

18.09.2025

To,

Akkruithi Livespaces LLP
Raintree Plaza, No. 227,
4th Floor, 10th Main,
100 Feet Road, HRBR Layout,
1st Block, Kalayan Nagar,
Bangalore 560043,
Karnataka (INDIA)

Hereunder referred to as 'the Client'

Dear Sir,

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the land parcels more particularly and fully described in the Schedule below and drawn a Title Report. Please find below Title Report issued based on the copies of the documents furnished to us.

Report On Title

INDEX

CHAPTER	PARTICULARS	Page Nos.
I	SCHEDULE PROPERTY	2
II	COPIES OF DOCUMENTS FURNISHED FOR SCRUTINY	2-4
III	TRACING OF TITLE	4-12
IV	PHYSICAL SEARCH	13
V	OPINION AND RECOMMENDATION	14
VI	OUR UNDERSTANDING	15
VII	MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED	16
VIII	APPLICABLE ASSUMPTIONS AND DISCLAIMERS	17-18
IX	CONTACT DETAILS	19

I. SCHEDULE PROPERTY

- 1. All the piece and parcel of the Residentially Converted land bearing Survey No.80/1** Measuring 06 Acre 28 Guntas including 08 Guntas of B Kharab (Converted vide Official Memorandum bearing No. 470538 dated 17.07.2023 issued by the Office of the Deputy Commissioner, Bangalore Rural District) and at Jinnaghara Village, Jadigenahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on:

East by	Land bearing Survey No. 76,
West By	Tank comprised in Survey No. 81 and Remaining portion of Survey No. 80/1
North By	Land bearing Survey No. 83
South By	Land bearing Survey No. 80/2

(Boundaries ascertained from Deed of Rectification dated 05.12.2024 registered as Doc No. DNH-1-15237/2024-25)

- 2. All that piece and parcel of land reserved for Playgrounds and Park, being converted land bearing Survey No. 80/3, measuring 00 Acre 18 Guntas, with no Kharab, situated at Jinnaghara Village, Jadigenahalli Hobli, Hoskote Taluk, Bangalore Rural District, and converted for non-agricultural use vide Official Memorandum bearing No. 470535 dated 17.07.2023, issued by the Office of the Deputy Commissioner, Bangalore Rural District, and bounded as follows:**

East by	Remaining portion of Survey No. 80/1
West By	Tank comprised in Survey No. 81
North By	Remaining portion of land in Sy.No. 80.1
South By	Land bearing Survey No. 80/2

(Boundaries ascertained from Deed of Rectification dated 05.12.2024 registered as Doc No. DNH-1-15237/2024-25)

Sl. No.	Documents Description
1.	Record of Rights bearing No.153 issued by the office of Tahsildar, Hoskote
2.	Non-availability Endorsement dated 02.06.2023 bearing No. RK/Inf/CR___/2020-21 issued by the office of Tahsildar (G-2), Hoskote, Taluk
3.	Record of Tenancy Certificate (RTC's) for the period 1968-69 to 1973-74 and 1982-83 to 2004-05

4.	Non-availability Endorsement dated 15.07.2021 bearing No. RK/Inf/CR_/2020-21 issued by the office of Tahsildar (G-2), Hoskote, Taluk
5.	Filed an application in Form No.7 before The Court of The Land Reforms Tribunal Hoskote. proceedings bearing No. LRF(J) G238/1975-76 presided by President, passed the order dated 07.04.1979,
6.	Special Tahsildar issued the Certificate (Certificate of Registration (From-10) of a Tenant as an Occupant under section 55(1) of the Karnataka Land Reforms Act, 1961) dated 10.08.1984
7.	Writ Petition in W.P No.29194/1995 before the High Court of Karnataka at Bangalore
8.	Sale Deed dated 30.07.1987 Document No. 837/1987-88 in the office of the Sub-Registrar, Hoskote.
9.	Mutation Register bearing No.66/2005-06
10.	Mutation bearing No.71/2005-06
11.	• Sale deeds dated 27.06.2006 registered as Document Nos. 4328/2006-07 in the office of Sub-registrar, Hoskote • Sale deeds dated 27.06.2006 registered as Document Nos. 4329/2006-07 in the office of Sub-registrar, Hoskote
12.	Sale deed dated 23.02.2011 and the same is registered as Document No. 5869/2010-11, Stored in CD No.HSKD180 in the office of Sub-registrar, Hoskote
13.	Mutation register bearing No. H28/2010-11.
14.	Death Certificate of Motappa dated 06.03.2017 issued by the Chief Registrar of Births and Deaths
15.	Death Certificate of M.Krishnappa S/o Motappa dated 06/03/2017 issued by the Chief Registrar of Births and Deaths
16.	Order Copy dated 16.03.2018 in Appeal No. RA (H) 350/2016-17 before the Court of The Assistant Commissioner Doddaballapur Sub-Division, Doddaballapura
17.	Mutation entry bearing MR No.H45/2017-18
18.	Mutation Registrar Extract bearing No. T20/2018-19 issued by the office of the Tahsildar
19.	Record of Tenancy Certificate (RTC's) for the period 2019-20 to 2020-21
20.	Record of Tenancy Certificate (RTC) for the period 2021-22
21.	Sale deed dated 08.10.2021 and the same is registered as Document No. HSK-1-01203-2022-23, Stored in C D No. HSKD 1523 in the office of the Sub-registrar, Hoskote.
22.	Mutation Register No. H69/2021-22
23.	Official Memorandum bearing No. 470538 dated 17.07.2023 issued by the Office of the Deputy Commissioner, Bangalore Rural District
24.	Mutation Register bearing No. T7/2023-24
25.	Official Memorandum bearing No. 470535 dated 17.07.2023 issued by the Office

	of the Deputy Commissioner, Bangalore Rural District
26.	Mutation Register bearing No. T8/2023-24
27.	Confirmation Deed dated 24.02.2022 registered as Document No.HSK-1-01661-2022-23.
28.	Deed of Declaration dated 15.11.2024 registered as Document No. DNH-1-14448/2024-25 of Book-I and stored in the Centralized Data Cell of the Office of the Sub-Registrar, Devanahalli.
29.	Record of Tenancy and Crops (RTCs) for the period 2022-23 issued by the office of Tahsildar, Hoskote Taluk
30.	Mutation Register bearing No. T27/2023-24, issued by the Office of the Tahsildar
31.	Sale Deed dated 26.09.2023 registered as Document No. HSK-1-08925/2023-24 of Book-1, and stored in the Centralized Data Cell at the Office of the Sub-Registrar, Hoskote. And MR No.H24/2023-24
32.	Deed of Rectification dated 05.12.2024, registered as Document No. DNH-1-15237/2024-25 of Book-1, and stored in the Centralized Data Cell at the Office of the Sub-Registrar, Devanahalli.
33.	Mutation Register bearing No. T57/2023-24, issued by the Office of the Tahsildar, Hoskote Taluk
34.	Mutation Register No. T84/2023-24.
35.	Mutation Register bearing No.T9/2024-25 issued by the office of Tahsildar
36.	RTCs for the period 2024-25 to 2025-26 issued by office of Tahsildar
37.	Karnataka Revision Settlement Akarband issued by the Department of Land Records
38.	Tippan issued by the office of Tahsildar, Hoskote
39.	Pakka Book (Hissa Survey) issued by the Supervisor Off Office of Land Surveyor, Hoskote
40.	Endorsement dated 26.07.2021 bearing No. PTCL(HOS)(END)/CR/79/2021-22 issued by Assistant Commissioner, Doddaballapura
41.	Hissa Mojini issued by the Supervisor Off Office of Land Surveyor, Hoskote
42.	The Endorsement dated 24.08.2023 bearing No. LAQ/CA/CR/ /2022-23 issued by the Special Land Acquisition Officer, Special Land Acquisition Officer & Competent Authority National Highway Authority of India, Bangalore
43.	Endorsement dated 31.08.2023 bearing No. KIADB/LAQ/3247/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Area Development Board (BMICP), Bangalore Rural,
44.	Endorsement dated 19.09.2023 bearing No. KHB/LAQ/ /2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore
45.	Relinquishment Deed dated 16.08.2025 registered on 08.09.2025 as Document No.HSK-1-08635/2025-26 of Book-I, stored centrally at the office of the Sub-Registrar, Hoskote.
46.	Relinquishment Deed dated 04.09.2025 registered on 08.09.2025 as Document

	No.HSK-1-08634/2025-26 of Book-I, stored centrally at the office of the Sub-Registrar, Hoskote.
47.	Encumbrance Certificate issued by the office of Sub-registrar as detailed below: • From 1.04.1920 to 31.03.2004. • From 1.04.2004 to 31.03.2014. • From 1.04.2014 to 20.07.2021. • From 1.04.2016 to 28.08.2021. • From 1.04.2021 to 02.06.2023. • From 31.03.2023 to 28.07.2025. • From 01.04.2023 to 04.04.2025. • From 01.04.2024 to 13.08.2025.

