

SURENDRANATH BENARJY

B.Com., BL.,

ADVOCATE

To

M/s Dishahabitat Homes LLP.,

Sy No: 43/2, 2nd floor,
Whitefield Main Road,
Bangalore

Dear Sir

Sub: Scrutiny and title report with respect to Converted land bearing Sy No:192/1, measuring 1 Acres 34 Guntas, situated at Varthur Village, Varthur Hobli , Bengaluru East Taluk, Bengaluru:

DESCRIPTION OF PROPERTY

All that piece and parcel of undeveloped residentially Converted land bearing Sy No. 192/1, measuring 1 Acre 34 Guntas (converted for Agricultural to non agricultural Residential purposes vide order bearing No. ALN (E.V.H) SR 643/2007-08 passed by the Special Deputy Commissioner, Bangalore) Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore which is bounded on.

East by	:	Land bearing Sy No.192/5 belongs to A.Srinivas,
West by	:	Gunjur Village Gadi,
North by	:	Land bearing Sy No.194,
South by	:	Land bearing Sy No.192/2 Gunjur Village Gadi.

PHOTOCOPIES OF THE DOCUMENTS PROVIDED FOR SCRUTINY:

1. Village Map of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.
2. Tippani, and Akharbandhu, in respect of land bearing Sy.No.192/1, situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:
3. Record of Rights and Tenancy crops Register Extract for the period 1968-69 to 1972-73 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 192/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

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SURENDRANATH BENARJY**B.Com., BL.,**

CONTINUATION SHEET.....

ADVOCATE

4. Record of Rights and Tenancy crops Register Extract for the period 1973-74 to 1977-78 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 192/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

5. Record of Rights and Tenancy crops Register Extract for the period 1978-79 to 1981-82 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 192/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

6. Record of Rights and Tenancy crops Register Extract for the period 1983-84 to 1986-87 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 192/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

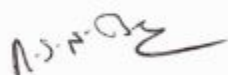
7. Record of Rights and Tenancy crops Register Extract for the period 1988-89 to 1994-95 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 192/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

8. Record of Rights and Tenancy crops Register Extract for the period 1995-96 to 1999-2000 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 192/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

9. Record of Rights and Tenancy crops Register Extract for the period 2000-01 to 2001-02 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 192/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

10. Computer Record of Rights and Tenancy crops Register Extract for the period 2002-03 to 2022-23 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 192/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

11. Mutation Register extract M.R. No.17/1976-77, in respect of land bearing Sy. No: 192/1, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.



SURENDRANATH BENARJY**B.Com., BL.,**

CONTINUATION SHEET.....

ADVOCATE

12. Mutation Register extract M.R. No.168/2003-04, in respect of land bearing Sy. No: 192/1, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

13. Sale deed in respect of land bearing Sy. No: 192/1, measuring 1 Acre 33 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by V.Annayappa in favour of Chintayappa registered as Document No: 660/1963-64 dated 25-04-1963 before the sub-Registrar, Bangalore.

14. Sale deed in respect of land bearing Sy. No: 192/1, measuring 1 Acre 33 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Chintayappa in favour of N.V.Ramaiah registered as Document No: 779/1963-64 dated 10-05-1963 before the sub-Registrar, Bangalore.

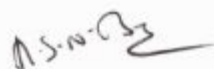
15. Sale deed in respect of land bearing Sy. No: 192/1, measuring 1 Acre 33 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by N.V.Ramaiah in favour of Venkatagiriappa registered as Document No: 5069/1964-65 dated 18-01-1965 before the sub-Registrar, Bangalore.

16. Sale deed in respect of land bearing Sy. No: 192/1, measuring 1 Acre 33 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Venkatagiriappa in favour of Shankamma W/o Venkatatappa @ Biddappa registered as Document No: 2677/1967-68 dated 04-09-1967 before the sub-Registrar, Bangalore.

17. Sale deed in respect of land bearing Sy. No: 192/1, measuring 1 Acre 33 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Venkatatappa @ Biddappa in favour of A.Nanjundaiah registered as Document No: 2625/1969-70 dated 01-09-1969 before the sub-Registrar, Bangalore.

18. Sale deed in respect of land bearing Sy. No: 192/1, measuring 1 Acre 33 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by A.Nanjundaiah in favour Biddappa registered as Document No: 1384/1973-74 dated 30-05-1973 before the sub-Registrar, Bangalore.

19. Sale deed in respect of land bearing Sy. No: 192/1, measuring 1 Acre 33 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Biddappa in favour B.V.Munireddy registered as Document No: 1385/1973-74 dated 30-05-1973 before the sub-Registrar, Bangalore.



SURENDRANATH BENARJY
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ADVOCATE

CONTINUATION SHEET.....

20. Sale deed in respect of land bearing Sy. No: 192/1, measuring 1 Acre 33 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by B.V.Munireddy in favour B.V.Shanthakumari registered as Document No: 1956/1976-77 dated 13-12-1976 before the sub-Registrar, Bangalore.

21. Partition deed between B.V.Shanthakumari W/o B.V.Nanjareddy and others registered as doc No.13722/2003-04 dated 15-10-2003, land bearing Sy No.192/1, measuring 1 Acre 34, was allotted to B.N.Sathyakumar & others.

22. Notarized G-Tree of B.V.Nanjareddy.

23. Notarized G-Tree of B.N.Sathyakumar S/o B.V.Nanjareddy.

24. Death certificate of B.V.Nanjareddy issued by Chief Registrar of Birth and Death.

25. Death certificate of B.N.Srinivasa Kumar issued by Chief Registrar of Birth and Death.

26. Agreement in respect of land bearing Sy. No: 201/3, measuring 1 Acre, land bearing Sy. No: 202/1, measuring 3 Acre 06 Guntas both the properties are of Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru and land bearing Sy. No: 192/1, measuring 1 Acre 34 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by B.N.Sathyakumar and others in favour J.Boopesh Reddy and J.Vijay Reddy, registered as Document No: 19750/2005-06 dated 16-03-2006 before the sub-Registrar, Varthur, Bangalore.

27. Sale deed in respect of land bearing Sy. No: 192/1, measuring 1 Acre 34 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by B.N.Sathyakumar and others in favour M/s. DISHAHABITAT HOMES LLP, registered as Document No: 2115/2023-24 dated 29-05-2023 before the sub-Registrar, Varthur, Bangalore.

28. Confirmation deed in respect of land bearing Sy. No: 192/1, measuring 1 Acre 34 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by J.Boopesh Reddy and J.Vijay Reddy in favour M/s. DISHAHABITAT HOMES LLP, registered as Document No: 5172/2023-24 dated 08-09-2023 before the sub-Registrar, Shivajinaga, Bangalore.



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CONTINUATION SHEET.....

ADVOCATE

29. Official Memorandum A.L.N (EVH) S.R 643/2007-08, issued by the Deputy Commissioner converting the land bearing Sy. No: 192/1, measuring 1 Acre 34 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru from agricultural to non-agricultural residential purpose.

30. Endorsement issued by the Deputy Commissioner, Bengaluru North, Bengaluru No: PTCL/BE/CR:636/2023-24 dated 18-12-2023 stating that the provisions of PTCL Act are not applicable for land bearing Sy. No: 192/1 measuring 1 Acre 34 Guntas situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

31. Nil Tenancy Endorsement dated 20-12-2023 issued by Tahasildar that no application under form 2,7,7A was filed in respect of land bearing Sy No. 192/1, measuring 1 Acres 34 Guntas, Situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

32. B.B.M.P. Katha Certificate Dated 29-02-2024 in the name of M/s. DISHAHABITAT HOMES LLP, Assigning Khata No: Sl No.240 Sy No.192/1 M S No.240 to the converted land bearing Sy.No. 192/1.

33. B.B.M.P. Assessment Register for the period 2023-24 in respect of converted land bearing Sy. No: 192/1, measuring 1 Acre 04 guntas in the name of M/s. DISHAHABITAT HOMES LLP.

34. Tax Paid receipt for the period 2023-24

35. Encumbrance Certificate in respect of land bearing Sy. No: 192/1, for the period 01-04-1960 to 31-03-2004.

36. Encumbrance Certificate in respect of land bearing Sy. No: 192/1, for the period 01-04-1969 to 31-03-1970.

37. Encumbrance Certificate in respect of land bearing Sy. No: 192/1, for the period 01-04-2004 to 21-03-2023.

38. Encumbrance Certificate in respect of land bearing Sy. No: 192/1, for the period 01-04-2023 to 07-12-2023.

39. Order Sheet O.S.No.427/2007, In the Court of Prl, Civil Judge (SR.DN) At: Bangalore (Dist Bangalore Rural).

40. In the Matter Of A.C.No.131/2017, Shri Justice R.Gururajan Former Judge, High Court of Karnataka-Sole Arbitrator.

11/2/24

POSITION REGARDING TITLES

Sy No. 192_1

Land bearing Sy No. 192/1 measuring 1Acre 34Guntas situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore originally belongs to Chikka Tayappa who acquired the same under a Sale Deed registered as Document No.660/63-64 dated 25-4-1963 and sold the said property to N.V.Ramaiah S/o Venkatappa under a Sale Deed registered as document No. 779/1963-64 dated 10-5-1963.

I have examined RTC for the period 1968-69 to 1972-73 which reflects the name of Chinnatayiga as kathedar at column 9 and Venkatappa @ Biddappa as anubhavdhar at column 12 (2) of RTC.

It appears from the records that the above said N.V. Ramaiah S/o Venkatappa sold the said property to Venkatagiriappa under a sale deed registered as document No. 5069/64-65 dated 18-1-1965.

It is evident from the records that the above said Venkatagiriappa sold the said property to Smt. Shankamma w/o Venkatappa urf Buddappa under a sale deed registered as document No. 2677/1967-68 dated 4-9-1967. Thus the property was acquired by Shankamma. After the death of the above said Smt.Shankamma her husband Venkatappa @ Buddappa along with other family members sold the said property to A.Nanjundaiah under a sale deed registered as document No. 2625/69-70 dated 1-9-1969. A.Nanjundaiah sold the property to Buddappa under sale deed registered as document No. 1384/73-74 dated 30-5-1973.

It appears from the records that the above said Buddappa sold the said property to B.V. MuniReddy under a sale deed registered as document No. 1385/73-74 dated 30-5-1973. B.V.Muni Reddy sold the said property to Smt.B.N.Shanthakumari W/o B.V.Nanja Reddy under a sale deed registered as document No. 1956/76-77 dated 13-11-1976.

I have examined RTC for the periods 1973-74 to 1977-78 and RTC for the periods 1978-79 to 2002-2003. Column 9 of the RTC shows that mutation entries were also made in the name of Smt B.N.Shantha Kumari vide M.R. No: 17/1976-77 in respect of land bearing Sy No.192/1measuring 1 Acre 34 Guntas and RTC reflects her name at column 9 and 12 (2) as khatedhar and Anubhavdhar and was in possession enjoyment of the said property as absolute owner.

Asa-82

SURENDRANATH BENARJY**B.Com., BL.,**

CONTINUATION SHEET.....

ADVOCATE

There was a partition in the joint family of Smt. B.V. Shanthakumari and others registered as document No.13722/2003-04 dated 15-10-2003. Under the said Partition land bearing Sy No.192/1 measuring 1 Acre 34 Guntas was allotted to the share of **SRI. B.N.SATHYA KUMAR** and **SRI. S.SUNIL** and mutation entries were also passed in the name of SRI. B.N.Sathya Kumar and SRI. S.Sunil vide MR 168/2003-04.

It is evident from the records that Mutation entries were also passed in the name of Sri. B.N.Sathya Kumar and Sri. S.Sunil son of Satya Kumar Vide MR 168/2003-04 and RTC for the period 2004-05 to 2022-23 reflects the name of B.N.Sathya Kumar and S.Sunil at column 9 and 12(2) of RTC as katedhar and Anubhavdhar.

The above Sathya Kumar along with others entered into an agreement registered as document No. 19750/2005-06 dated 16-03-2006 with J.Bhoopesh Reddy and J.Vijaya Reddy, to develop the land along with other lands bearing Sy No. 201/3 measuring 1Acre, SyNo.201/4 measuring 3Acres situated at Gunjur Village, Land bearing Sy No. 202/1 measuring 3Acres 6 guntas situated at Gunjur Village and Land bearing Sy No.192/1 measuring 1Acre 34 Guntas situated at Gunjur village.

