transactions i.e., (a) Sale Deed dated 29.09.1966 (Document No. 3740/1966-67) (b) Sale Deed dated 19.05.1972 (Document No. 1299/1972-73), on account of the fact that though the same pertains to Survey No.47/2, the survey number having been erroneously described as Survey No.47/1, the entry of the said sale deeds is reflected in the said search reports. Other than those discussed above, the Search Reports for the period 01.04.1960 to 09.09.2020 with regard to Survey No. 47/1 do not disclose any other transactions.

57. The Search Report with regard to Survey No. 47/1B, situated at Kyalasanahalli Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring about 3 Acres 20 Guntas, there being no kharab issued by the concerned Sub-Registrar (Document Nos. A-21 to A-23) discloses the following transactions:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
14457/20-21	01.02.1991	31.03.2004	Nil	3	20	-	-	-
14430/20-21	01.04.2004	07.09.2020	Agreement of Sale dated 24.04.2013	3	20	Parvathamma & others	M/s Sobha Developers Limited	430/13-14

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SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
			Gift Deed dated 08.06.2016	0	14	Parvathamma wife of late B. Krishnappa	K Basave Gowda son of late B. Krishnappa	2111/ 16-17
37919/ 20-21	01.09.2020	07.01.2021	Joint Development Agreement dated 04.12.2020	3	20	K,Basavegowda & Others	M/s. Sobha Limited	6379/ 20-21

58. We have examined the Search Reports for the period 01.02.1991 to 07.01.2021 with regard to Survey No. 47/1B and the same do not disclose any transaction other than those discussed hereinabove.

59. The Search Report with regard to Survey No. 47/2, situated at Kyalasanahalli Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring about 7 Acres 10 Guntas issued by the concerned Sub-Registrar (Document Nos. B-14 to B-16) discloses the following transactions:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
45407/ 19-20	01.04.1960	31.05.1989	Sale Deed dated 13.05.1968	3	00	Anjana Reddy	Mallappa	748/ 68-69
			Sale Deed dated 29.03.1989	3	20	Anjana Reddy & others	B. Krishnappa	17140/ 88-89
58190/ 19-20	01.06.1989	31.03.2004	Mortgage Deed dated 24.04.1998	3	20	B. Krishnappa	Vijaya Bank	542/ 98-99
			Partition Deed dated 26.06.2003	3	21	Parvathamma & others		5917/ 03-04
46478/ 19-20	01.04.2004	25.02.2020	Gift Deed dated 19.06.2006	1	00	Parvathamma	Basave Gowda	9209/ 06-07

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60. In addition to the transactions that have been discussed herein above, the Search Report bearing S.A.No.45407/19-20 also disclose the Sale Deed dated 13.05.1968 (Document No. 748/1968-69) and on review of the aforesaid sale deed, we find that the same pertains to remaining portion of Survey No. 47/2 which is not the subject matter of this title report.

61. The Search Report with regard to Survey No. 47/2B, situated at Kyalasanahalli Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring about 3 Acres 21 Guntas issued by the concerned Sub-Registrar (Document Nos.B-17 to B-20) discloses the following transactions:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
39631/16-17	01.02.1991	31.03.2004	Mortgage Deed dated 24.04.1998	3	20	B.Krishnappa, Parvathamma	Vijaya Bank	542/98-99
			Partition Deed dated 26.06.2003	3	21	Parvathamma & others		5917/03-04
46477/19-20	01.04.2004	26.02.2020	Gift Deed dated 19.06.2006	1	00	Parvathamma	Basave Gowda	9209/06-07
			Agreement of Sale dated 24.04.2013	1	15	Parvathamma & others	M/s Sobha Developers Limited	430/13-14
8777/20-21	20.02.2020	31.08.2020	Nil	3	21	-	-	-
37918/20-21	01.09.2020	07.01.2021	Joint Development Agreement dated 04.12.2020	3	9.26	K.Basavegowda & Others	M.s. Sobha Limited	6379/20-21
			Release cum Exchange deed dated 05.10.2020	0	4	K. Basavegoda and others	Tashildar, Bangaore East Taluk, Krishnarajapuram	3944/20-21

Suntha R

62. We have examined the Search Reports for the period 01.02.1991 to 07.01.2021 with regard to Survey No. 47/2B and the same do not disclose any transaction other than those discussed hereinabove.

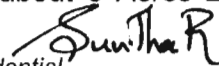
VI. OBSERVATIONS AND SUGGESTIONS:

Taking into consideration the documents and information furnished, subject to the observations made therein and the documents requisitioned being furnished, search reports being updated and tax being paid up to date, we are of the view that,

(a) All that piece and parcel of residentially converted land bearing Survey No. 47/1B (earlier being portion of Survey No. 47/1), situated at Kyalasanahalli Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring in all about 3 Acres 20 Guntas, there being no kharab **(Item-A)** presently vests with Basave Gowda, Dhanalakshmi, Bhagyaraj, Shantha Kumari and Hemavathi Nagabhushan all children of late B. Krishnappa and

(b) All that piece and parcel of residentially converted lands bearing Survey No. 47/2B (earlier being portion of Survey No. 47/2), situated at Kyalasanahalli Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring in all 3 Acres 14 Guntas, exclusive of 07 Guntas of kharab pursuant to order for shifing of pathway kharab **(Item-B)** presently vests with Basave Gowda son of late B. Krishnappa.

M/s. Sobha Limited and (i) K.Basavegowda son of late B. Krishnappa, (ii) Dhanalakshmi wife of Ashwathnarayana Swamy, (iii) K.Bhagyaraju alias Bhagyaraj wife of B.Govindaraju, (iv) K.Shankthakumari wife of Vijay Srinivasa and (v) Hemavathi Nagabhushan alias K.Hemavathi wife of Arvind Arun Raj.G alias Nagabhushan (owners of Item-A) and Basave Gowda son of late B. Krishnappa (the owner of Item-B) entered in to a Joint Development Agreement on 04.12.2020 to develop Item-A i.e. 3 Acres 20 Guntas and a portion of Item-B measuring about 3 Acres 9.26 Guntas, together measuring in all about 6 Acres 29.26 Guntas (**"Said**



Project”). On such development, the owners of Item-A, owner of Item-B and and Sobha Limited have agreed to share the revenue arising from and out of the sale of the development in the Said Project land in the ratio of 21.03% : 78.97% respectively.

M/s. Sobha Limited, have also been authorized by (i) K.Basavegowda son of late B. Krishnappa, (ii) Dhanalakshmi wife of Ashwathnarayana Swamy, (iii) K.Bhagyaraju alias Bhagyaraj wife of B.Govindaraju, (iv) K.Shankthakumari wife of Vijay Srinivasa and (v) Hemavathi Nagabhushan alias K.Hemavathi wife of Arvind Arun Raj.G alias Nagabhushan (owners of Item-A) and Basave Gowda son of late B. Krishnappa (the owner of Item-B) under a General Power Attorney dated 04.12.2020 interalia to sell and dispose off the Said Project. Though the aforesaid Joint Development Agreement and Power of Attorney both dated 04.12.2020 are for an extent of 6 Acres 29.26 Guntas, the land available for development and sale is only 6 Acres 28.26 Guntas (excluding 7 Guntas of kharab).

Mrs. Geetha K.N. has been assisted by Mrs.Thara N. in the preparation of this Title Report.

In the event of there being any clarifications, please feel free to write to us.

Thanking you,

Yours faithfully,
Anup S Shah Law Firm


(R. Sunitha)
Advocate.