III. TRACING OF TITLE

1. The Record of Rights bearing No.153 issued by the office of Tahsildar, Hoskote provides that Survey No. 80 is an Inam Land (Dharmadaya Inamthi / Devadaya Inamthi), and Mrs. Bhagamma is an Inamdhar.
2. We have been furnished with a Non-availability Endorsement dated 02.06.2023 bearing No. RK/Inf/CR___/2020-21 issued by the office of Tahsildar (G-2), Hoskote, Taluk provides that the Index of Lands (IL) is not available in the records maintained by the said authority and the same cannot be perused.
3. It is noted upon the scrutiny of the Record of Tenancy Certificate (RTC's) for the period 1968-69 to 1973-74 and 1982-83 to 2004-05 in the Tenant Colum No.12 that it reflects the name of Mr. Motappa and others with respect to Survey No.80 measuring 13 Acre 11 Guntas Plus 08 Guntas of Kharab totally measuring 13 Acre 19 Guntas (**Larger Property**).
4. We have been furnished with a Non-availability Endorsement dated 15.07.2021 bearing No. RK/Inf/CR___/2020-21 issued by the office of Tahsildar (G-2), Hoskote, Taluk provides that the RTCs for the period 1974-75 to 1983-84 are not available in the records maintained by the said authority and the same cannot be perused.
5. Further Mr. Motappa s/o Munishyamappa and others filed an application in Form No.7 before The Court of The Land Reforms Tribunal Hoskote seeking grant of occupancy rights under the provisions of the Karnataka Land Reforms Act 1961 with respect to the Survey No. 80 measuring 08 Acre 15 Guntas Out of 13 Acre 11 Guntas Plus 08 Guntas of Kharab totally measuring 13 Acre 19 Guntas on the ground that Mr. Narayanaswamy S/o Late. Ramaiah has been cultivating the land as a Tenant for the last 16 to 25 years. In pursuance of the said application, the Land Reforms Tribunal, Hoskote, after conducting due enquiry in terms of proceedings bearing No. LRF(J) G238/1975-76 presided by President, passed

the order dated 07.04.1979, whereby the occupancy rights with respect to Survey No. 80 measuring 07 Acre 06 Guntas out of Larger Property was granted in favor of Mr. Motappa S/o Munishyamappa under Section 45 of the Karnataka Land Reforms Act, 1961. Subsequently, the Special Tahsildar issued the Certificate (Certificate of Registration (From-10) of a Tenant as an Occupant under section 55(1) of the Karnataka Land Reforms Act, 1961) dated 10.08.1984 stating that the tenant Mr. Motappa S/o Munishyamappa hereby registered as an Occupant of the said Land. Further, the name of Motappa was mutated in all revenue records by virtue of the Mutation Register bearing No.MT 9/1990/91 and it also reflects the non-alienation period of 15 years with respect to the said land.

6. Subsequently, one Mr.K.R.Shankar Shastry s/o Mrs.Ramakka filed a Writ Petition in W.P No.29194/1995 before the High Court of Karnataka at Bangalore challenging the aforesaid Order dated 07.04.1979 passed in the proceedings bearing No. LRF(J) G238/1975-76 by the Land Reforms Tribunal, Hoskote, and in pursuance of a memo filed by Sri. Shankar Shastry (Since deceased) represented by his wife Mrs. Radhalakshamma and children Mrs. S. Jayalakshmi, Mr. S. Venkatesh, and Mr.S.Bhaskar Shastry seeking permission to withdraw the petition, the said petition was ordered to be dismissed as withdrawn.
7. It is observed from the Sale Deed dated 30.07.1987 that one Mrs. Subbalakshamma, D/o Mr. Ramashastry, had filed Original Suit No. 107/1979 before the Court of the Principal Civil Judge, Bangalore Rural District, seeking specific performance of an Agreement to Sell dated 03.03.1977 executed in her favour by Mrs. Bhagamma, with respect to land bearing Survey No. 80, measuring 13 acres 10 guntas, out of a larger property. The said suit was decreed in favour of Mrs. Subbalakshamma on 24.09.1981, and in pursuance of the said decree, a Sale Deed was executed and registered in her favour as Document No. 837/1987-88 in the office of the Sub-Registrar, Hoskote.
8. Further, Upon the demise of Smt. Subbalakshamma the name of her legal heir namely Mr. Krishnamurthy was mutated in terms of an inheritance vide Mutation Register bearing No.66/2005-06 with respect to 13 acres 10 guntas in Survey No.80.
9. And upon the demise of Mrs.Bhagamma, the names of her legal heirs namely 1. Mr. Seetharamaih 2. Mrs.Vijayalakshmi 3. Mrs.Padmavathamma were mutated in terms of an inheritance vide the Mutation bearing No.71/2005-06 with respect to 01 Guntas in Survey No.80

10. Further, Out of 13 acres 10 guntas Mr.Krishnamurthy conveyed an extent measuring 7 acres out of 13 acres 10 guntas in favour of Mr.O.Maheshwara Reddy s/o Mr.O. Veerabhadra Reddy in terms of two Sale deeds both dated 27.06.2006 registered as Document Nos. 4328/2006-07 and 4329/2006-07 in the office of Sub-registrar, Hoskote respectively. Further, the name of Mr.O.Maheshwara Reddy got mutated in all revenue records vide Mutation register bearing Nos. 17/2006-07 & 22/2006-07. Further, Mr.Krishnamurthy conveyed an extent measuring 6 acres and 5 guntas in favour of third parties and retained an extent of 5 guntas.
11. Thereafter, Mr.O.Maheshwara Reddy conveyed an extent measuring 3 acres in favour of Mrs.Alla Sri Devi w/o Mr. Alla Sita Ram under the Sale deed dated 23.02.2011 and the same is registered as Document No. 5869/2010-11, Stored in CD No. HSKD180 in the office of Sub-registrar, Hoskote. Further, the name of Mrs.Alla Sri Devi w/o Mr. Alla Sita Ram got mutated in revenue records vide Mutation register bearing No. H28/2010-11.
12. The Death Certificate of Motappa dated 06.03.2017 issued by the Chief Registrar of Births and Deaths provides the demise of Motappa on 17.12.1996 and the same is recorded in the said authority.