The Agreement holders J.Boopesh Reddy and J.Vijaya Reddy filed Civil Miscellaneous Petition (CMP) No.76/2015 before the Honourable High Court of Karnataka and the Honourable High Court appointed Sree R. Gururajan Former Judge as sole arbitrator for arbitration of the said matter. The sole arbitrator after hearing the matter in A.C. No:131/2017 passed an award on 13/12/2018 allowing the claims of the claimant partly and the claimant is entitled for only Rs. 38,50,000/- from the Respondents as mentioned in the said Award.

Aggrieved by the said Award in A.C. No:131/2017 J.Boopesh Reddy and J.Vijaya Reddy, filed Commercial Arbitration 007/23 before the court of 10th Additonal Judge. During the Pendency of the said Commercial Arbitration application parties have orally agreed and J.Boopesh Reddy and J.Vijaya Reddy agreed to give up their right in respect of the land bearing Sy No.192/1 measuring 1acre 34 guntas situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore by receiving Rs. 1,50,00,000/- (Rupees One Crore fifty lakhs only) in full and final settlement.

M/s. Dishahabitat Homes LLP purchased land bearing Sy No.192/1 measuring 1Acre 34 guntas from Satya Kumar and his family members for a sale consideration of Rs. 13,52,00,000/-. (Thirteen Crores Fifty two Lakhs only) under a sale deed registered as Doc. No: 2115/2023-24 dated 29-05-2023.

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SURENDRANATH BENARJY**B.Com., BL.,****ADVOCATE**

CONTINUATION SHEET.....

It is evident from the records that it is not possible for the Agreement holders J.Boopesh Reddy and J.Vijaya Reddy to cancel the agreement registered as document No. 19750/2005-06 dated 16-03-2006, because the other properties are also part of the said Development Agreement. Hence, J.Boopesh Reddy and J.Vijaya Reddy by way of confirmation deed confirmed the sale of land bearing Sy No.192/1 measuring 1Acre 34 guntas in the name of M/s. Dishahabitat Homes LLP and released all their rights in favour of M/s. Dishahabitat Homes LLP under the Confirmation Deed registered as document No. 5172/2023-24 dated 8-9-2023. Thus M/s. Dishahabitat Homes LLP acquired good and marketable titles in respect of the said property.

The Village Map, Tippani and Akarbandh show the location and extent of the Sy.No. 192/1 measuring 1 Acre 34 guntas Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

ENCUMBRANCES

Encumbrance certificate in respect of land bearing Sy No.192/1 for the period 01-04-1960 to 31-03-2004 reflects the sale deeds under which several transactions took place and finally Biddappa sold the said property to B.V. MuniReddy under a sale deed registered as document No. 1385/73-74 dated 30-5-1973. B.V.Muni Reddy sold the said property to Smt.B.N.Shanthakumari W/o B.V.Nanja Reddy under a sale deed registered as document No. 1956/76-77 dated 13-11-1976 and also Partition in the joint family of Smt. B.V. Shanthakumari and others which was registered as document No.13722/2003-04 dated 15-10-2003.

I suggest the Developer to obtain encumbrance certificate for the remaining period from 16-08-2024 to till date in respect of land bearing Sy No.192/1 reflecting all entries inform 15 including the sale deed and confirmation deed in the name of M/s. DISHAHABITAT HOMES LLP,

EVIDENCE OF POSSESSION :

Land bearing Sy No. 192/1 measuring 1Acre 34Guntas situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore originally belongs to Chikka Tayappa who acquired the same under a Sale Deed registered as Document No.660/63-64 dated 25-4-1963 and sold the said property to N.V.Ramaiah S/o Venkatappa under a Sale Deed registered as document No. 779/1963-64 dated 10-5-1963. N.V. Ramaiah S/o Venkatappa sold the said property to Venkatagiriappa under a sale deed registered as document No. 5069/64-65 dated 18-1-1965 and Venkatagiriappa sold the said

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SURENDRANATH BENARJY**B.Com., BL.,****ADVOCATE**

CONTINUATION SHEET.....

property to Smt. Shankaramma w/o Venkatappa under a sale deed registered as document No. 2677/1967-68 dated 4-9-1967. Thus the property was acquired by Shankaramma. After the death of the above said Smt. Shankaramma her husband Venkatappa @ Buddappa along with other family members sold the said property to A.Nanjundaiah under a sale deed registered as document No. 2625/69-70 dated 1-9-1969. A.Nanjundaiah sold the property to Biddappa under sale deed registered as document No. 1384/73-74 dated 30-5-1973.

Biddappa sold the said property to B.V. MuniReddy under a sale deed registered as document No. 1385/73-74 dated 30-5-1973. B.V. Muni Reddy sold the said property to Smt. B.N. Shanthakumari under a sale deed registered as document No. **1956/76-77 dated 13-11-1976**. Mutation entries were also made in the name of Smt. B.N. Shantha Kumari vide M.R. No: 17/1976-77 and RTC for the periods 1973-74 to 1977-78 and RTC for the periods 1978-79 to 2002-2003 reflects the name of Smt. B.N. Shantha kumari at column 9 and 12 (2) of the RTC in respect of land bearing Sy No.192/1 measuring 1 Acre 34 Guntas. Thus, Smt. B.N. Shantha kumari was in possession and enjoyment of the said property for more than 20 years and there was a partition in the joint family of Smt. B.V. Shanthakumari and others registered as document No. 13722/2003-04 dated 15-10-2003. Under the said Partition land bearing Sy No.192/1 measuring 1 Acre 34 Guntas was allotted to the share of SRI. B.N. SATHYA KUMAR and to his son SRI. S. SUNIL and mutation entries were also passed in the name of SRI. B.N. SATHYA KUMAR and SRI. S. SUNIL vide MR 168/2003-04. Mutation entries were also passed in the name of Sri. B.N. Sathya Kumar and Sri. S. Sunil son of Satya Kumar Vide MR 168/2003-04 and RTC for the period 2004-05 to 2022-23 reflects the name of B.N. Sathya Kumar and S. Sunil at column 9 and 12(2) of RTC as katedhar and Anubhavdhar.

Thus, land bearing Sy No.192/1 measuring 1 Acre 34 Guntas was in possession and enjoyment of the said family (i.e., Smt. B.V. Shanthakumari and others) for more than 40 years and Sri. B.N. Sathya Kumar and others sold the same to M/s. DISHAHABITAT HOMES LLP, under a sale Deed registered as Document No. 2115/2023-24 dated 29-05-2023.

Thus, M/s. DISHAHABITAT HOMES LLP, acquired good and marketable titles and is in possession and enjoyment of the property bearing land bearing Sy No.192/1 measuring 1 Acre 34 Guntas situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore as absolute owner.

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SURENDRANATH BENARJY
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CONTINUATION SHEET.....

DISCLAIMERS

This Report was prepared basing on the photo copies provided by client in respect of converted land bearing Sy.No. 192/1 measuring 1 Acre 34 Guntas Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore exclusively for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.

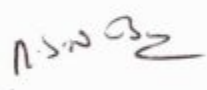
We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc., resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We relied upon the statements made by our clients and the information provided by them and we must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.

This Report has been prepared pursuant to a diligence exercise carried out basing on the photo copies of the documents provided by clients. No personal verification or Independent verification was done by us with any Government office authority in respect of the correctness of the photo copies provided by clients or correctness of the documents or statements made by our clients. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.

PRELIMINARY OPINION :

On perusal of the above documents I am of the opinion that M/s. DISHAHABITAT HOMES LLP, acquired good and marketable titles in respect of converted land bearing Sy.No. 192/1 measuring 1 Acre 34 Guntas Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore under the Sale Deed registered as Doc. No: 2115/2023-24 dated 29-05-2023.

Place: BANGALORE
DATE: 12-12-2025


(R.S.N. BENARJY)

SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

To

M/s DISHAHABITAT HOMES LLP

Registered Office at No: 43/2,
2nd Floor, Above Axis Bank,
Whitefield Main Road,
Bangalore - 560066.

Dear Sir

Sub: Scrutiny and title report with respect to Converted land bearing Sy.No:192/5, Sy measuring 1 Acres 05 Guntas, situated at Varthur Village, Varthur Hobli , Bengaluru East Taluk, Bengaluru:

DESCRIPTION OF PROPERTY

All that piece and parcel of undeveloped residentially Converted land bearing Sy No. 192/5, measuring 14 Guntas and 31 Guntas totally measuring 1 Acre 05 Guntas (converted for Agricultural to non agricultural Residential purposes vide order dated 21-09-2012 bearing No. ALN (E.V.H) SR 190/2012-13 passed by the Special Deputy Commissioner, Bangalore) Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore which is bounded on.

East by	:	Land bearing Sy No. 193/1 and Sy No.193/8,
West by	:	Land bearing Sy No. 192/1
North by	:	Land bearing Sy No. 194
South by	:	Land bearing Sy No. 191/2 & 3

PHOTOCOPIES OF THE DOCUMENTS PROVIDED FOR SCRUTINY:

1. Village Map of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.



SURENDRANATH BENARJY

B.Com., BL.,

ADVOCATE

CONTINUATION SHEET.....

2. Tippani, Hissa Tippani and Akharbandhu, in respect of land bearing Sy.No.192/5, situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

3. Endorsement No.RK/C.R/344/2023-24 dated 29-05-2024 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk stating that RR in respect of land bearing Sy No. 192/5 is not available. Hence could not issue the same.

4. Record of Rights and Tenancy crops Register Extract for the period 1968-69 to 1972-73 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 192/5 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

5. Record of Rights and Tenancy crops Register Extract for the period 1973-74 to 1977-78 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 192/5 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

6. Record of Rights and Tenancy crops Register Extract for the period 1978-79 to 1982-83 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 192/5 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

7. Record of Rights and Tenancy crops Register Extract for the period 1983-84 to 1987-88 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 192/5 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

8. Record of Rights and Tenancy crops Register Extract for the period 1988-89 to 1994-95 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 192/5 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

9. Record of Rights and Tenancy crops Register Extract for the period 1995-96 to 1999-2000 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 192/5 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

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CONTINUATION SHEET.....

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10. Record of Rights and Tenancy crops Register Extract for the period 2000-01 to 2001-02 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 192/5 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

11. Computer Record of Rights and Tenancy crops Register Extract for the period 2002-03 to 2019-20 and 2022-23 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 192/5 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

12. Endorsement No.R.K.C.R/334/2005-06 dated 27-07-2005, issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk, stating that MR in the name of Agasaramunishamy S/o Venkatappa, in respect of land bearing Sy No. 192/5 is not available. Hence could not issue the same.

13. Mutation Register extract M.R. No.2/1995-96, in respect of land bearing Sy. No: 192/5, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

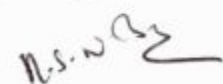
14. Mutation Register extract M.R. No.347/2004-05, in respect of land bearing Sy. No: 192/5, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

15. Mutation Register extract M.R. No.427/2004-06, in respect of land bearing Sy. No: 192/5, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

16. Mutation Register extract M.R. No.429/2004-05, in respect of land bearing Sy. No: 192/5, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

17. Mutation Register extract M.R. No.89/2005-06, in respect of land bearing Sy. No: 192/5, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

18. Orders of the Tahasildar in RRT(1)CR:1427/2004-05 dated 11-04-2005, in respect of land bearing Sy. No: 192/5 measuring 1Acre 05Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.



SURENDRANATH BENARJY**B.Com., BL.,**

CONTINUATION SHEET.....

ADVOCATE

19. Orders of Special Tahasildar in Case No.RRT(DS)158/2005-06, Dated 15-12-2005 for mutation of records in the name of A.Srinivas in respect of land bearing Sy. No: 192/5 measuring 1Acre 05Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

20. Sale deed in respect of land bearing Sy. No: 192/5, measuring 31 out of 1 Acre 05 Guntas Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Krishna Reddy and others in favour of A.Srinivas registered as Doc. No: 3056/2005-06 dated 09-05-2005 before the sub-Registrar, Bangalore South.

21. Special Power of Attorney executed by Krishna Reddy in favour of G.A.Manohar S/o G.N.Aswath Reddy, dated 29-04-2005. before the Notary.

22. Sale deed in respect of land bearing Sy. No: 192/5, measuring 14 Guntas out of 1 Acre 05 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Krishna Reddy rep by his GPA holder G.A.Manohar S/o G.N.Aswath Reddy in favour of A.Srinivas registered as Doc. No: 3099/2005-06 dated 12-05-2005 before the sub-Registrar, Bangalore South.