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13. Family Tree of Motappa Sworn before the Notary Public provides: -

Mr. Motappa (Demised) Wife:- Bayamma (Demised)
↓ Their Children Namely (A). Thimmarayappa (B).Krishnappa (C).Venkatesh (D).Ramakrishnappa (E).Narayanaswamy
Further, (A) Thimmarayappa is married to Shusheelamma and their children namely 1.Nataraj married to Mala and their children Ganavi (minor) and Viswas Gowda(Minor) 2. Mala (married) 3.Shamala (married).
(B) Krishnappa is married to Padma and their children namely 1.Vijayamurthy married to Rashmi and their Son Tejas (Minor) 2. Keshava married to Keerthana.
(C) Venkatesh is married to Manjula and their children namely 1. Bhanuprakash 2. Bharath
D) Ramakrishnappa is married to Radha and their children namely 1.Mangala (Married) 2. Umesh 3. Bhavya (married)
E) Narayanaswamy is married to Shanthamma and their children namely 1.Naveen Kumar 2. Mala

14. The Death Certificate of M.Krishnappa S/o Motappa dated 06/03/2017 issued by the Chief Registrar of Births and Deaths provides the demise of M.Krishnappa on 24.10.1999 and the same is recorded in the office of said authority.
15. We note from the Order Copy dated 16.03.2018 in Appeal No. RA (H) 350/2016-17 before the Court of The Assistant Commissioner Doddaballapur Sub-Division, Doddaballapura provides that Several Writ Petitions were filed (WP No.29194/1995 challenging the above-mentioned LRF orders passed on LRF(J)G238 and the said Writ Petitions were dismissed and the impugned MR's i.e. MR No.MT5/88-89, IHC 21/2005-06, MRNo.66/2005-06, MR No.71/2005-06, MRNo.17/2006-2007, MR No.22/2006-07 and MR

No.28/2010-11 are set aside and directed the Tahsildar to restore/mutate the names of legal heirs of Motappa with respect to land totally measuring 07 Acre 06 Guntas in Survey No's 80/1/2/3. It is noted upon the scrutiny of the Record of Tenancy Certificate (RTCs) for the period 2005-06 to 2018-19 reflects the names of multiple owners and Mutation entries are set aside in the above order. Further, we note from the Revision Petition No.101/2018 filed before the Court of The Deputy Commissioner & District Magistrate, Bengaluru Rural District that the Revision Petition filed was dismissed as withdrawn. In pursuance of the above order, the names of the legal heirs were mutated in all revenue records vide Mutation entry bearing MR No.H45/2017-18.

16. Further, the extent measuring (i) 01 Guntas, (ii) 03 Acre, and (iii) 4 Acre 5 Guntas which was previously identified as Survey Nos. (i) 80/1, (ii) 80/2 & (iii) 80/3 respectively, were amalgamated and the total extent measuring 07 Acre 06 Guntas was assigned with New Survey No. 80/1 vide Mutation Registrar Extract bearing No. T20/2018-19 issued by the office of the Tahsildar we note that the names of 1. Thimmarayappa 2. Padma 3. Venkatesh 4. Ramakrishna 5. Narayanaswamy as the joint owners with respect to land measuring 01 Guntas, 03 Acre, and 04 Acre 05 Guntas in totally measuring 07 Acre 06 Guntas in Survey No.80/1.
17. It is noted upon the scrutiny of the Record of Tenancy Certificate (RTC's) for the period 2019-20 to 2020-21 that the names of 1. Thimmarayappa 2. Padma 3. Venkatesh 4. RamaKrishna 5. Narayanaswamy as the joint owners with respect to land measuring 01 Guntas, 03 Acre, and 04 Acre 05 Guntas totally measuring 07 Acre 06 Guntas with 08 Guntas of Kharab in Survey No.80/1.
18. It is further noted upon the scrutiny of the Record of Tenancy Certificate (RTC) for the period 2021-22 that the names of 1. Thimmarayappa 2. Padma 3. Venkatesh 4. RamaKrishna 5. Narayanaswamy as the joint owners with respect to land measuring 07 Acre 14 Guntas with 08 Guntas of Kharab in Survey No.80/1, vide Mutation entry bearing MR No. T63/2021-22.
19. Further, Mr.Thimmarayappa s/o late. Motappa 2. Mrs.Sushilamma w/o Thimarayappa 3. Mr.Nataraj s/o Thimmarayappa 4. Mrs.M.V.Mala w/o Mr.Nataraj 5. Baby. Ganavi. N d/o Nataraj being minor represented by natural guardian father Nataraj 6. Master.Vishwas Gowda.N s/o Naatraj being minor represented by natural guardian father Nataraj 7. Mrs.Mala d/o Thimmarayappa 8. Mrs.Shamala.T d/o Thimmarayappa 9. Mrs.Padma w/o Late.Krishnappa 10. Mr.Vijay Murthy s/o Krishnappa 11. Mrs.Rashmi w/o Vijay Murthy 12. Master.Tejas s/o Vijay Murthy being minor represented by natural guardian father Vijay Murthy 13. Mr.Keshava.K s/o Krishnappa 14. Mrs.Keerthana w/o Keshava 15. Mr.Venkatesh s/o Late.Motappa 16. Mrs.Manjula w/o Venkatesh 17. Mr.Bhanuprakash V. s/o Venkatesh 18. Mr. Bharath V. s/o Venkatesh 19. Mr.Ramakrishnappa s/o Late. Motappa 20. Mrs.Radhamma w/o Ramakrishnappa 21. Mrs. Mangala. R d/o

Ramakrishnappa 22. Mr.Umesh s/o Ramakrishnappa 23. Mrs.Bhavya w/o Jagadish 24. Mr. N. Narayanaswamy s/o Late.Motappa 25. Mrs.Shanthamma w/o N. Narayanaswamy 26. Mr.Naveen Kumar N. s/o N. Narayanaswamy 27. Mrs. N. Mala d/o N. Narayanaswamy all conveyed an extent measuring 07 Acre 14 Guntas with 08 Guntas of Kharab in Survey No.80/1 in favour of **M/s. Aakruthi Properties** represented by its Managing Partner Mr. Manjunath H.R in terms of Sale deed dated 08.10.2021 and the same is registered as Document No. HSK-1-01203-2022-23, Stored in C D No. HSKD 1523 in the office of the Sub-registrar, Hoskote. Further, the same is recorded in Mutation Register No. H69/2021-22.Thus, from the date of said sale deed M/s. Aakruthi Properties represented by its Managing Partner Mr. Manjunath H.R. became the absolute owner in possession with respect to Schedule Property.

20. It is learnt from the Official Memorandum bearing No. 470538 dated 17.07.2023 issued by the Office of the Deputy Commissioner, Bangalore Rural District that the said M/s. Aakruthi Properties represented by its Managing Partner Mr. Manjunath H.R had applied for deemed conversion before the said authority with respect to land bearing Survey 80/1 measuring 6 Acre 28 Guntas out of 07 Acre 14 Guntas which falls under Layout - Residential usage as per local planning authority master plan. In receipt of payment of Rs. 364870/- paid by M/s. Aakruthi Properties represented by its Managing Partner Mr. Manjunath H. R vide Challan.No.IE0623002900562880 on 06.06.2023, the Deputy Commissioner converted the usage of the land bearing Survey 80/1 measuring 06 Acre 28 Guntas out of 07 Acre 14 Guntas to Layout - Residential purpose and issued this Official Memorandum bearing No.470538 dated 17.07.2023. Further, we have been provided with a Mutation Register bearing No. T7/2023-24 that by virtue of aforesaid conversion order dated 17.07.2023 the land bearing Survey 80/1 measuring 6 Acre 28 Guntas out of 07 Acre 14 Guntas got converted to Layout- Residential purpose.
21. It is learnt from the Official Memorandum bearing No. 470535 dated 17.07.2023 issued by the Office of the Deputy Commissioner, Bangalore Rural District that the said M/s. Aakruthi Properties represented by its Managing Partner Mr. Manjunath H.R had applied for deemed conversion before the said authority with respect to land bearing Survey 80/1 measuring 18 Guntas out of 07 Acre 14 Guntas which falls under Parks and Play Ground-Parks and Open Space usage as per local planning authority master plan. In receipt of payment of Rs. 78463/- paid by M/s. Aakruthi Properties represented by its Managing Partner Mr. Manjunath H. R vide Challan.No.IE0623002900557905 on 06.06.2023, the Deputy Commissioner converted the usage of the land bearing Survey 80/1 measuring 18 Guntas out of 07 Acre 14 Guntas to Parks and Play Ground-Parks and Open Space purpose and issued this Official Memorandum bearing No. 470535 dated 17.07.2023. Further, we have been provided with a Mutation Register bearing No. T8/2023-24 that by virtue of aforesaid conversion order dated 17.07.2023 the land bearing Survey 80/1 measuring 18

Guntas out of 07 Acre 14 Guntas got converted to Parks and Play Ground-Parks and Open Space purpose.

22. Further the said Mr.O.Maheshwara Reddy, Alla Sri Devi & Alla Swathi Devi have confirmed sale deed dated 08.10.2021 registered as Document No.1203/2022-23 and divested all their right, title interest, and claim whatsoever with respect to Schedule Property under the Confirmation Deed dated 24.02.2022 registered as Document No.HSK-1-01661-2022-23.

Note: "As a matter of abundant caution, a Confirmation Deed has been executed by Mr. O. Maheshwara Reddy, Ms. Alla Sri Devi, and Ms. Alla Swathi Devi in favour of M/s. Aakruthi Properties."

We have already referred to the transaction in Sl. No. 07 of this TSR. Subsequently, upon the demise of Mrs. Subbalakshamma, her legal heirs conveyed the property in favour of Mr. O. Maheshwara Reddy (as referred in Sl. No. 10 of this TSR). Thereafter, Mr. O. Maheshwara Reddy conveyed a portion of the said property in favour of Mrs. Alla Sri Devi (as referred in Sl. No. 11 of this TSR).

In order to perfect and confirm the title, Mr. O. Maheshwara Reddy, Ms. Alla Sri Devi, and Ms. Alla Swathi Devi executed the present Confirmation Deed.

23. We have been provided with a Deed of Declaration dated 15.11.2024, executed by M/s. Aakruthi Properties, represented by its Managing Partner, Mr. Manjunath H.R. Upon review of the Sale Deed dated 08.10.2021 and the Confirmation Deed dated 24.02.2022, certain typographical errors were identified in the boundary descriptions of the property. In order to rectify the same, the said Deed of Declaration was executed, correcting the boundaries. The document is registered as Document No. DNH-1-14448/2024-25 of Book-I and stored in the Centralized Data Cell of the Office of the Sub-Registrar, Devanahalli.
24. It is learnt from the Record of Tenancy and Crops (RTCs) for the period 2022-23 issued by the office of Tahsildar, Hoskote Taluk relating to land bearing Survey No.80/1 measuring 07 Acres 14 Guntas including 08 Guntas of Kharab reflect the name of M/s Aakrithi Properties represented by Managing Partner Mr. Manjunath H.R as the owner by virtue of MR T7/2-22-23.
25. It is observed from the Mutation Register bearing No. T27/2023-24, issued by the Office of the Tahsildar, that the land bearing Survey No. 80/1, measuring 07 Acres 14 Guntas, originally stood in the name of M/s. Aakrithi Properties. Subsequently, as per the order of the Tahsildar, an extent of 06 Acres 28 Guntas was designated for residential purposes, while the remaining extent of 18 Guntas was earmarked for parks and open spaces.

26. It is ascertained from the Sale Deed dated 26.09.2023 that M/s. Aakrithi Properties, represented by its Managing Partner Mr. Manjunath H.R., has conveyed a portion of residentially converted land measuring 06 Acres 28 Guntas (out of a total extent of 07 Acres 14 Guntas, including 08 Guntas of Kharab land), and another portion of land measuring 18 Guntas (earmarked for parks and open spaces), situated in Survey No. 80/1, in favour of **M/s. Akkruti Livespaces LLP**, represented by its Designated Partners Mr. Manjunath H.R. and Mr. A.N. Krishnamurthy. The said Sale Deed is registered as Document No. HSK-1-08925/2023-24 of Book-1, and stored in the Centralized Data Cell at the Office of the Sub-Registrar, Hoskote. And same is recorded in MR No.H24/2023-24
27. Subsequently, M/s. Aakrithi Properties, represented by its Managing Partner Mr. Manjunath H.R., and M/s. Akkruti Livespaces LLP, represented by its Designated Partners Mr. Manjunath H.R. and Mr. A.N. Krishnamurthy, upon reviewing the aforesaid Sale Deed dated 26.09.2023, identified typographical errors in the boundaries of the property. In order to rectify the same, they have executed a Deed of Rectification dated 05.12.2024, registered as Document No. DNH-1-15237/2024-25 of Book-1, and stored in the Centralized Data Cell at the Office of the Sub-Registrar, Devanahalli.
28. Thereafter, as per Mutation Register bearing No. T57/2023-24, issued by the Office of the Tahsildar, Hoskote Taluk, the land bearing Survey No. 80/1, measuring 07 Acres 14 Guntas (including 08 Guntas of Kharab land), was bifurcated and assigned as follows:
- Survey No. 80/1, measuring 06 Acres 28 Guntas, including 05.08 Guntas of Kharab land; and
 - Survey No. 80/3, measuring 18 Guntas, including 02.08 Guntas of Kharab land.
29. Further, it is observed that the newly assigned Survey Nos. 80/1 (measuring 06 Acres 28 Guntas, including 05.08 Guntas of Kharab) and 80/3 (measuring 18 Guntas, including 02.08 Guntas of Kharab) were amalgamated and re-surveyed as Survey No. 80/1, measuring 07 Acres 14 Guntas, including 08 Guntas of Kharab land, as reflected in Mutation Register No. T84/2023-24.
30. Subsequently, Mutation Register bearing No.T9/2024-25 issued by the office of Tahsildar, provides the Survey No. 80/1, measuring 07 Acres 14 Guntas (including 08 Guntas of Kharab), was again bifurcated and assigned as follows:
- (i) Survey No. 80/1, measuring 06 Acres 36 Guntas, including 08 Guntas of 'B' Kharab land; and
 - (ii) Survey No. 80/3, measuring 18 Guntas, with no Kharab land.

31. It is noted from the RTCs for the period 2024-25 to 2025-26 issued by office of Tahsildar, with respect to (i) Survey No. 80/1, measuring 06 Acres 36 Guntas, including 08 Guntas of 'B' Kharab land; and (ii) Survey No. 80/3, measuring 18 Guntas, with no Kharab land, that the name of M/s. Aakrithi Properties, represented by its Managing Partner Mr. Manjunath H.R, is reflected as the owner of both land parcels.
32. The Karnataka Revision Settlement Akarband issued by the Department of Land Records reflects the extent of 07 Acre 14 Guntas including 08 Guntas of Kharab in Survey No 80/1.
33. Tippan issued by the office of Tahsildar, Hoskote provides the topographical shape of Survey. No 80.
34. Pakka Book (Hissa Survey) issued by the Supervisor Off Office of Land Surveyor, Hoskote provides the Total Extent in Survey NO.80 measuring 13 Acre 11 Guntas Plus 08 Guntas of Kharab totally measuring 13 Acre 19 Guntas.
35. The Endorsement dated 26.07.2021 bearing No. PTCL(HOS)(END)/CR/79/2021-22 issued by Assistant Commissioner, Doddaballapura provides that there are no cases registered under the Scheduled Castes and Scheduled Tribes (Prohibition of transfer of certain lands) Act, 1978. (PTCL) with respect to the extent of 07 Acre 06 Guntas in Survey . No.80/1.
36. Hissa Mojini issued by the Supervisor Off Office of Land Surveyor, Hoskote provides the names of 1. Thimmarayappa 2.Padma 3.Venkatesh 4.RamaKrishna and 5.Narayanaswamy are the joint owners with respect to land measuring 07 Acre 06 Guntas plus 08 Guntas of Kharab in Survey No.80/1.
37. The Endorsement dated 24.08.2023 bearing No. LAQ/CA/CR/ /2022-23 issued by the Special Land Acquisition Officer, Special Land Acquisition Officer & Competent Authority National Highway Authority of India, Bangalore, provides that the land bearing Survey No. 80/1 measuring 07 Acres 06 Guntas is 'not' subject to the acquisition under the provisions of the National Highway Authority of India.
38. The Endorsement dated 31.08.2023 bearing No. KIADB/LAQ/3247/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Area Development Board (BMICP), Bangalore Rural, provides that the land bearing Survey No. 80/1 measuring 07Acres 06 Guntas is 'not' subject to the acquisition under the provisions of the Karnataka Industrial Area Development Board.
39. The Endorsement dated 19.09.2023 bearing No. KHB/LAQ/ /2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, provides that the land bearing Survey No. 80/1 measuring 07Acres 06 Guntas is 'not' subject to the acquisition under the provisions of the Karnataka Housing Board.