23. Memorandum of Deposit of Title Deeds in respect of land bearing Sy. No: 192/5, measuring 31 Guntas out of 1 Acre 05 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by A.Srinivas in favour of Chartered Sahakari Bank Niyamitha registered as Doc. No: 5221/2014-15 dated 16-03-2015 before the sub-Registrar, Varthur Bangalore.

24. Confirmation deed in respect of land bearing Sy. No: 192/5, measuring 14 Guntas out of 1 Acre 05 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Krishna Reddy and others in favour of A.Srinivas registered as Doc. No: 7371/2019-20 dated 27-11-2019, before the sub-Registrar, Indiranagar Bangalore.

25. Joint Development Agreement in respect of land bearing Sy. No: 192/5 measuring 1 Acre 05 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Srinivas.A. in favour M/s Dishahabitat Homes LLP registered as Document No: 7378/2023-24 dated 26-09-2023 before the sub-Registrar, Varthur, Bangalore.

11.5.23

SURENDRANATH BENARJY**B.Com., BL.,****ADVOCATE**

CONTINUATION SHEET.....

26. General Power of in respect of land bearing Sy. No: 192/5 measuring 1 Acre 05 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Srinivas.A. in favour M/s Dishahabitat Homes LLP registered as Document No: 372/2023-24 dated 26-9-2023 before the sub-Registrar, Varthur, Bangalore.

27. Discharge of Deposit of Title Deeds in respect of land bearing Sy. No: 192/5 an extent of 31 guntas out of 1 Acre 05 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Chartered Sahakari Bank Niyamitha in favour of Srinivas.A. registered as Document No: 7379/2023-24 dated 26-9-2023 before the sub-Registrar, Varthur, Bangalore.

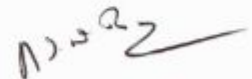
28. Notarized G-tree of Venkatappa. 

29. Official Memorandum A.L.N (EVH) S.R 190/2012-13, dated 21-09-2012, issued by the Deputy Commissioner converting the land bearing Sy. No: 192/5, measuring 1 Acre 05 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru from agricultural to non-agricultural residential purpose.

30. Endorsement issued by the Deputy Commissioner, Bengaluru North, Bengaluru No: PTCL/BE/CR:638/2023-24 dated 18-12-2023 stating that the provisions of PTCL Act are not applicable for land bearing Sy. No: 192/5 measuring 31 Guntas and 14 Guntas situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

31. Endorsement issued by the Deputy Commissioner, Bengaluru North, Bengaluru No:LRF (BE) CR: 03/2012-13, dated 11-04-2012, stating that the provisions of 79AB of KLR Act are not applicable for land bearing land bearing Sy. No: 192/5 measuring 1 Acre 05 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

32. Nil Tenancy Endorsement dated 23-04-2012 issued by Tahasildar that no application under form 1,7,7A was filed in respect of land bearing Sy No. 192/5, measuring 1 Acres 5 Guntas, Situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.



SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

CONTINUATION SHEET.....

33. B.B.M.P. Katha Certificate Dated 27-08-2013 in the name of A.Srinivas Assigning Khata No: 1486 to the converted land bearing Sy.No. 192/5.
34. B.B.M.P. Assessment Register for the period 2013-14 in respect of converted land bearing Sy. No: 192/5, measuring 1 Acre 05 guntas in the name of A.Srinivas.
35. Tax Paid receipt for the period 2023-24 and 2024-2025.
36. Encumbrance Certificate in respect of land bearing Sy. No: 192/5, for the period 01-04-1960 to 31-03-2004.
37. Encumbrance Certificate in respect of land bearing Sy. No: 192/5, for the period 01-04-2004 to 24-07-2012.
38. Encumbrance Certificate in respect of land bearing Sy. No: 192/5, for the period 01-04-2004 to 29-03-2023.
39. Encumbrance Certificate in respect of land bearing Sy. No: 192/5, for the period 01-01-2015 to 03-08-2023.
40. Encumbrance Certificate in respect of land bearing Sy. No: 192/5, for the period 01-04-2004 to 15-02-2025.
41. Encumbrance Certificate in respect of land bearing Sy. No: 192/5, for the period 01-02-2025 to 28-10-2025.
42. O.S.No.594/2010, In the Court of the Civil Judge (SR.DIV) Bangalore Rural District at Bangalore.

POSITION REGARDING TITLES

Land bearing Sy No. 192/5, measuring 1 Acres 5 Guntas, Situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru originally belongs to Venkatappa and I have examined the Survey Records (Hissa Survey Tippani) in respect of Sy No. 192 which reflects that the land bearing Sy No.192/5 belongs to Muniswamy S/o Venkatappa and Ramaiah S/o Venkatappa.

15.5.23

SURENDRANATH BENARJY**B.Com., BL.,**

CONTINUATION SHEET.....

ADVOCATE

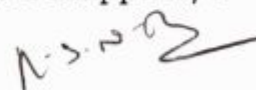
RTC for the period 1968-69 to 1972-73, 1973-74 to 1977-78 and 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1994-95, 1995-96 to 1999-2000 2000-2001 to 2001-02 and computerized RTC for the period 2002-03 to 2003-04 reflects the name of Agaradha Muniswamy as katedhar and Anubhavdhar of the said property. Thus, Agaradha Muniswamy @ Muniswamy and others are in possession and enjoyment of the said land for more than 30 years.

It appears from the records that Mutation in respect of Sy No. 192/5 measuring 1Acre 05Guntas in the name of Agaradha Muniswamy is not available in the Tahasildar Office. Tahasildar office issued an endorsement to that effect vide RKCR 334/2005-06.

I have examined the G.Tree of Venkatappa which shows that Venkatappa is having two sons 1. Agaradha Muniswamy @ Muniswamy and 2. Ramaiah. Muniswamy died without marriage and Ramaiah son of Venkatappa became the only legal heir who acquired the said property. Ramaiah son of Venkatappa is having four children by name Venkatappa uraf Buddappa, Lakshmaiah Reddy, Venkataramanappa and Narayana Reddy.

Under oral family partition between the children of Ramaiah the entire joint family properties were partitioned and land bearing Sy No. 192/5 measuring 1Acre 05gutnas was allotted to Krishna Reddy S/o Buddappa @ Venkatappa. In the year 1996 Mutation entries were passed vide MR 2/95-96 in respect of land bearing SyNo. 192/5 measuring 1Acre 05Guntas in the name of Krishna Reddy s/o Buddappa @ Venkatappa and subsequently Krishna Reddy came to know that mutation entries were wrongly made in respect of land bearing Sy No.192/2 in his name instead of Sy No.192/5. Krishna Reddy filed an application before the Tahasidlar, K.R.Puram for rectification of mutation entries and the said application was registered as RRT(1) CR 1427/2004-05 dated 11-4-2005.

The main contention of Krishna Reddy was that they are owners of Sy No. 192/5 and are in possession and enjoyment of the land bearing Sy No.192/5 measuring 1Acre 5 guntas for more than 30 years which belongs to them and due to over sight land bearing Sy No.192/2 measuring 31 guntas was mutated in their name which originally belongs to Yellappa S/o late Singari



SURENDRANATH BENARJY
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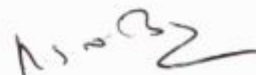
CONTINUATION SHEET.....

The Tahasildar after hearing the case and examining the possession and other revenue records decided that due to an error Krishna Reddy name was wrongly mutated in respect of Sy No. 192/2 instead of Sy No.192/5 and ordered for mutation of records in respect of Sy No. 192/5 measuring 1Acre 05 guntas in the name of Krishna Reddy. Accordingly the said land was mutated in the name of Krishna Reddy S/o Venkatappa vide MR 347/2004-05.

I have also examined MR 347/04-05 which clearly shows that as per the orders of Tahasildar RRT(CR)1427/2004-05 dated 11-4-2005 land bearing Sy No. 192/5 measuring 1acre 5 Guntas was mutated in the name of Krishna Reddy S/o Venkatappa. I have examined RTC for the period 2004-05 which reflects the name of Krishna Reddy S/o Venkatappa at 12(2) of RTC and Katedhar and Anubhavdhar of the said land.

It Appears from the records that the above said Krishna Reddy executed a Special Power of Attorney in favour of G.A.Manohar S/o Ashwath Reddy on 29-4-2005 which was notarized before the Notary. Sri.Krishna Reddy along with his two sons Harish Kumar and Girish Kumar sold the land measuring 31 guntas out of 1Acre 5Guntas in SyNo. 192/5 to A.Srinivas under the sale deed registered as document No. 3056/2005-06 dated 9-5-2005. Subsequently on 12-5-2005 G.A.Manohara representing as Special Power of Attorney of Krishna Reddy executed a Sale Deed registered as document No. 3099/05-06 dated 12-5-2005 in respect of remaining 14 guntas in Sy No.192/5 in favour of A.Srinivas.

It appears from the records that the above said Krishna Reddy and his two sons K.Harish Kumar and Girish Kumar filed a suit OS No.594/2010 against G.AManohar and A.Srinivas for declaration that the sale deed document No. 3099/05-06 dated 12-5-2005 executed by G.A.Manohar in favour of A.Srinivas is not binding on them. The said suit was settled before Lok Adalat and Krishna Reddy, Harish Kumar and Girish Kumar executed Confirmation Deed confirming the sale of 14 guntas.



SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

CONTINUATION SHEET.....

It is evident from the records that the SPA executed by Krishna Reddy in favour of G.A Manohara was only Notary SPA. Hence, Krishna Reddy along with his two sons executed a confirmation deed confirming earlier sale deed executed by G.A.Manohara vide confirmation deed registered as document No. 7371/2019-20 dated 27-11-2019.

In the said confirmation deed parties declare and under took that they will withdraw the Case OS No. 594/2010 before the Civil Judge, Bangalore Rural district also and accordingly a Memo was filed and the suit was not pressed in lieu of the said Memo. The suit is dismissed as settled.

I have examined the orders of the 1st Additional Civil Judge Bangalore rural District, Bangalore dated 3-12-2019. Thus, A.Srinivas acquired good and marketable titles in respect of entire land in Sy No.192/5 totally measuring 1 Acre 5 guntas.

It appears from the records that the above said A.Srinivas is the sole proprietor of M/s Soham Developers and obtained loan from M/s Chartered Sahakari Niyamitha to an extent of Rs. 1,00,00,000/- (Rupees One Crore only) aa Mortgage loan which was registered as document No. 5221/2014-15 dated 16-3-2015. The Said Mortgage Deed was Discharged under a Discharge of Deposit of Title Deeds registered as document No.7379/2023-24 dated 26-9-2023.

It is evident from the records that the above said A.Srinivas got converted the land bearing Sy No.192/5 measuring 1Acre 5 Guntas from the agricultural to residential purpose vide orders of Deputy commissioner ALN(EVH)SR 190/2012-13 dated 21-9-2012.

The above said A. Srinivas entered into Joint Development agreement registered as document No. 7378/23-24 dated 26-9-2023 with M/s Disha habitat Homes LLP for development of land bearing Sy No.192/5 measuring 1Acre 5 guntas along with many other lands and also executed GPA registered as document No. 372/23-24 dated 26-9-2023 authorizing the developers to construct an apartment building and to sell developers share of super built up area along with proportionate undivided interest in the land.

ASR

The Village Map, Tippani and Akarbandh show the location and extent of the Sy.No. 192/5 measuring 1 Acre 5 Guntas Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

ENCUMBRANCES

Encumbrance certificate in respect of land bearing Sy No.192/5 measuring 1Acre 05 Guntas for the period 01-04-1960 to 31-03-2004 shows that there were no encumbrance in respect of the said land for the said period.

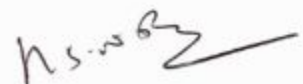
Encumbrance certificate in respect of land bearing Sy No.192/5 for the period 01-04-2004 to 24-07-2012 reflects the Sale Deed Document No. 3099/2005-06 executed in the name of A. Srinivas in respect of 14guntas in SyNo. 192/5 and Document No.3056/2005-06 executed in the name of A.Srinivas in respect of 31 guntas and there were no other encumbrances in respect of the said land for the said period.

Encumbrance certificate in respect of land bearing Sy No.192/5 measuring 1Acre 05 Guntas for the period 1-04-2004 to 29-03-2023 reflects the confirmation Deed Document No. 7371/2019-2020 in favour of A.Srinivas and Mortgage Deed No. 5221/2014-15 for Rs. 1,00,000/- Rupees One Lakh Only) taken by A.Srinivas from M/s Chartered Sahakari Bank and there was no other encumbrances in respect of the said land for the said period.