40. It is ascertained from the Relinquishment Deed dated 16.08.2025 that Akkruthi Livespace LLP, represented by its partners Mr. H.R. Manjunath and Mr. A.N. Krishnamurthi, has relinquished an extent of 3,632.42 Square Meters for Common Amenities with respect to land bearing Survey No.80/1 measuring 06 Acres 28 Guntas, Survey No.80/3 measuring 18 Guntas, Survey No.83/1 measuring 03 Acres 32 Guntas, Survey No.83/3 measuring 03 Acres 32 Guntas and Survey No.89/1 measuring 03 Acres 05 Guntas, totally measuring 17 Acres 35 Guntas, in favor of the Hoskote Planning Authority, and the same is registered on 08.09.2025 as Document No.HSK-1-08635/2025-26 of Book-I, stored centrally at the office of the Sub-Registrar, Hoskote.
41. It is ascertained from the Relinquishment Deed dated 04.09.2025 that Akkruthi Livespace LLP, represented by its partners Mr. H.R. Manjunath and Mr. A.N. Krishnamurthi, has relinquished an extent of 7,426.49 Square Meters for Park and Open Space and 22,819.49 Square Meters for Road with respect to land bearing Survey No.80/1 measuring 06 Acres 28 Guntas, Survey No.80/3 measuring 18 Guntas, Survey No.83/1 measuring 03 Acres 32 Guntas, Survey No.83/3 measuring 03 Acres 32 Guntas and Survey No.89/1 measuring 03 Acres 05 Guntas, totally measuring 17 Acres 35 Guntas, in favor of the Gram Panchayat of Doddagattiganbe, and the same is registered on 08.09.2025 as Document No.HSK-1-08634/2025-26 of Book-I, stored centrally at the office of the Sub-Registrar, Hoskote.
42. **Encumbrance Certificates**

Sl .No.	EC period and issuing SRO	Description of the document/s	Date of Transaction	Registered Document No
1	1.04.1920 to 31.03.2004, Hoskote ,Bangalore Rural	Lease Deed	01.08.1922	257
		Lease Deed	07.03.1950	2118
		Sale Deed	29.09.1955	1667
		Sale Deed	08.03.1956	2968
		Mortgage Deed	16.07.1979	Doc No. (NL)
		Sale Deed	07.03.1950	Doc No. 837

Report On Title

2	1.04.2004 to 31.03.2014, Hoskote ,Bangalore Rural	Sale Deed	19.08.2006	Doc No. 4328
		Sale Deed	19.08.2006	Doc No. 04329
		Sale Deed	26.07.2006	Doc No. 03396
		Cancellation Deed	05.10.2007	Doc No. 03554
		Sale Deed	13.03.2008	Doc No. 07325
		Sale Deed	23.02.2011	Doc No. 05869
3	1.04.2014 to 20.07.2021, Hoskote ,Bangalore Rural	NIL	NIL	NIL
4	1.04.2016 to 28.08.2021, Hoskote ,Bangalore Rural	NIL	NIL	NIL

43. Encumbrance Certificates

Sl .No.	EC period and issuing SRO	Description of the document/s	Date of Transaction	Registered Document No
1	1.04.2021 to 02.06.2023, Hoskote ,Bangalore Rural	Confirmation Deed	24.02.2022	Doc No. HSK-1—01661-2022-23.
		Sale Deed	08.10.2022	Doc No. HSK-1—01661-2022-23.

44. The Encumbrance Certificate for the period from 31.03.2023 to 28.07.2025 issued by the office of Sub-registrar, reflects the Nil Encumbrance.

45. The Encumbrance Certificate for the period from issued by the office of Sub-registrar for Survey No.80/1, &3

Sl .No.	EC period and issuing SRO	Description of the document/s	Date of Transaction	Registered Document No
1	01.04.2023 to 04.04.2025	Rectification Deed	06.12.2024	DNH-1-15237/2024-25.
		Declaration Deed	05.11.2024	DNH-1-14448/2024-25.
		Sale Deed	26.09.2023	HSK-1-08925/2023-25.
2	01.04.2024 to 13.08.2025	Rectification Deed	06.12.2024	DNH-1-15237/2024-25.

46. Zoning:

Zoning/Land Usage;	(Map No.59) Residential Zone as per CDP
Water Bodies/Strom Water Drains cutting across the Property;	Yes, Water Bodies (Lake) abutting the Property;
Presence of Cart Road/ Pathway cutting across the Property;	Yes, the presence of Cart Road/ Pathway cutting across the Property.
Kharab Status;	08 Guntas of 'B' kharab land
Any [Explicit] hindrance for Using the Land for Residential Purpose;	Change of land use is not required as the same falls under the Layout-Residential Zone

IV. PHYSICAL SEARCH

- Based on the online portal searches conducted by us, the Encumbrance Certificate for the period from 31.03.2023 to 28.07.2025, issued by the Office of the Sub-Registrar, reflects Nil Encumbrance in respect of the above-mentioned properties.

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V. OPINION AND RECOMMENDATION

Upon review and scrutiny of the documents, we opine that **M/s Akkruti Livespaces LLP represented by its designated Partners Mr.Manjunath .H.R and Mr.A.N.Krishnamurthy** is the absolute owner with respect to the (i) Survey No. 80/1, measuring 06 Acres 36 Guntas, including 08 Guntas of 'B' Kharab land; and (ii) Survey No. 80/3, measuring 18 Guntas, with no Kharab land, and it has valid, free, and marketable title over the Property. Further, the Property has been converted for Layout-Residential purposes.

However, the same is subject to the production of the following documents/clarifications;

1. Latest Encumbrance Certificate.
2. Akarbhand for new Survey Numbers
3. Approved layout Sanction plan.
4. Site/plot release Order.
5. Plots E Katha
6. RERA Certificate.
7. Nil tenancy Endorsement.

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VI. OUR UNDERSTANDING

We understand that **Akkruithi Litespace LLP** (the "**Client**") intends to know the marketable title of the Schedule Property and instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

IMPORTANT:

The Report on Title (**Report**) prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VII. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ("**FM**") to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client and carry out searches at the Office of the Sub Registrar, Hoskote and other relevant concerned authority.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as '**Documents**').
2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have proceeded on the basis of the available documents, records and information.
4. Apart from the litigation mentioned in the Report, No online litigation searches has been undertaken with respect to the Schedule Property. Therefore, the Report is subject to the assumption in the Declaration issued by the owner and necessary searches carried out, wherein, specific case details have been provided by the owner.
5. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.

6. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VIII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

- (a) All signatures appearing on the reviewed documents are genuine;
- (b) The Documents perused by us as originals are authentic and complete;
- (c) The Documents perused by us as copies are complete
- (d) The Documents on which the Report relies remain accurate;
- (e) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

- 1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is 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.
- 2. 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 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.

3. This Report has been prepared pursuant to a diligence exercise carried out for a Minimum of 50+ years. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds
5. Some of the Registers maintained in the above mentioned Registration Offices are torn, incomplete or damaged. As a result, searches could not be made of such Registers and our Report may be read as qualified thereto.
6. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

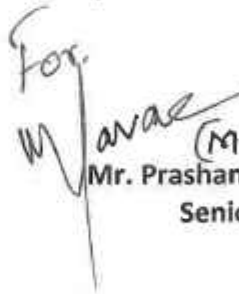
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IX. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

Mr. Prashantha Kumar. S.T
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Fox Mandal & Associates
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Phone : +91 80 2559 5911
 : +91 80 3055 4100
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e-mail : prashantha.kumar@foxmandal.in

For, Fox Mandal & Associates

For. Prashantha


(MALI PAVAN GOWDA)
Mr. Prashanth Kumar ST
Senior Partner

18.09.2025

To,

Akkruithi Livespaces LLP
Raintree Plaza, No. 227,
4th Floor, 10th Main,
100 Feet Road, HRBR Layout,
1st Block, Kalayan Nagar,
Bangalore 560043,
Karnataka (INDIA)

Hereunder referred to as 'the Client'

Dear Sir,

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the land parcels more particularly and fully described in the Schedule below and drawn a Title Report. Please find below Title Report issued based on the copies of the documents furnished to us.

Report On Title

INDEX

CHAPTER	PARTICULARS	Page Nos.
I	SCHEDULE PROPERTY	2
II	COPIES OF DOCUMENTS FURNISHED FOR SCRUTINY	2-4
III	TRACING OF TITLE	4-12
IV	PHYSICAL SEARCH	12
V	OPINION AND RECOMMENDATION	13
VI	OUR UNDERSTANDING	13-14
VII	MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED	14-15
VIII	APPLICABLE ASSUMPTIONS AND DISCLAIMERS	16
IX	CONTACT DETAILS	17

I. SCHEDULE PROPERTY

1. **All the piece and parcel of** the Residentially Converted land measuring **02 Acres 33.08 Guntas**, out of the total extent of **03 Acres 05 Guntas** in **Survey No. 89/1** (Converted vide Official Memorandum dated 07.04.2025 bearing No. 757669, issued by the Deputy Commissioner, Bangalore Rural) situated at Jinnaghara Village, Jadigenahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on:

East by	Land in Survey No.89/2,8 to 11
West by	Land in Survey No. 88,83
North by	Land in Survey No. 89/21
South by	Land in Survey No.76

(Boundaries are ascertained from Official Memorandum dated 07.04.2025 bearing No. 757669, issued by the Deputy Commissioner, Bangalore Rural)

2. **All that piece and parcel of** converted land measuring 11.08 Guntas, forming part of the total extent of 03 Acres 05 Guntas in Survey No. 89/1, situated at Jinnaghara Village, Jadigenahalli Hobli, Hoskote Taluk, Bangalore Rural District, which has been converted for parks, playgrounds, and open space use vide Official Memorandum dated 07.04.2025 bearing No. 757687, issued by the Deputy Commissioner, Bangalore Rural, and bounded as follows:

East by	Land in Survey No.89/1
West by	Land in Survey No. 88,83
North by	Land in Survey No. 89/1
South by	Land in Survey No.89/1

(Boundaries are ascertained from Official Memorandum dated 07.04.2025 bearing No. 757687, issued by the Deputy Commissioner, Bangalore Rural)

II. COPIES OF THE DOCUMENT FURNISHED FOR TITLE SCRUTINY

Sl. No.	Documents Description
1.	Index of Land issued by the office of Tahsildar, Hoskote
2.	Record of Rights bearing No.157 issued by the office of Tahsildar, Hoskote.
3.	Partition Deed dated 10.08.1967 registered as Document No. 1869/1967-68 of Book I recorded at pages 18 to 38 of Volume 1195 in the Office of the Sub Registrar, Hoskote.
4.	Record of Tenancy Certificate (RTC's) for the period 1969-70 to 1972-73 issued by the office of Tahsildar, Hoskote Taluk
5.	General Power of Attorney 11.04.1968 registered as Document No. 03/1968-69 of Book IV recorded at pages 437 to 438 of Volume 13 in the Office of the Sub Registrar, Hoskote.
6.	GPA Cancellation Deed dated 04.03.1982 and the same is registered as Document No. 382/81-82 of Book IV recorded at pages 46 to 47 of Volume 18 in the Office of the Sub Registrar, Hoskote.
7.	Sale Deed dated 05.05.1972 registered as Document No. 573/1972-73 of Book I recorded at pages 01 to 03 of Volume 132 in the Office of the Sub Registrar, Hoskote.
8.	Record of Tenancy Certificate (RTC's) for the period 1983-84 to 2004-05 issued by the office of Tahsildar, Hoskote Taluk
9.	Death Certificate of Mr.Kempanna dated 04.12.1983 issued by the Chief Register of Births and Deaths
10.	Family Tree of Late. Kempanna s/o Mr. B Kariyappa.
11.	Mutation Register Extract No.76/2005-06 issued by the office of Tahsildar, Hoskote,
12.	Record of Tenancy Certificate (RTC's) for the period 2005-06 to 2020-21 issued by the office of Tahsildar, Hoskote,
13.	General Power of Attorney 18.03.2006 registered as Document No. HSK-4-00540-2005-06 and Stored in CD No. HSKD57 in the Office of the Sub Registrar, Hoskote.

2. It is learnt from the Partition Deed dated 10.08.1967 that Mr. Patel Narayana Gowda Alias Narayana Gowda S/o Chikke Gowda along with his children settled and partitioned all family properties of their joint family vide Partition Deed dated 10.08.1967 and disintegrating the joint family status. By virtue of such family partition, the land bearing Sy. No. 89 measuring 24 Acre 28 Guntas Plus 01 Guntas of Kharab totally measuring 25 Acre 28 Guntas along with other properties was settled as under:

Sl. No.	Name of the Beneficiary	Extent Settled
1	Mr.Kempe Gowda S/o Mr.Patel Narayana Gowda Alias Narayana Gowda	03 Acre 21 Guntas in Sy. No. 89
2	Mr.Munibyre Gowda S/o Mr.Patel Narayana Gowda Alias Narayana Gowda	03 Acre 21 Guntas in Sy. No. 89
3	Mr.Dodda ChikkeGowda S/o Mr.Patel Narayana Gowda Alias Narayana Gowda	03 Acre 21 Guntas in Sy. No. 89
4	Mr. Narayana Gowda Alias Narayana Gowda S/o Chikkegowda	03 Acre 21 Guntas in Sy. No. 89
5	Mr.Chikke Gowda S/o Mr.Patel Narayana Gowda Alias Narayana Gowda	03 Acre 21 Guntas in Sy. No. 89
6	Mr. RamaMurthy S/o Mr.Patel Narayana Gowda Alias Narayana Gowda	03 Acre 21 Guntas in Sy. No. 89
7	Mr.Venkataramanappa S/o Mr.Patel Narayana Gowda Alias Narayana Gowda	03 Acre 21 Guntas in Sy. No. 89

and the same is registered as Document No. 1869/1967-68 of Book I recorded at pages 18 to 38 of Volume 1195 in the Office of the Sub Registrar, Hoskote.

3. It is noted upon the scrutiny of Record of Tenancy Certificate (RTC's) for the period 1969-70 to 1972-73 issued by the office of Tahsildar, Hoskote Taluk, reflects the name of Mr.Narayana Gowda as the owner in possession with respect to 25 Acre 28 Guntas including 07 Guntas of Kharab.
4. It is observed from General Power of Attorney 11.04.1968 that Mr.RamaMurthy S/o Mr.Patel Narayana Gowda Alias Narayana Gowda has appointed Mr.Kempe Gowda S/o Mr.Pasell withna Gowda Alias Narayana Gowda as their lawful Attorney Holder to do all the acts, deeds and things mentioned therein including the power to sell with respect to land measuring 03 Acre 21 Guntas in Sy. No. 89 and other properties and the same is registered as Document No. 03/1968-69 of Book IV recorded at pages 437 to 438 of Volume 13 in the Office of the Sub Registrar, Hoskote.
5. General Power of Attorney Cancellation Deed dated 04.03.1982 provides that Mr.RamaMurthy S/o Mr.Patel Narayana Gowda Alias Narayana Gowda has appointed Mr.Kempe Gowda S/o Mr.Patel Narayana Gowda Alias Narayana Gowda as their lawful Attorney Holder to do all the acts, deeds and things mentioned therein including the power to sell with respect to land measuring 03 Acre 21 Guntas in Sy. No. 88 and other properties and and the same is registered as Document No. 03/1968-69 of Book IV recorded at pages 437 to 438 of Volume 13 in the Office of the Sub Registrar, Hoskote Further, Mr. RamaMurthy cancelled /revoked vide., GPA Cancellation Deed dated 04.03.1982 and the same is registered as Document No. 382/81-82 of Book IV recorded at pages 46 to 47 of Volume 18 in the Office of the Sub Registrar, Hoskote.
6. We have been provided with the Sale Deed dated 05.05.1972 provides that Mr. Kempe Gowda S/o Mr. Patel Narayana Gowda conveyed the land bearing Survey No. 89 land measuring 03 Acre 21 Guntas with other Properties in favour of Mr. Kempanna S/o Beedi Kariyappa and the same is registered as Document No. 573/1972-73 of Book I recorded at pages 01 to 03 of Volume 132 in the Office of the Sub Registrar, Hoskote.