Encumbrance Certificate in respect of land bearing Sy. No: 192/5, for the period 01-04-2004 to 15-02-2025.

Encumbrance Certificate in respect of land bearing Sy. No: 192/5, for the period 01-02-2025 to 28-10-2025.

I suggest the Developer to obtain encumbrance certificate for the remaining period from 29-03-2023 to till date in respect of land bearing Sy No.192/5 measuring 1Acre 05 Guntas reflecting all entries inform No. 15 including the Joint Development Agreement in favour of M/s Dishahabitat Homes LLP.



EVIDENCE OF POSSESSION:

RTC for the period 1968-69 to 1972-73, 1973-74 to 1977-78 and 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1994-95, 1995-96 to 1999-2000 2000-2001 to 2001-02 and computerized RTC for the period 2002-03 to 2003-04 reflects the name of Agaradha Muniswamy as katedhar and Anubhavdhar of the said property. Thus, Agaradha Muniswamy @ Muniswamy and others in possession and enjoyment of the said land for more than 30 years.

It is evident from the records that Venkatappa is having two sons Agaradha Muniswamy @ Muniswamy and Ramaiah and after the death of Venkatappa and Muniswamy, Ramaiah acquired the said Property. Ramaiah is having four children 1) Venkatappa and 2) Lakshmaiah Reddy 3) Venkataramanappa 4) Narayana Reddy. As per oral family partition Krishna Reddy S/o Venkatappa acquired the said property. Mutation entries were wrongly mutated in respect of SyNo. 192/5 and mutation entries were passed in the name of Krishnappa in respect of Sy No. 192/2 and Krishna Reddy filed an application for correction of the entry.

The Tahasildar after hearing and examining the possession and other revenue records decided that due to an error Krishna Reddy name was wrongly mutated in respect of Sy No. 192/2 and ordered for mutation of records in respect of Sy No. 192/5 measuring 1Acre 05 guntas in the name of Krishna Reddy. Accordingly the said land was mutated in the name of Krishna Reddy S/o Venkatappa vide MR 347/2004-05.

I have examined RTC for the period 2004-05 which reflects the name of Krishna Reddy S/o Venkatappa at 12(2) of RTC and Katedhar and Anbhavdhar of the said land. Sri.Krishna Reddy along with his two sons Harish Kumar and Girish Kumar sold the land measuring 31 guntas out of 1Acre 5Guntas in SyNo. 192/5 to A.Srinivas under the sale deed registered as document No. 3056/2005-06 dated 9-5-2005. Subsequently on 12-5-2005 G.A Manohara representing as Special Power of Attorney of Krishna Reddy executed a Sale Deed registered as document No. 3099/05-06 dated 12-5-2005 in respect of remaining 14 guntas in Sy No.192/5 in favour of A.Srinivas.

Asw 2

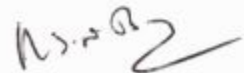
Thus, Venkatappa and his legal heirs were in possession and enjoyment of the said property for more than 30years and Krishna Reddy acquired the property under oral family partition and sold to A.Srinivas. Thus, Mr.A.Srinivas acquired good and marketable titles in respect of the said property and entered into Joint Development Agreement registered as Document No. 7378/2023-24 dated 26-9-2023 with M/s Dishahabitat Homes LLP.

DISCLAIMERS

This Report was prepared basing on the photo copies provided by client in respect of converted land bearing Sy.No. 192/5 measuring 1 Acre 05 Guntas Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore exclusively for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.

We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc., resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We relied upon the statements made by our clients and the information provided by them and we must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.

This Report has been prepared pursuant to a diligence exercise carried out basing on the photo copies of the documents provided by clients. No personal verification or Independent verification was done by us with any Government office authority in respect of the correctness of the photo copies provided by clients or correctness of the documents or statements made by our clients. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.



SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

CONTINUATION SHEET.....

PRELIMINARY OPINION :

On perusal of the above documents I am of the opinion that *under the Sale Deed* registered as document No 3099/2005-06 dated 12-05-2005 and Sale Deed registered as document No. 3056/05-06 dated 09-5-2005 Mr. Srinivas acquired good and marketable titles and entered into Joint Development Agreement registered as Document No. 7378/2023-24 dated 26-9-2023 with M/s Dishahabitat Homes LLP. Thus, M/s Dishahabitat Homes LLP acquired rights to develop the said property by constructing apartment building and to sell Developer's share of super built up area along with undivided share in the land.

Place: BANGALORE
DATE: 06-1-2026



(R.S.N. BENARJY)

SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

To,

M/s DISHAHABITAT HOMES LLP

Registered Office at No: 43/2,
2nd Floor, Above Axis Bank,
Whitefield Main Road,
Bangalore - 560066.

Dear Sir

Sub: Scrutiny and title report with respect to Converted land bearing Sy.No:193/1, measuring 26 Guntas excluding ½ Gunta Kharab and Sy No.193/13 measuring 14Guntas excluding 1Gunta kharab and Sy No.193/11, (Old Sy No.193/1) measuring 1 Acre and 1 Gunta Kharab Land, all the properties are situated at Varthur Village, Varthur Hobli , Bengaluru East Taluk, Bengaluru:

DESCRIPTION OF PROPERTY

Item-I

All that piece and parcel of undeveloped residentially Converted land bearing New Sy No:193/1, measuring 26 Guntas excluding ½ gunta Kharab and Sy No.193/13 measuring 14 Guntas excluding 1Gunta kharab (converted from Agricultural to non agricultural Residential purposes vide order dated 26-08-2025 bearing No. ALN (EVH) 41/25-26 passed by the Special Deputy Commissioner, Bangalore) Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore which is bounded on.

East by : Land bearing sy no: 193/2B1.
West by : Land bearing sy no:193/11 belongs to M/s Disha Habitat Homes LLP.
North by : Land bearing sy no:193/8 belonging to A. Srinivasa,
South by : Land bearing Sy No. 192/4.

Item-II

All that piece and parcel of undeveloped residentially Converted land bearing Sy No:193/11, Old Sy193/1, measuring 1 Acre 1 Gunta Kharab Land (converted from Agricultural to non agricultural Residential purposes vide order dated 14-02-2024 bearing No. ALN(EVH)SR:153/2023-24, passed by the Special Deputy Commissioner, Bangalore) Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore which is bounded on.

Handwritten signature

SURENDRANATH BENARJY

B.Com., BL.,

ADVOCATE

CONTINUATION SHEET.....

East by : Land bearing Sy No.193/1, belongs to T. Krishnareddy,
West by : Land bearing Sy No.192/5, belongs to A.Srinivas
North by : Land bearing in Sy no:193/7 & Sy no:193/8, belongs to
A.Srinivas,
South by : Land bearing in Sy no:192/3 & Sy no:192/4.

PHOTOCOPIES OF THE DOCUMENTS PROVIDED FOR SCRUTINY:

1. Village Map of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.
2. Tippani, Pakka Book, Atlas, Hissa Tippani, and Akharbandhu, in respect of land bearing Sy.No.193/1, situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:
3. Index of Land, respect of land bearing Sy. No: 193/1, issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.
4. Mysore settlement registrar, respect of land bearing Sy. No: 193/1, issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.
5. Form No.10 respect of Sy No. 193/1 measuring 26 Guntas $\frac{1}{2}$ Gunta Kharab and Sy No. 193/13 measuring 14 Guntas $\frac{1}{2}$ Gunta Kharab of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.
6. Record of Rights and Tenancy crops Register Extract for the period 1968-69 to 1972-73 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:
7. Record of Rights and Tenancy crops Register Extract for the period 1973-74 to 1977-78 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

15.12.20

SURENDRANATH BENARJY

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ADVOCATE

CONTINUATION SHEET.....

8. Record of Rights and Tenancy crops Register Extract for the period 1978-79 to 1982-83 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

9. Record of Rights and Tenancy crops Register Extract for the period 1983-84 to 1987-88 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

10. Record of Rights and Tenancy crops Register Extract for the period 1988-89 to 1994-95 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

11. Record of Rights and Tenancy crops Register Extract for the period 1995-96 to 1999-2000 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

12. Record of Rights and Tenancy crops Register Extract for the period 2000-01 to 2001-02 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

13. Computer Record of Rights and Tenancy crops Register Extract for the period 2001-02 to 2022-23 and 2023-24 and 2025-26 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

14. Computer Record of Rights and Tenancy crops Register Extract for the period 2023-2024 and 2025-2026 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/11 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

15. Computer Record of Rights and Tenancy crops Register Extract for the period 2025-2026 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/13 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

NSNBZ

SURENDRANATH BENARJY**B.Com., BL.,**

CONTINUATION SHEET.....

ADVOCATE

16. Mutation Register extract M.R. No.13/1958-59, in respect of land bearing Sy. No: 193/1, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

17. Mutation Register extract M.R. No.2/1995-96, in respect of land bearing Sy. No: 193/1, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

18. Mutation Register extract M.R. No.310/2004-05, in respect of land bearing Sy. No: 193/1, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

19. Mutation Register extract M.R. No.311/2004-05, in respect of land bearing Sy. No: 193/1, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

20. Mutation Register extract M.R. No.T37/2023-24, in respect of land bearing Sy. No: 193/1 & 11, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

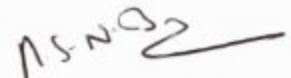
21. Mutation Register extract M.R. No.H20/2023-24, in respect of land bearing Sy. No: 193/11, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

22. Mutation Register extract M.R. No.T26/2025-26 dated 28-8-2025 for 26G excluding ½ G, in respect of land bearing Sy. No: 193/11, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

23. Mutation Register extract M.R. No.H30/2025-26 dated 24-5-2024 for 14 Guntas excluding ½ G in respect of land bearing Sy. No: 193/11, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

24. Sale deed in respect of land bearing Sy. No: 193/1, measuring 4 Acres 26 Guntas Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Munishami and Ramaiah in favour of Javarayappa registered as Doc. No: 4679/1949-50 dated 18-05-1950 before the sub-Registrar, Bangalore.

25. Sale deed in respect of land bearing Sy. No: 193/1, measuring 4 Acres 26 Guntas Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Javarayappa in favour of Buddammanavara Munishamappa registered as Doc. No: 1552/1958-59 dated 13-07-1958 before the sub-Registrar, Bangalore.



26. Partition deed executed between Muniyamma w/o Buddammanavara Lakshmaiah and Narayanareddy , dated 15-01-1979, and land bearing Sy No.193/1 measuring 2 Acres 13 Guntas was allotted to share of Narayanareddy,

27. Sale deed in respect of land bearing Sy. No: 193/1, measuring 1 Acre of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Narayanareddy and others in favour of T.Krishnareddy registered as Doc. No: 21653/2003-04 dated 29-01-2004 before the sub-Registrar, Bangalore.

28. Joint Development Agreement in respect of land bearing Sy. No: 193/1, measuring 1 Acre (out of 2 Acres) of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by T.Krishna Reddy and others in favour of M/s Landmark Realtors registered as Doc. No: 3818/2021-22 dated 25-10-2021 before the sub-Registrar, Varthur Bangalore.

29. General Power of Attorney in respect of land bearing Sy. No: 193/1, measuring 1 Acre (out of 2 Acres) of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by T.Krishna Reddy and others in favour of M/s Landmark Realtors registered as Doc. No: 166/2021-22 dated 25-10-2021 before the sub-Registrar, Varthur Bangalore.

30. Cancellation of Joint Development Agreement in respect of land bearing Sy. No: 193/1, measuring 1 Acre (out of 2 Acres) of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed between T.Krishna Reddy and others and M/s Landmark Realtors registered as Document No: 362/2024-25 dated 06-04-2024 before the sub-Registrar, Indranagar Bangalore.

31. Deed of Revocation of GPA in respect of land bearing Sy. No: 193/1, measuring 1 Acre of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed between T.Krishna Reddy and others and M/s Landmark Realtors registered as Document No: 39/2024-25 dated 06-04-2024 before the sub-Registrar, Indiranagar Bangalore.

32. Sale deed in respect of land bearing Sy. No: 193/1, measuring 1 Acre and 1 Gunta Kharab land of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by T.Krishna Reddy and others in favour of M/s. Dishahabitat Homes LLP registered as Doc. No: 363/2024-25 dated 06-04-2024 before the sub-Registrar, Indranagar Bangalore.

11.5.22

33. Sale deed in respect of land bearing Sy. No: 193/1, measuring 1 Acre of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Narayanareddy and others in favour of T.Ashwathappa registered as Doc. No: 21657/2003-04 dated 29-01-2004 before the sub-Registrar, Bangalore.