"It is observed from the Sale Deed dated 05.05.1972 that Mr. Kempegowda, as GPA Holder of Mr. Ramamurthy, conveyed the property without mentioning the name of Mr. Ramamurthy as the owner. Owing to this omission, Mr. Ramamurthy has been made a Confirming Party in the Sale Deed dated 22.07.2024".

"In Our Corroborative studies, we note that the property bearing Survey No. 89 land measuring 03 Acre 21 Guntas was assigned with new Sy No. 89/1 Vide., Order No.ASLR.No.51/1971-1972. which is further evidenced in the subsequent RTCs.

7. It is noted upon the scrutiny of the Record of Tenancy Certificate (RTC's) for the period 1983-84 to 2004-05 issued by the office of Tahsildar, Hoskote Taluk, reflects the name of Mr. Kempanna as the owner in possession with respect to land measuring 03 Acre 25 Guntas in Sy No.89/1.
8. Endorsement dated 04.09.2021 issued by the Office of Tahsildar G-2, Hoskote provides that the Non-Availability of Record of Tenancy Certificate (RTC's) for the year 1973-74 to 1983.
9. Death Certificate of Mr. Kempanna dated 04.12.1983 issued by the Chief Register of Births and Deaths provides the demise of Mr.Kempanna on 03.12.1983 and the same is recorded in the said authority.
10. We have been provided with Family Tree of Late. Kempanna s/o Mr. B Kariyappa that Kempanna was married to Mrs. Girijamma and has 6 children as follows:
 - (1) Mrs. Shusheelamma
 - (2) Mrs.Sharada
 - (3) Mr.Rajeev BK has a daughter Ms. Bhavani R
 - (4) Jaiprakash has a son Mr. Vivek J.
 - (5) Mr. Nandakumar BK have 2 children (i) Mr. Abhiram Nandakumar & (ii) Mrs. Bhamini Nandakumar
11. The Mutation Register Extract No. 76/2005-06, issued by the office of the Tahsildar, Hoskote, records that upon the demise of Mr. Kempanna, his son Mr. Nanda Kumar, S/o Late Kempanna, was mutated in all revenue records as the owner in possession of land bearing Survey No. 89/1, measuring 03 Acres 25 Guntas.
12. It is noted upon the scrutiny of Record of Tenancy Certificate (RTC's) for the period 2005-06 to 2020-21 issued by the office of Tahsildar, Hoskote, reflects the name of Mr. Nanda Kumar S/o Late. Kempanna as the owner in possession with respect to land measuring 03 Acre 25 Guntas in Sy No.89/1.

13. It is learnt from General Power of Attorney 18.03.2006 provides that Mr.Nanda Kumar S/o Late. Kempanna and his son Mr. Abhiram has appointed Mr.Narayanaswamy S/o Venkatappa as their lawful Attorney Holder to do all the acts, deeds and things mentioned therein including the power to sell with respect to land measuring 03 Acre 25 Guntas in Sy. No. 89/1 and other properties and the same is registered as Document No. HSK-4-00540-2005-06 and Stored in CD No. HSKD57 in the Office of the Sub Registrar, Hoskote.
14. The Sale Deed dated 22.06.2006 discloses that Mr. Nanda Kumar, S/o Late Kempanna, and his son Mr. Abhiram, represented by their GPA Holder Mr. Narayanaswamy, S/o Venkatappa, conveyed land bearing Survey No. 89/1 measuring 3 Acres 25 Guntas in favour of Mr. O. Maheshwar Reddy, S/o Veerabhadra Reddy. The said Sale Deed was registered as Document No. HSK-1-02522-2006-07, stored in CD No. HSKD66 at the office of the Sub-Registrar, Hoskote, Bangalore Rural District. It is pertinent to note that the Khata pertaining to the said property was not transferred in the name of Mr. O. Maheshwar Reddy.
15. Subsequently, Mr. O. Maheshwar Reddy, S/o Veerabhadra Reddy, along with Mr. Nanda Kumar, S/o Late Kempanna and his son Mr. Abhiram, represented by their GPA Holder Mr. Narayanaswamy, S/o Venkatappa, conveyed the said land bearing Survey No. 89/1 measuring 3 Acres 25 Guntas in favour of Mr. K. Sunil, S/o Krishnappa, under a Sale Deed dated 28.07.2020, registered as Document No. HSK-1-02418/2020-21, stored in CD No. HSKD1057 in the office of the Sub-Registrar, Hoskote, Bangalore Rural District.
16. Further, we have been provided with a Confirmation Deed dated 10.04.2023, wherein Mr. B.K. Jaiprakash, S/o Late B. Kempanna, along with his son Mr. Vivek J., have confirmed the Sale Deeds dated 22.06.2006 and 28.07.2020, registered as Document Nos. HSK-1-02522-2006-07 and HSK-1-02418/2020-21, respectively. They have affirmed that they have no right, title, interest, or claim over the property bearing Survey No. 89/1 measuring 3 Acres 25 Guntas. The Confirmation Deed is registered as Document No. HSK-1-01322/2023-24 of Book-I, stored in CD No. HSKD1838 at the office of the Sub-Registrar, Hoskote.

17. We have been provided with a Copy of Confirmation Deed dated 10.04.2023 (1) Mr. B.K. Rajeev s/o Mr. B Kempanna along with his daughter (2) Mrs. Bhavani R have confirmed the Sale Deeds dated 22.06.2006 and 28.07.2020, registered as Document Nos. HSK-1-02522-2006-07 and HSK-1-02418/2020-21, respectively. They have affirmed that they have no right, title, interest, or claim over the property bearing Survey No. 89/1 measuring 3 Acres 25 Guntas. The Confirmation Deed is registered as Document No.HSK-1-01325/2023-24 of Book-1, stored in CD No.HSKD1838 at the office of Sub-registrar, Hoskote.
18. It is observed from the Notary Affidavit sworn by Mr. B.K. Nanda Kumar dated 18.10.2023 that he, being the son of Late Kempanna, has affirmed that his elder sister, Mrs. S. Shusheelamma, expired on 23.06.1985 in an aircraft crash. It is further intimated by the landowner that Mrs. S. Shusheelamma had no children. It is also intimated by the landowner that one of his sister, Mrs. Sharada, expired on 23.01.2002 without any issues.
19. The Mutation Register Extract bearing No.H1/2020-21 provides that the name of Mr. K. Sunil S/o Krishnappa as the owner in possession of land bearing Survey No. 89 /1 land measuring 03 Acre 25 Guntas.
20. The RTCs for the period from 2021-22 to 2024-25 issued by the office of Tahsildar, Hoskote Taluk, the name of Mr. K. Sunil S/o Krishnappa, is recorded as owner with respect to the land bearing Survey No.89/1 measuring 03 Acre 25 Guntas, VideMR No.H1/2020-21.
21. Family tree of Mr. K.Sunil S/o Krishnappa Sworn before Notary Public provides that:-

Mr. K. Sunil, S/o Krishnappa Wife: Mrs. Sunitha

Children:

1. Master Kashi Gowda (Minor)
2. Master Kupendra Gowda (Minor)

22. The Plaint in O.S. No. 1506/2014 filed before the Court of the Principal Senior Civil Judge, Bangalore Rural District, reveals that Mr. S. Jagadeeshwara Reddy, S/o Late S. Venugopal Reddy, initiated a suit for specific performance of the Agreement to Sell dated 15.12.2010 against (1) Mr. Nandakumar, S/o Late Kempanna, and his son (2) Mr. Abhiram (represented by their GPA holder Mr. Narayanaswamy, S/o Venkatappa), and (3) Mr. Rajeev, S/o Late Kempanna, in respect of land bearing Survey No. 89/1 measuring 3 Acres 25 Guntas, pursuant to which, by order dated 19.09.2014, the Hon'ble Court granted an interim temporary injunction restraining the defendants from alienating the said property, subject to the plaintiff paying the process fee under Order 39 Rule 3(3) of CPC within 7 days from the date of the order, failing which the injunction would stand vacated.