34. Agreement of Sale in respect of land bearing Sy. No: 193/1, measuring 1 Acre out of 2 Acres of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by T.Ashwathappa and others in favour of M/s. Dishahabitat Homes LLP registered as Doc. No: 2842/2023-24 dated 09-06-2023 before the sub-Registrar, Varthur Bangalore.

35. General Power of Attorney in respect of land bearing Sy. No: 193/1, measuring 1 Acre out of 2 Acres of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by T.Ashwathappa and others in favour of M/s. Dishahabitat Homes LLP registered as Doc. No: 149/2023-24 dated 09-06-2023 before the sub-Registrar, Varthur Bangalore.

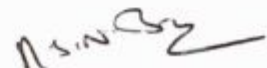
36. Sale deed in respect of land bearing Sy. No: 193/11, Old Sy No.193/1, measuring 1 Acre and 1 Gunta Kharab land of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by T.Ashwathappa and others rep by their GPA Holder M/s. Dishahabitat Homes LLP in favour of M/s. Dishahabitat Homes LLP registered as Doc. No: 11601/2023-24 dated 08-01-2024 before the sub-Registrar, Varthur Bangalore.

37. Notarised Affidavit G-tree of Venkatappa 

38. Official Memorandum A.L.N (EVH) S.R 153/2023-24, dated 14-02-2024, issued by the Deputy Commissioner converting the land bearing Sy. No: 193/11, measuring 1 Acre of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru from agricultural to non-agricultural residential purpose.

39. Official Memorandum A.L.N (EVH) 41/25-26, dated 26-08-2015, issued by the Deputy Commissioner converting the land bearing Sy. No: 193/1, measuring 26 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru from agricultural to non-agricultural residential purpose.

40. Endorsement issued by the Deputy Commissioner, Bengaluru North, Bengaluru No: PTCL/BE/CR: 415/2025-26 dated 18-9-2025 stating that the provisions of PTCL Act are not applicable for land bearing Sy No: 193/1 C situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.



41. Nil Tenancy Endorsement dated 15-10-2025 issued by Tahasildar that no application under form 1,7,7A was filed in respect of land bearing Sy No.193/11, measuring 1Acre Situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.
42. BDA endorsement vide MBC/2690/2491/2023-2024 dated 23-01-2024 with respect to Sy No 193/11 measuring 1Acre Situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.
43. Encumbrance Certificate in respect of land bearing Sy. No: 193/1, for the period 01-05-1958 to 12-01-1996.
44. Encumbrance Certificate in respect of land bearing Sy. No: 193/1, for the period 12-01-1996 to 31-03-2004.
45. Encumbrance Certificate in respect of land bearing Sy. No: 193/1, for the period 1-04-1991to 11-12-2003.
46. Encumbrance Certificate in respect of land bearing Sy. No: 193/1, for the period 01-04-2004 to 29-03-2023.
47. Encumbrance Certificate in respect of land bearing Sy. No: 193/1, for the period 01-04-2004 to 30-05-2023.
48. Encumbrance Certificate in respect of land bearing Sy. No: 193/1 &11, for the period 01-04-2023 to 15-02-2024.
49. Encumbrance Certificate in respect of land bearing Sy. No: 193/11 for the period 01-02-2025 to 29-10-2025.

POSITION REGARDING TITLES

Land bearing SyNo.193/1 measuring 4Aces 26 Guntas and 4 Guntas Kharab situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore originally belongs to one Javarayappa S/o Gowda Muniyappa.

I have examined the Mysore Settlement Register which reflects the name of Javarayappa S/o Muniswamy in respect of land bearing Sy No.193/1 measuring 4Acres 26 Guntas and 4 Guntas Kharab. RTC for the period 1968-69 to 1972-73 also reflects the name of Javarayappa at column 9 and 12(2) of RTC as Khatedar and Anubhavdhar.

N. S. N. S. Z

SURENDRANATH BENARJY**B.Com., BL.,****ADVOCATE**

CONTINUATION SHEET.....

It is evident from the records that the above said Javarayappa sold the said land to Venkatappa S/o Ramaiah and Muniswamappa under a sale deed registered as document No.1552/58-59 dated 14-7-1958. Thus, the above said land was acquired by Venkatappa and Muniswamy and the said land was also mutated in the name of Muniswamappa alias Muniswamy, Ramaiah and Venkatappa.

I have examined MR 13/58-59 which reflects the sale of the land and RTC for the period 1973-74 to 1977-78 and 1978-79 to 1982-83 and 1983-84 to 1987-88 reflects the name of Muniswamy as Katedhar and Anubhavdhar in respect of the above property.

It is evident from the records that even though the land was purchased by Venkappa and Muniswamy the land was mutated in the name of Muniswamy, Ramaiah and Venkatappa.

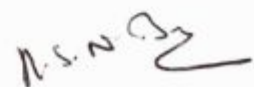
I have examined the G.Tree of Venkatappa and the said Venkatappa died leaving behind his two children Muniswamy and Ramaiah as his legal heirs. The above said Muniswamy also died without marriage and Ramaiah is having four children by name Venkatappa, Lakshmaiah Reddy, Venkataramanappa and Narayana Reddy.

It is evident from the records that after the death of Muniswamy (without marriage) the entire property was inherited by Ramaiah and out of four children of Ramaiah, Venkataramanappa died issueless and thus the remaining three children Venkatappa, Lakshmaiah Reddy and Narayana Reddy are the only surviving legal heirs.

Under the family oral partition they have partitioned the entire joint family properties including SyNo.193/1 also, and as per oral partition mutation entries were passed vide MR 2/1995-96 which clearly shows that land measuring 2 Acres 8 guntas in Sy No.193/1 was allotted to the share of Narayana Reddy S/o Ramaiah.

Thus, Narayana Reddy S/o Ramaiah acquired 2Acres 8 Guntas in Sy No.193/1. I have examined RTC for the period 1988-89 to 1994-95, 1995-96 to 1999-2000, 2000-2001 to 2003-04 which reflects the name of Narayana Reddy as Katedhar and Anubhavdhar.

It is evident from the records that Narayana Reddy S/o Ramaiah who acquired 2Acres 8 Guntas in SyNo. 193/1 sold 8 Guntas out of 2Acres 8 guntas to Chikka Kanakappa under a sale deed registered as document No. 11482/95-96 dated 4.3.1996 hence the remaining 2 Acres was available with Narayana Reddy.



ADVOCATE

The above said Narayanappa Reddy sold 1 Acres of land to T.Ashwathappa S/o Thimmarayya Reddy under a sale deed registered as document No.21657/2003-04 dated 29-1-2004 and the remaining extent of land measuring 1Acre was sold to T.Krishna Reddy S/o Thimmarayappa under a sale deed registered as document No.21653/2003-04 dated 29-1-2004.

I have examined RTC for the period 2004-05 which reflects the name of T.Ashwathappa in respect of land measuring 1Acre in Sy. No. 193/1 and Mutation entries were also passed in the name of T.Ashwathappa vide MR 310/2004-05. Thus T.Ashwathappa acquired 1Acre of land in SyNo.193/1 and was in possession and enjoyment of the land as absolute owner. The said land measuring 1Acre in SyNo. 193/1 was phoded and after phodi new SyNo. 193/11 was assigned to the said land.

It is evident from the records that the land measuring 1Acre in Sy No.193/1 was mutated in the name of Krishna Reddy vide MR 311/2004-05 and his name was reflected in RTC as katedhar and Anubhavdhar and was in possession and enjoyment of the said land as absolute owner.

I have examined RTC for the period 2004-05, 2022-23 which reflects the name of T.Ashwathappa and T.Krishna Reddy in respect of Land measuring 1Acre each in SyNo.193/1 and are in possession and enjoyment of the said property as absolute owner/s.

I have examined RTC for the period 2023-24 in respect of land bearing Sy No.193/1 where under T.Krishna Reddy was shown as Katehdar and Anubhavdhar at column 9 and 12 in respect of 1Acre and there was 1 Gunta kharab in Sy No.193/1. It appears from the records that the land was phoded and after phodi Sy No.193/1 was retained in respect of 1Acre and 1 Gunta kharab belongs to T.Krishna Reddy and New Sy No.193/11 was assigned to land belongs to T.Ashwathappa and accordingly Mutation entries were also passed vide MR T37/23-24 and RTC for the period 2023-24 in respect of Sy No.193/1 reflects the name of T.Ashwathappa as Khatedhar and Anubhavdhar in respect of land measuring 1Acre 1gunta kharab.

It was observed during my scrutiny that T.Krishna Reddy entered into joint development agreement registered as document No.3818/21-22 Dated 25-10-2021 with M/s land Mark Realtors for development and land measuring 1Acre in Sy No. 193/1 and also executed a General Power of Attorney registered as document No. 166/21-22 dated 25-10-2021 authorising the developers to develop the said land by constructing an apartment building.

N.S.N.R.

It was evident from the records that the said JDA was cancelled by the Deed of Cancellation registered as document No.362/24-25 dated 6-4-2024 and also revoked the GPA vide document No. 39/24-25 dated 6-4-2024 and T.Krishna Reddy becomes the absolute owner in respect of land measuring 1Acre in SyNo. 193/1. The above said T.Krishna Reddy along with his family members sold the said property to M/s Dishahabitat Homes LLP under a sale deed registered as document No.363/24-25 dated 6-4-2024.

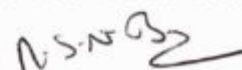
The land bearing Sy No. 193/1 measuring 1Acre and 1 Gunta kharab land was mutated in the name of M/s Dishahabitat Homes LLP and the said land bearing Sy No. 193/1 measuring 1Acre and 1 Gunta kharab was phoded and land measuring 26 Guntas and ½ Gunta Kharab was mutated vide MR T26/2025-26 dated 28-8-2025 in the name of M/s Disha habitat Homes LLP and remaining 14 Guntas with New SyNo. 193/13 measuring 14 Guntas excluding ½ gunta Kharab and Mutatin entries were also passed vide MR H30/2023-24 dated 14-5-2024 in the name of M/s Disha Habitat Homes LLP.

Ashwathappa who is owner of Sy No. 193/11 measuring 1Acre entered into an agreement of sale registered as document No.2842/23-24 dated 9-6-2023 with M/s Dishahabitat Homes LLP and also executed General Power of Attorney registered as document No.149/2023-24 dated 9-6-2023 and in the said GPA it was clearly mentioned that M/s Dishahabitat Homes LLP has paid the entire sale consideration and also Mr.Ashwathappa and others handed over possession of the schedule property to M/s Dishahabitat Homes LLP. Ashwathappa and others represented by their GPA holder Dishahabitat Homes LLP executed sale deed in the name of M/s Dishahabitat Homes LLP vide sale Deed registered as document No. 11601/2023-24 dated 8-1-2024. Thus, Dishahabitat Homes LLP acquired land measuring 1Acre and 1 gunta kharab in Sy No.193/11 .

The Village Map, Tippani and Akarbandh shows the location and extent of the New Sy No. 193/1 measuring 26 Guntas excluding ½ Gunta Kharab and New SyNo. 193/13 measuring 14 Guntas excluding ½ gunta Kharab and Sy No:193/11, Old Sy193/1, measuring 1 Acre excluding 1Gunta Kharab Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

ENCUMBRANCES

Encumbrance certificate in respect of land bearing Sy No.193/1 for the period 01-05-1958 to 12-01-1996 reflects that the land bearing Sy No.193/1 measuring 4Acres 26 Guntas was sold by Javarappa to 1) Venkatappa and Muniswmappa under a Sale Deed registered as document No. 1552 Dated 14-7-1958.



Encumbrance certificate in respect of land bearing Sy No.193/1 for the period 12-01-1996 to 31-03-2004 reflects the Sale Deed 11481/95-96 Dated 4-3-1996, Document No. 11482/1995-96 Dated 4-3-1996, Document No.11483/95-96 Dated 04-03-1996 , Document No. 21653/03-04 Dated 29-01-2004 and Document No.21657/2003-04 dt. 29-01-2004.

Encumbrance certificate in respect of land bearing Sy No.193/1 for the period 01-04-2004 to 29-3-2023 reflects the Joint Development Agreement Document No. 3818/2021-22 Dated 26-10-2021 in respect of the said land for the said period.

Encumbrance certificate in respect of land bearing Sy No.193/1 for the period 01-4-2004 to 30-5-2023 shows that there were no encumbrances in respect of the said land for the said period.

Encumbrance certificate in respect of land bearing Sy No.193/1 and Sy No.193/11 for the period 01-4-2023 to 15-2-2024 reflects Agreement of Sale Document No. 2842/2023-24 dated 9-6-2023 in respect of land bearing Sy No.193/1 measuring 1Acre, and Sale Deed Document No. 11601/2023-24 Dated 8-1-2024 in respect of Sy No.193/11 measuring 1Acre and 01Gunta kharab

Encumbrance certificate in respect of land bearing Sy No.193/11 for the period 01-2-2025 to 29-10-2025 shows that that there were no encumbrances in respect of the said land for the said period.

I suggest the Developer to obtain encumbrance certificate for the remaining period in respect of land bearing Sy No.193/1 and Sy No. 193/11 reflecting all entries.

EVIDENCE OF POSSESSION :

It is evident from the records that land bearing Sy No.193/1 measuring 4Aces 26 Guntas and 4 Guntas Kharab situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore originally belongs to one Javarayappa S/o Gowda Muniyappa. Javarayappa sold the said land to Venkatappa S/o Ramaiah and Muniswamappa under a sale deed registered as document No.1552/58-59 dated 14-7-1958 and the said Venkatappa and Muniswamy were in possession and enjoyment of the said land as absolute owners.



Venkatappa died leaving behind his two children Muniswamy and Ramaiah as his legal heirs. The above said Muniswamy also died without marriage. Hence, the entire property was inherited by Ramaiah. Ramaiah is having four children by name Venkatappa, Lakshmaiah Reddy, Venkataramanappa and Narayana Reddy. Out of four children of Ramaiah, Venkataramanappa died issueless and thus remaining three children Venkatappa, Lakshmaiah Reddy and Narayana Reddy are the only surviving legal heirs.

Under the oral family partition they have partitioned the entire joint family properties and land measuring 2 Acres 8 guntas in Sy No.193/1 was allotted to the share of Narayana Reddy S/o Ramaiah. I have examined RTC for the period 1988-89 to 1994-95, 1995-96 to 1999-2000, 2000-2001 to 2003-2004 which reflects the name of Narayana Reddy as katedhar and Anubhavdhar. Thus, the land measuring 2Acres 8guntas in Sy no: 193/1 was in possession and enjoyment of Venkatappa and his leagal heir Narayana Reddy for more than 30 years.

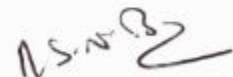
It is evident from the records that Narayana Reddy sold 8 Guntas out of 2Acres 8 guntas to Chikka Kanakappa under a sale deed registered as document No. 11482/95-96 dated 4.3.1996. Hence, the remaining 2 Acres was reflected in the name of Narayanappa Reddy @ Narayana Reddy as Kathedar and Anubhavdhar in the RTC.

The above said Narayanappa Reddy sold 1 Acres of land to T.Ashwathappa S/o Thimmarayya Reddy under a sale deed registered as document No.21657/2003-04 dated 29-1-2004 and the remaining extent of land measuring 1Acre was sold to T.Krishna Reddy S/o Thimmarayappa under a sale deed registered as document No.21653/2003-04 dated 29-1-2004.

I have examined RTC for the period 2004-05 which reflects the name of T.Ashwathappa in respect of land measuring 1Acre in Sy. No. 193/1 and Mutation entries were also passed in the name of T.Ashwathappa vide MR 310/2004-05.

After phodi Sy No.193/1 was retained in respect of 1Acre and 1 Gunta belongs to T.Krishna Reddy and New Sy No.193/11 was assigned to land belongs to T.Ashwathappa .

The above said T.Krishna Reddy was in possession and enjoyment of the said land for more than 20 years and he along with his family members sold Sy No.193/1 measuring 1Acre and 1 Gunta to M/s Dishahabitat Homes LLP under sale deed registered as document No.363/24-25 dated 6-4-2024.



Ashwathappa who is owner of Sy No. 193/11 measuring 1Acre was in possession and enjoyment of the said land for more than 20 years Ashwathappa and others represented by their GPA holder Dishahabitat Homes LLP executed sale deed in the name of M/s Dishahabitat Homes LLP vide sale Deed registered as document No. 11601/2023-24 dated 8-1-2024.

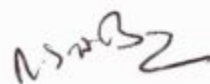
Thus, M/s Disha Habitat Projects LLP acquired good and marketable titles and is in possession and enjoyment of the property bearing New Sy No. 193/1 measuring 26 Guntas and ½ Gunta Kharab and Sy No:193/11, (Old Sy193/1), measuring 1 Acre excluding 1Gunta Kharab situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

DISCLAIMERS

This Report was prepared basing on the photo copies provided by client in respect of converted land bearing Sy.No. 193/1 measuring 26Guntas and ½ Gunta Kharab and New SyNo:193/11, Old Sy193/1, measuring 1 Acre both are Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore exclusively for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.

We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc., resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We relied upon the statements made by our clients and the information provided by them and we must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.

This Report has been prepared pursuant to a diligence exercise carried out basing on the photo copies of the documents provided by clients. No personal verification or Independent verification was done by us with any Government office authority in respect of the correctness of the photo copies



SURENDRANATH BENARJY

B.Com., BL.,

ADVOCATE

CONTINUATION SHEET.....

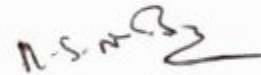
provided by clients or correctness of the documents or statements made by our clients. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.

PRELIMINARY OPINION :

On perusal of the above documents I am of the opinion that Dishahabitat Homes LLP acquired good and marketable titles in respect of converted land bearing Sy No.193/1 measuring 26 Guntas and ½ gunta Kharab Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore under a sale deed registered as document No.363/24-25 dated 6-4-2024 and Sy No. converted land bearing Sy No:193/11, Old Sy No.193/1, measuring 1 Acre Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore *under a Sale Deed* registered as document sale Deed registered as document No. 11601/2023-24 dated 8-1-2024.

Place: BANGALORE

DATE: 03-01-2026



(R.S.N. BENARJY)
ADVOCATE

SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

To

M/s DISHAHABITAT HOMES LLP

Registered Office at No: 43/2,
2nd Floor, Above Axis Bank,
Whitefield Main Road,
Bangalore - 560066.

Dear Sir

Sub: Scrutiny and title report with respect to Converted land bearing Sy.No:193/8 (Old SyNo. 193/4) measuring 04.08 Guntas, Sy No. 193/7 (Old Sy No. 193/4) measuring 7.08 Guntas and New Sy No. 193/12 (Old Sy No. 193/7) measuring 0.08 Guntas (Half Gunta) situated at Varthur Village, Varthur Hobli , Bengaluru East Taluk, Bengaluru:

DESCRIPTION OF PROPERTY

ITEM No : 1

All that piece and parcel of undeveloped residentially Converted land bearing Sy No:193/8, Old SyNo. 193/4, measuring 04.08 Guntas (converted from Agricultural to non agricultural Residential purposes vide order dated 04-01-2024 bearing No. ALN (EVH)SR 129/2023-24, passed by the Special Deputy Commissioner, Bangalore) Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore which is bounded on.

East by : Land in Sy No:193/7
West by : Land in Sy No:192/5 belongs to Sri.A.Srinivasa,
North by : Land in Sy No:193/4.
South by : Land in Sy No.193/1.

11.5.2024

ITEM NO.II

All that piece and parcel of undeveloped residentially Converted land bearing Sy No. 193/7, (old Sy No. 193/4) measuring 07.08 Guntas, (Converted from Agricultural to non-agricultural Residential purposes vide order dated 06-01-2024 bearing No. ALN (E V H) SR. 128/2023-24 passed by the Special Deputy Commissioner, Bangalore) Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore which is bounded on;

East by : Land in Sy No.193/2B1,
West by : Land in Sy No.193/8, belongs to Sri. A.Srinivasa :
North by : Land in Sy No.193/4,
South by : Land in Sy No.193/1 belongs to M/s Dishahabitat Homes LLP.

ITEM NO. III

All that piece and parcel of undeveloped residentially Converted land bearing New Sy No. 193/12, (Old Sy No. 193/7), measuring 00.08 Gunta (Half Gunta), (Converted from Agricultural to non-agricultural Residential purposes vide the orders the Special Deputy Commissioner, ALN/E V H/ SR /21/25-26 dt. 16-06-2025 Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore which is bounded on;

East by : Land in Sy No.193/2B1,
West by : Land in Sy No.193/7 belongs to Sri.A.Srinivasa
North by : Land in Sy No.193/7 belongs to Sri.A.Srinivasa
South by : Land in Sy No.193/1 belongs to M/s Dishahabitat Homes LLP

PHOTOCOPIES OF THE DOCUMENTS PROVIDED FOR SCRUTINY:

1. Village Map of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

AS-202

SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

CONTINUATION SHEET.....

2. Tippani, Pakka Book, Hissa Tippani, Attlas, and Akharbandhu, in respect of land bearing Old Sy.No.193/1, New Sy No. 193/8, New Sy No. 193/7 and New Sy No. 193/12 situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:
3. Index of Land in respect of land bearing Sy. No: 193/1, issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.
4. Endorsement No. TQ/T.C./0417/2022-23 issued by the Tahasildar Office K.R.Puram, Bengaluru East Taluk stating that Hissa Tippani, RR and Eda and Bala in respect of land bearing SyNo.193/7 & 8 is not available. Hence could not issue the same.
5. Mysore settlement registrar, in respect of land bearing Sy. No: 193/1, issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru
6. Record of Rights and Tenancy crops Register Extract for the period 1968-69 to 1972-73 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:
7. Record of Rights and Tenancy crops Register Extract for the period 1973-74 to 1977-78 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:
8. Record of Rights and Tenancy crops Register Extract for the period 1978-79 to 1982-83 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:
9. Record of Rights and Tenancy crops Register Extract for the period 1983-84 to 1987-88 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

W.S.W.B.

SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

CONTINUATION SHEET.....

10. Record of Rights and Tenancy crops Register Extract for the period 1988-89 to 1994-95 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

11. Record of Rights and Tenancy crops Register Extract for the period 1995-96 to 1999-2000 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

12. Record of Rights and Tenancy crops Register Extract for the period 2000-01 to 2001-02 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

13. Computer Record of Rights and Tenancy crops Register Extract for the period 2001-02 to 2004-05 and 2009-10 to 2012-13, 2014-15 to 2017-18, 2019-20 and 2022-23 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/4 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

14. Computer Record of Rights and Tenancy crops Register Extract for the period 2017-18 to 2022-23 and 2025-26, issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/7 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

15. Computer Record of Rights and Tenancy crops Register Extract for the period 2017-18 to 2022-23 and 2025-26, issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/8 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

16. Computer Record of Rights and Tenancy crops Register Extract for the period 2025-2026 issued by the Tahasildar Office, K.R.Puram, Bengaluru East Taluk for land bearing Sy. No: 193/12 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru:

15.12.22

SURENDRANATH BENARJY
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ADVOCATE

CONTINUATION SHEET.....

17. Mutation Register extract M.R. No.13/1958-59, in respect of land bearing Sy. No: 193/1, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

18. Mutation Register extract M.R. No.2/1995-96, in respect of land bearing Sy. No: 193/1, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

19. Mutation Register extract M.R. No.129/1995-96, in respect of land bearing Sy. No: 193/1, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

20. Mutation Register extract M.R. No.31/2002-03, in respect of land bearing Sy. No: 193/4, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

21. Mutation Register extract M.R. No.T49/2015-16, in respect of land bearing Sy. No: 193/3 & 6, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

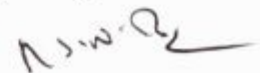
22. Mutation Register extract M.R. No.H17/2017-18, in respect of land bearing Sy. No: 193/7 & 8, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

23. Mutation Register extract M.R. No.T8/2020-21, in respect of land bearing Sy. No: 193/7, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

24. Mutation Register extract M.R. No.T72/2024-25, in respect of land bearing Sy. No: 193/7 and Sy No.193/12 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru

25. Mutation Register extract M.R.No. T39/2023-24, in respect of land bearing Sy. No: 193/8 of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru

26. Mutation Register extract M.R. No.T93/2024-25, in respect of land bearing Sy. No: 193/12, of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru



SURENDRANATH BENARJY
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ADVOCATE

CONTINUATION SHEET.....

27. Sale deed in respect of land bearing Sy. No: 193/1, measuring 4 Acres 26 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Munishami and Ramaiah in favour of Javarayappa registered as Document No: 4679/1949-50 dated 18-05-1950 before the sub-Registrar, Bangalore.

28. Sale deed in respect of land bearing Sy. No: 193/1, measuring 4 Acres 26 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Javarayappa in favour of Buddamanavara Munishamappa registered as Document No: 1552/1958-59 dated 13-07-1958 before the sub-Registrar, Bangalore.

29. Partition deed executed between Muniyamma W/o Buddama navara Lakshmaiah and Narayanareddy, dated 15-01-1979, and land bearing Sy No.193/1 measuring 2 Acres 13 Guntas was allotted to share of Narayanareddy,

30. Sale deed in respect of land bearing Sy. No: 193/1, measuring 1 Acre 11 ½ Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Rama Reddy and others in favour of Chikka Kanakappa registered as Document No: 11481/1995-96 dated 4-3-1996 before the sub-Registrar, Bangalore.

31. Sale deed in respect of land bearing Sy. No: 193/1, measuring 08 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Narayana Reddy and others in favour of Chikka Kanakappa registered as Document No: 11482/1995-96 dated 4-3-1996 before the sub-Registrar, Bangalore.

32. Sale deed in respect of land bearing Sy. No: 193/1, measuring 1 Acre 06 ½ Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Ramakka and others in favour of Chikka Kanakappa registered as Document No: 11483/1995-96 dated 4-3-1996 before the sub-Registrar, Bangalore.

15-02

33. General Power of Attorney in respect of land bearing Sy. No: 193/4, measuring 04.08 Guntas and 8 Guntas Totally measuring 12½ Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Chikka Kanakappa and others in favour of A.Srinivas registered as Document No: 243/2012-13 dated 15-12-2012 before the sub-Registrar, Varthur Bangalore.

34. Agreement of Sale in respect of land bearing Sy. No: 193/4, Old Sy No. 193/1 measuring 04.08 Guntas and 8 Guntas Totally measuring 12½ Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Chikka Kanakappa and others represented by their GPA Holder A.Srinivas in favour of G.A.Chandrakala registered as Document No: 5261/2014-15 dated 18-03-2015 before the sub-Registrar, Varthur Bangalore.

35. Sale deed in respect of land bearing Sy No.193/7 old Sy No.193/4 measuring 0.8 Guntas and Sy. No: 193/8, Old Sy No. 193/4 measuring 04.08 Guntas totally measuring 12.08 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by Chikka Kanakappa and others represented by their GPA Holder A.Srinivas in favour of A.Srinivas registered as Document No: 4186/2017-18 dated 23-11-2017 before the sub-Registrar, Varthur, Bangalore.

36. Joint Development Agreement in respect of land bearing Sy. No: 193/8, Old SyNo. 193/4 measuring 04.08 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by A.Srinivas in favour of M/s. Dishahabitat Homes LLP registered as Document No: 7378/2023-24 dated 26-9-2023 before the sub-Registrar, Varthur Bangalore.

37. General Power of Attorney in respect of land bearing Sy. No: 193/8, Old SyNo. 193/4 measuring 04.08 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed between A.Srinivas in favour of M/s. Dishahabitat Homes LLP registered as Document. No: 372/2023-24 dated 26-09-2023 before the sub-Registrar, Varthur, Bangalore

SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

CONTINUATION SHEET.....

38. Joint Development Agreement in respect of land bearing Sy. No: 193/7 (Old Sy No 193/4) measuring 07.08 Guntas and New Sy No 193/12 (Old Sy No 193/7) 0.0.8 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed by A.Srinivas in favour of M/s. Dishahabitat Homes LLP registered as Document No: 4360/2025-26 dated 08-09-2025 before the sub-Registrar, Varthur Bangalore.

39. General Power of Attorney in respect of land bearing Sy. No: 193/7 (Old Sy No 193/7) measuring 07.08 Guntas and New Sy No 193/12 (Old Sy No 193/7) 0.0.8 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru executed between A.Srinivas and in favour of M/s. Dishahabitat Homes LLP registered as Document 281/2025-26 dated 8-9-2025 before the sub-Registrar, Varthur, Bangalore.

40. Notarised G-Tree of Buddammanavara Venkatappa along with Manuscript G.Tree.

41. Official Memorandum A.L.N (EVH) S.R 128//2023-24 dated 06-01-2024 with No 576938 issued by the Deputy Commissioner converting the land bearing Sy. No: 193/7, measuring 0.7.8.00Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru from agricultural to non-agricultural residential purpose.

42. Official Memorandum A.L.N (EVH) S.R 129/2023-24 dated 04-1-2024 with No. 576939 issued by the Deputy Commissioner converting the land bearing Sy. No: 193/8, measuring 4.08 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru from agricultural to non-agricultural residential purpose.

43. Official Memorandum A.L.N (EVH) S.R 21/2025-26, dated 16-6-2025 with No 761582 issued by the Deputy Commissioner converting the land bearing Sy. No: 193/12, measuring 0.0.8 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru from agricultural to non-agricultural residential purpose.

NS-2

SURENDRANATH BENARJY
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ADVOCATE

CONTINUATION SHEET.....

44. Endorsement issued by the Deputy Commissioner, Bengaluru North, Bengaluru No: PTCL.CR:1391/2012-13 dated 26-09-2012. stating that the provisions of PTCL Act are not applicable for land bearing Sy. No: 193/4 measuring 2 Acres 26 Guntas situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

45. Endorsement issued by the Deputy Commissioner, Bengaluru North, Bengaluru No:LRF (BE) CR: 102/2012-13 dated 11-4-2012 stating that the provisions of 79AB of KLR Act are not applicable for land bearing land bearing Sy. No: .193/4 measuring 2 Acres 26 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru

46. Endorsement issued by the Deputy Commissioner, Bengaluru North, Bengaluru No:LRF/83/BE/145/2018-19 stating that the provisions of 79AB of KLR Act are not applicable for land bearing land bearing Sy. No: .193/7 measuring 0.08 Guntas and land bearing land bearing Sy. No: 193/8 measuring 0.04.08 Guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru

47. Nil Tenancy Endorsement dated 15-10-2025 issued by Tahasildar that no application under form 2,7,7A was filed in respect of land bearing Sy No. 193/12 measuring 0.0.8 Guntas (Half Gunta) Situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru.

48. BDA endorsement vide MBC-122/280/2025-2026 dated 8-5-2025 with respect to Sy No 193/12 measuring 0.0.8 Guntas (Half Gunta)

49. BDA endorsement vide MBC/2202-2203/2176/2023-2024 dated 15-12-2023 with respect to Sy No 193/7 measuring 7½ Guntas and Sy No. 193/8 measuring 4 ½ Guntas.

50. B.B.M.P. Katha Certificate Dated 20-03-2024 in the name of A. Srinivasa Assigning Khata No: 639 to the converted land bearing Sy No. 193/7 measuring 7 ½ Guntas.

51. B.B.M.P. Assessment Register for the period 2023-2024 in respect of converted land bearing 193/7 measuring 7 ½ Guntas in the name of A.Srinivas.

13.2.22

SURENDRANATH BENARJY

B.Com., BL.,

ADVOCATE

CONTINUATION SHEET.....

52. BBMP Katha Certificate dated 20-3-2024 in the name of A.Srinvasa assigned Katha No 640 to the converted land bearing Sy No.193/8 measuring 4 ½ Guntas.

53. B.B.M.P. Assessment Register for the period 2023-2024 in respect of converted land bearing Sy. No: 193/8 measuring 4 ½ guntas in the name of A.Srinvas.

54. Tax Paid receipt for the period 2024-2025 for Sy No 193/7 and Tax paid Receipt for the period 2024-25 for SyNo 193/8.

55. Encumbrance Certificate in respect of land bearing Sy. No: 193/1, for the period 01-05-1958 to 12-01-1996.

56. Encumbrance Certificate in respect of land bearing Sy. No: 193/1, for the period 12-01-1996 to 31-03-2004.

57. Encumbrance Certificate in respect of land bearing Sy. No: 193/7, for the period 01-04-2004 to 15 -02-2025.

58. Encumbrance Certificate in respect of land bearing Sy. No: 193/7, for the period 01-02-2025 to 29 -10-2025.

59. Encumbrance Certificate in respect of land bearing Sy. No: 193/8 for the period 01-04-2004 to 15 -02-2025.

60. Encumbrance Certificate in respect of land bearing Sy. No: 193/8 for the period 01-02-2025 to 29 -10-2025.

61. Encumbrance Certificate in respect of land bearing Sy. No: 193/12, for the period 01-04-2020 to 08 -07-2025.

POSITION REGARDING TITLE: (Old SyNo.193/4) New SyNo. 193/8

Land bearing SyNo.193/1 measuring 4 Aces 26 Guntas and 4 Guntas Kharab situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore originally belongs to one Javarayappa S/o Gowda Muniyappa.

n.s.s. 2

SURENDRANATH BENARJY
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ADVOCATE

CONTINUATION SHEET.....

I have examined the Mysore Settlement Register which reflects the name of Javarayappa S/o Muniswamy in respect of land bearing Sy No.193/1 measuring 4Acres 26 Guntas and 4 Guntas Kharab. RTC for the period 1968-69 to 1972-73 also reflects the name of Javarayappa at column 9 and 12(2) of RTC as Khatedar and Anubhavdhar.

It is evident from the records that the above said Javarayappa sold the said land to Venkatappa S/o Ramaiah and Muniswamappa under a sale deed registered as document No.1552/58-59 dated 14-7-1958. Thus, the above said land was acquired by Venkatappa and Muniswamy and the said land was also mutated in the name of Muniswamappa, Ramaiah and Venkatappa.

I have examined MR 13/58-59 which reflects the sale of the land and RTC for the period 1973-74 to 1977-78 and 1978-79 to 1982-83 and 1983-84 to 1987-88 reflects the name of Muniswami as Katedhar and Anubhavdhar in respect of the above property.

It is evident from the records that even though the land was purchased by Venkappa and Muniswami the land was mutated in the name of Muniswamy, Ramaiah and Venkatappa.

I have examined the G.Tree of Venkatappa and the said Venkatappa died leaving behind his two children Muniswamy and Ramaiah as his legal heirs. The above said Muniswamy also died without marriage and Ramaiah is having four children by name Venkatappa, Lakshmaiah Reddy, Venkataramanappa and Narayana Reddy.

It is evident from the records that after the death of Muniswamy (without marriage) entire property was inherited by Ramaiah. Out of four children of Ramaiah, Venkataramanappa died issueless and thus the remaining three children Venkatappa, Lakshmaiah Reddy and Narayana Reddy are the only surviving legal heirs.

Under the family oral partition they have partitioned the entire joint family property including SyNo.193/1 and mutation entries were passed vide MR 2/1995-96 which clearly shows that land measuring 2 Acres 8 guntas in Sy No.193/1 was allotted to the share of Narayana Reddy S/o Ramaiah.

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SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

CONTINUATION SHEET.....

Venkatappa S/o Ramaiah died leaving behind his children and the first wife of Venkatappa namely Venkatamma also died leaving behind Krishna Reddy as her only surviving legal heir.

Second wife of Venktappa also died leaving behind Rama Reddy, Lakshmaiah Reddy, Venkatesh Reddy. Rama Reddy, Lakshmaiah Reddy and Venkatesh Reddy were allotted 1.11 Guntas in SyNo.193/1. Third wife of Venkatappa namely Ramakka had two sons Shankar Reddy , Chowda Reddy who were allotted 1Acre 6 ½ Guntas.

The Second son of Ramaiah namely Lakshmaiah Reddy also died. Lakshmaiah Reddy through his First wife got two daughters Shanthamma and Venkatamma. Lakshmaiah Reddy through his Second wife Munichowdamma got two daughters Rathnamma and Manjamma and one son Nagappa. Lakshmaiah Reddy and his legal heirs were allotted other properties.

I have examined RTC for the period 1988-89 to 1994-95, 1995-96 to 1999-2000, 2000-2001 to 2003-2004 which reflects the name of Narayana Reddy as katedhar and Anubhavdhar.

It is evident from the records that Narayana Reddy S/o Ramaiah who acquired 2Acres 8 Guntas in SyNo. 193/1 sold 8 Guntas out of 2 Acres 8 guntas to Chikka Kanakappa under a sale deed registered as document No. 11482/95-96 dated 4.3.1996 hence the remaining 2 Acres was reflected in the name of Narayanappa Reddy @ Narayana Reddy as Kathedar and Anubhavdhar.

Shankar Reddy and Chowda Reddy sons of Venkatappa and Venkatappa's third wife Ramakka acquired 1Acre 6½ Guntas in Sy No. 193/1 and they sold the said land measuring 1Acre 6½ Guntas in SyNo. 193/1 to Chikkakanakappa S/o Sanjeevappa under a sale deed registered as document No. 11483/95-96 dated 4-3-1996.

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SURENDRANATH BENARJY**B.Com., BL.,****ADVOCATE**

CONTINUATION SHEET.....

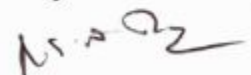
Thus, Chikka Kanakappa acquired an extent of 1-06½ Guntas in Sy No.193/1 which was phoded and after phodi New survey Number 193/4 was assigned to the said land. It is evident from the records that 8 guntas was acquired by Chikkakanakappa under a sale deed registered as document No.11482/95-96 from Narayana Reddy was also assigned with New Sy No. 193/4.

ChikkaKanakappa and others under a General Power of Attorney registered as Document No.243/12-13 dated 15-12-2012 authorized Mr.A.Srinivas to convey land measuring 8 Guntas and land measuring 4½ Guntas totally measuring 12½ Guntas. Mr. A. Srinivasa representing the owners entered into an agreement of sale registered as document No. 5261/14-15 dated 18-3-2015 with Smt. Chandrakala to sell land measuring 12½ Guntas in Sy No. 193/4 (Old Sy No. 193/1).

It was observed during my scrutiny that the above said Srinivas representing the owners Chikkakanakappa and others G.A.Chandrakala (Agreement Holder) as confirming party executed sale deed registered as document No. 4186/17-18 dated 23-11-2017 in the name of Mr.A.Srinivas and conveyed land bearing Sy No.193/4 measuring 8guntas and 4½ Guntas totally measuring 12½ Guntas. The above said land measuring 8 Guntas in SyNo. 193/4 was phoded and after phodi New SyNo. 193/7 was assigned to the said land. Land measuring 4½ Guntas in SyNo. 193/4 was phoded and after phodi New Sy No.193/8 was assigned to the said land.

Land measuring 0.08 Guntas in Sy No 193/7 was further phoded and after phodi Sy No 193/7 was retained in respect of land measuring 0.07.08 Guntas and Sy No 193/12 (old Sy No 193/7) was assigned to land measuring 0.00.08 Gunta (half gunta).

The above said Srinivasa entered into Joint Development Agreement with M/s Dishahabitat LLP registered as document No.7378/23-24 dated 26-9-2023 to develop the land bearing old SyNo.193/4 New Sy No.193/8 measuring 4½ Guntas and also executed General Power of Attorney registered as document No.372/23-24 dated 26-9-2023 authorising the Developers to develop the said land along with other lands by constructing apartment building.



The above said Srinivasa entered into Joint Development Agreement with M/s Dishahabitat LLP registered as document 4360/2025-26 dated 08-09-2025 to develop the land bearing SyNo.193/7 measuring 07.08G guntas and also Sy No 197/12 (Old Sy No 193/7) measuring 00.08.00 (½G) and executed General Power of Attorney registered as document 281/2025-26 dated 08-09-2025 authorising the Developers to develop the said land along with other lands by constructing apartment building.

The Village Map, Tippani and Akarbandh show the location and extent of the Sy No:193/8, Old SyNo. 193/4, measuring 04.08 Guntas, and Sy No.193/7 measuring 07.08 Guntas and also (after Phodi) New Sy No 197/12 (Old Sy No 193/7) measuring 00.08.00 (½ Guntas) all are Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

ENCUMBRANCES

Encumbrance certificate in respect of land bearing Sy No.193/1 for the period 01-05-1958 to 12-01-1996 reflects that the land bearing Sy No.193/1 measuring 4Acres 26 Guntas was sold by Javarappa to 1) Venkatappa and Muniswmappa under a Sale Deed registered as document No. 1552 Dated 14-7-1958.

Encumbrance certificate in respect of land bearing Sy No.193/1 for the period 12-01-1996 to 31-03-2004 reflects the Sale Deed 11481/95-96 Dated 4-3-1996, Document No. 11482/1995-96 Dated 4-3-1996, Document No.11483/95-96 Dated 04-07-1996 Document No. 21653/03-04 Dated 29-01-2004 and Document No.21657/2003-04 dt. 29-01-2004.

Encumbrance certificate in respect of land bearing Sy No.193/7 for the period 01-04-2004 to 15-02-2025 reflects the Sale Deed Document No. 4186/2017-18 Dated 23-11-2017 except that there were no other encumbrances in respect of the said land for the said period.

Encumbrance certificate in respect of land bearing Sy No.193/7 for the period 01-02-2025 to 29-10-2025 reflecting Joint Development Agreement Document NO. 4360/2025-26 Dated 08-09-2025 in the name of M/s DISHA HABITAT HOMES LLP.

AS-2

Encumbrance certificate in respect of land bearing Sy No.193/8 for the period 01-04-2004 to 15-02-2025 reflects the Sale Deed Document No. 4186/2017-18 Dated 23-11-2017 except that there were no other encumbrances in respect of the said land for the said period.

Encumbrance certificate in respect of land bearing Sy No.193/12 for the period 01-04-2020 to 08-07-2025 shows that there were no encumbrances in respect of the said land for the said period.

Encumbrance certificate in respect of land bearing Sy No.193/8 for the period 01-04-2004 to 15-02-2025 reflects Document No. 4186/2017-18 except that there were no encumbrances in respect of the said land for the said period.

Encumbrance certificate in respect of land bearing Sy No.193/8 for the period 01-02-2025 to 29-10-2025 shows that there were no encumbrances in respect of the Sy No.193/8.

I suggest the Developer to obtain encumbrance certificate for the remaining period in respect of land bearing Sy No.193/7, Sy No. 193/8 and Sy No. 193/12.

EVIDENCE OF POSSESSION:

It is evident from the records that land bearing Sy No.193/1 measuring 4 Acres 26 Guntas and 4 Guntas Kharab situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore originally belongs to one Javarayappa S/o Gowda Muniyappa. Javarayappa sold the said land to Venkatappa S/o Ramaiah and Muniswamappa under a sale deed registered as document No.1552/58-59 dated 14-7-1958 and the said Venkatappa and Muniswamy were in possession and enjoyment of the said land as absolute owners.

I have examined MR 13/58-59 which reflects the sale of the land and RTC for the period 1973-74 to 1977-78 and 1978-79 to 1982-83 and 1983-84 to 1987-88 reflects the name of Muniswami as Katedhar and Anubhavdhar in respect of the above property.

Venkatappa died leaving behind his two children Muniswamy and Ramaiah as his legal heirs. The above said Muniswamy also died without marriage.

h.s. 2

SURENDRANATH BENARJY**B.Com., BL.,**

CONTINUATION SHEET.....

ADVOCATE

Hence, the entire property was inherited by Ramaiah. Ramaiah is having four children by name Venkatappa, Lakshmaiah Reddy, Venkataramanappa and Narayana Reddy. Out of four children of Ramaiah, Venkataramanappa died issueless and thus remaining three children Venkatappa, Lakshmaiah Reddy and Narayana Reddy are the only surviving legal heirs.

Under the oral family partition they have partitioned the entire joint family properties and land measuring 2 Acres 8 guntas in Sy No.193/1 was allotted to the share of Narayana Reddy S/o Ramaiah.

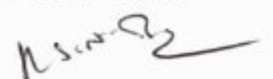
I have examined RTC for the period 1988-89 to 1994-95, 1995-96 to 1999-2000, 2000-2001 to 2003-2004 which reflects the name of Narayana Reddy as katedhar and Anubhavdhar. Thus, the land measuring 2Acres 8guntas in Sy no: 193/1 was in possession and enjoyment of Venkatappa and his legal heir Narayana Reddy for more than 30 years.

It is evident from the records that Narayana Reddy sold 8 Guntas out of 2Acres 8 guntas to Chikka Kanakappa under a sale deed registered as document No. 11482/95-96 dated 4.3.1996.

Shankar Reddy and Chowda Reddy S/o Venkatappa acquired 1Acre 6 ½ Guntas in Sy No. 193/1 and they sold the said land measuring 1Acre 6 ½ Guntas in SyNo. 193/1 to Chikkakanakappa S/o Sanjeevappa under sale deed registered as document No. 11483/95-96 dated 4-3-1996.

Thus, Chikka Kanakappa acquired the entire extent of 1Acre 6½ Guntas in Sy No.193/1 which was phoded and after phodi two survey Numbers 193/4 was assigned to the said land. It is evident from the records that 8 guntas acquired by Chikkakanakappa under sale deed registered as document No.11482/95-96 from Narayana Reddy was also assigned with New Sy No. 193/4. ChikkaKanakappa and others conveyed land measuring 8 Guntas and land measuring 4½ Guntas totally measuring 12½ Guntas to A.Srinivas S/o late Appaiah under a General Power of Attorney registered as Document No.243/12-13 dated 15-12-2012.

Mr.Srinivas entered into an agreement of sale registered as document No. 5261/14-15 dated 18-3-2015 with Smt. Chandrakala to sell land measuring 12½ Guntas in Sy No. 193/4 (Old Sy No. 193/1).



SURENDRANATH BENARJY
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ADVOCATE

CONTINUATION SHEET.....

It was observed during my scrutiny that the above said Srinivas representing the owners Chikkakanakappa and others G.A.Chandrakala (Agreement Holder) as confirming party executed sale deed registered as document No. 4186/17-18 dated 23-11-2017 in the name of Mr.A.Srinivas and conveyed land bearing Sy No.193/4 measuring 8guntas and 4½ G totally measuring 12½ G. The above said land measuring 8 Guntas in SyNo. 193/4 was phoded and after phodi New SyNo. 193/7 was assigned to the said land. Land measuring 4½ Guntas in SyNo. 193/4 was phoded and after phodi New Sy No.193/8 was assigned to the said land.

Land measuring 0.08G in Sy No 193/7 was further phoded and after phodi Sy No 193/7 was retained in respect of land measuring 0.07.08Guntas and Sy No 193/12 (old Sy No 193/7) was assigned to land measuring 0.00.08G (half gunta).

The above said Srinivas Reddy entered into Joint Development Agreement with M/s Dishahabitat Homes LLP registered as document No.7378/23-24 dated 26-9-2023 to develop the land bearing old SyNo.193/4 New Sy No.193/8 measuring 4½ guntas and also executed General Power of Attorney registered as document No.372/23-24 dated 26-9-2023 authorising the Developers to develop the said land along with other land by constructing apartment building.

The above said Srinivas Reddy also entered into Joint Development Agreement with M/s Dishahabitat LLP registered as document 4360/2025-26 dated 8-9-2025 to develop the land bearing(after phodi) SyNo.193/7 measuring 07.08 guntas and also after Phodi Sy No 197/12 Old Sy No 193/7 measuring 00.08.00 (½ Gunta) and also executed General Power of Attorney registered as document.281/2025-26 dated.8-9-2025 authorising the Developers to develop the said land along with other land by constructing apartment building.

DISCLAIMERS

This Report was prepared basing on the photo copies provided by client in respect of converted land bearing Sy No:193/8, Old Sy No. 193/4, measuring 04.08 Guntas Sy No. 193/7 measuring 7.08G and Sy No.

ns. 22

193/12 measuring 0.00.08G (½ Gunta) all are Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore exclusively for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.

We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc., resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We relied upon the statements made by our clients and the information provided by them and we must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.

This Report has been prepared pursuant to a diligence exercise carried out basing on the photo copies of the documents provided by clients. No personal verification or Independent verification was done by us with any Government office authority in respect of the correctness of the photo copies provided by clients or correctness of the documents or statements made by our clients. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.

PRELIMINARY OPINION :

On perusal of the above documents I am of the opinion that Mr. Srinivas acquired good and marketable titles in respect of converted land bearing land bearing Sy No:193/8, Old SyNo. 193/4, measuring 04.08 Guntas, Sy No. 193/7 measuring 7.08 Guntas and S yNo. 193/12 measuring 0.00.08 Guntas (1/2 Gunta) all are Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore *under the Sale Deed* registered as

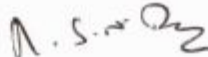
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ADVOCATE

CONTINUATION SHEET.....

document No. 4186/17-18 dated 23-11-2017 and M/s Dishahabitat Homes LLP acquired rights to develop the said land and to sell Developers share of super built up area along with undivided interest in the land by entering into Joint Development Agreement registered as document No.7378/23-24 dated 26-9-2023 and document No. 4360/2025-26 with Mr. Srinivas.

Place: BANGALORE
DATE: 31-12-2025


(R.S.N. BENARJY)