Thereafter, we have been provided with a copy of the **Joint Compromise Petition dated 11.11.2024** filed in O.S. No. 1506/2014 also referred to as O.S. No. 3000/2022, Senior Civil Judge, Hoskote wherein Mr. S. Jagadeeshwara Reddy, S/o Late S. Venugopal Reddy, is the Plaintiff, and Mr. Nandakumar, S/o Late Kempanna, Mr. K. Sunil, and others are the Defendants. During the pendency of the suit, the suit property bearing Survey No. 89/1 measuring 3 Acres 25 Guntas was purchased by Mr. K. Sunil under a Sale Deed dated 28.07.2020.

Subsequently, the Plaintiff and Defendants held mutual discussions and agreed that 20 Guntas of land in Survey No. 89/1 would be conveyed in favour of the Plaintiff, proportionate to the part of the sale consideration already paid by the Plaintiff to Mr. Nandakumar and others under the Agreement to Sell dated 15.12.2010. In consideration thereof, the Plaintiff agreed to forgo his claim over the remaining extent of 3 Acres 05 Guntas in Survey No. 89/1 and to execute the Sale Deed accordingly.

Thus, in view of the settlement that arrived between the parties, the suit has been mutually compromised and disposed of.

We have been provided with Copy Un-registered Agreement of Sale dated 15.12.2010 that (1) Mr. Nandakumar, S/o Late Kempanna, and his son (2) Mr. Abhiram (represented by their GPA holder Mr. Narayanaswamy, S/o Venkatappa), and (3) Mr. Rajeev, S/o Late Kempanna all have agreed to convey the said property in favor Mr. S. Jagadeeshwara Reddy, S/o Late S. Venugopal Reddy Survey No. 89/1 measuring 3 Acres 25 Guntas.

23. It is ascertained from the Sale Deed dated 22.07.2024 that (1) Mr. Sunil K, S/o Krishnappa, along with his children (2) Master Kashi Gowda and (3) Master S. Kupendra Gowda (Sl. Nos. 2 and 3 being minors represented by their natural guardian and father, Mr. Sunil K) are the Vendors, and the Confirming Parties are

(4) Dr. Ramamurthy, S/o Late Narayanagowda, represented by his GPA Holder, Mr. Manjunath H.R., Managing Partner of Akkruthi Properties, and (5) Mr. S. Jagadiswara Reddy, S/o Mr. S. Venugopal Reddy (Sl. Nos. 3 and 4 being the Confirming Parties). All of the aforesaid persons together have conveyed the land bearing Survey No. 89/1, measuring 03 Acres 05 Guntas, in favor of **M/s Akkruthi Livespace LLP**, represented by its Managing Partner Mr. Manjunath H.R. The said Sale Deed is duly registered as Document No. HSK-1-07207/2024-25, Book-I, stored in the Centralized Data Cell at the office of the Sub-Registrar, Hoskote, and the same is also recorded in Mutation Register No. H9/2024-25 issued by the office of the Tahsildar.

We have been provided with a General Power of Attorney dated 22.02.2022, registered as Document No. BDH-4-00345/2022-23 of Book-4 and stored in CD No. BDHD1242 at the office of the Sub-Registrar, Shivajinagara. The said document discloses that Dr. N. Ramamurthy, s/o Late Narayana Gowda, executed a GPA in favor of M/s Akkruthi Livespace LLP, represented by its Managing Partner, Mr. Manjunath H.R., appointing his attorney to execute Sale Deeds, Rectification Deeds, to appear as a consenting witness to Sale Deeds, and to undertake all acts necessary for perfection of title and avoidance of future ambiguity.

As a matter of abundant caution, Dr. N. Ramamurthy has been included as Confirming Party No. 1. He was the original allottee of the schedule property under the Partition Deed recorded at Sl. No. 2 of this Title Search Report (TSR). Subsequently, he executed a GPA in favor of Mr. Kempegowda, as reflected at Sl. No. 3 of this TSR. Acting under the authority of the said GPA, Mr. Kempegowda executed the Sale Deed recorded at Sl. No. 6 of this TSR, pursuant to which subsequent transactions ensued. However, Dr. Ramamurthy's name was inadvertently omitted in the later conveyances. Therefore, in order to ratify and confirm the validity of all such transactions, he has now been arrayed as a Confirming Party to this Sale Deed."

Similarly, Confirming Party No. 2, Mr. S. Jagadiswara Reddy is being made as a party to this Sale Deed as a measure of abundant caution and to ensure absolute perfection of title, in light of the fact that he had earlier instituted a civil suit in O.S. No. 1506/2014/3000/2014, the details of which are set out at Sl. No. 19 of this Title Search Report (TSR).

24. It is ascertained from the Official Memorandum dated 07.04.2025 bearing No. 757669, issued by the Deputy Commissioner, Bangalore Rural, that Akkruthi Livespace LLP has obtained permission to convert a portion of land measuring 02 Acres 33.08 Guntas, out of the total extent of 03 Acres 05 Guntas in Survey No. 89/1, from agricultural to non-agricultural residential purpose.
25. Further, it is noted that the remaining extent of 11.08 Guntas in Survey No. 89/1 has been converted from agricultural to non-agricultural parks, playgrounds, and open space use, as per the Official Memorandum dated 07.04.2025 bearing No. 757687, issued by the Deputy Commissioner, Bangalore Rural.
26. We have been provided with a copy of the Hissa Mojini and Pakka Book, issued by the office of the Tahsildar, which records that land bearing Survey No. 89/1, measuring 03 Acres 25 Guntas, has been bifurcated into two parcels. Out of the said extent, the subject land measuring 03 Acres 05 Guntas continues to remain in Survey No. 89/1, while an extent of 20 Guntas has been assigned a new number as Survey No. 89/21.
27. It is observed from the RTC for year 2025-26, issued by the office of the Tahsildar, that Akkruthi Livespace LLP is reflected as the owner of a portion of land measuring 02 Acres 33.08 Guntas and 11.08 Guntas, out of a total extent of 03 Acres 05 Guntas in Survey No. 89/1, based on MR No. T74/2024-25 and MR No. T9/2024-25.
28. Karnataka Revision Settlement Akarband issued by Department of Land Records reflects the extent of 03 Acre 05 Guntas Plus 00 Guntas of Kharab in Survey No 89/1.
29. Moola Survey Tippani Book/Tippani (Re-Sy)/Atlas issued by the office of Tahsildar, Hoskote provides the topographical shape of Survey No 89.
30. Pakka Book (Hissa Survey) issued by the Supervisor Off Office of Land Surveyor, Hoskote provides the name of Hissadhar Mr.RamaMurthy with respect to extent of 03 Acre 25 Guntas Plus 00 Guntas of Kharab in Sy.No 89/1.

31. Endorsement dated 26.07.2021 bearing No. PTCL(HOS)/CR/802021-22 issued by Assistant Commissioner, Doddaballapura provides that there are no cases registered under the Scheduled Castes and Scheduled Tribes (Prohibition of transfer of certain lands) Act, 1978. (PTCL) with respect to the extent of 03 Acre 25 Guntas Plus 00 Guntas of Kharab in Sy. No 89/1.
32. The Endorsement dated 31.08.2023, bearing No. KIADB/LAQ/3247/2023-24, issued by the Office of the Special Land Acquisition Officer, KIADB, confirms that the land measuring 3 Acres 25 Guntas, along with 0 Guntas of Kharab, in Survey No. 89/1 has not been acquired under the provisions of the Karnataka Industrial Areas Development Board (KIADB Acquisition).
33. The Endorsement dated 19.09.2023, bearing No. KHB/Spl Land Acq/2023-24, issued by the Office of the Karnataka Housing Board, confirms that the land measuring 3 Acres 25 Guntas, along with 0 Guntas of Kharab, in Survey No. 89/1 has not been acquired under the provisions of the Karnataka Housing Board Acquisition.
34. The Endorsement dated 24.08.2023, bearing No. LAQ/CA/CR//2023-24, issued by the Office of the Special Land Acquisition Officer, National Highways Authority of India (NHAI), confirms that the land measuring 3 Acres 25 Guntas, along with 0 Guntas of Kharab, in Survey No. 89/1 has not been acquired under the provisions of the National Highways Acquisition.
35. It is ascertained from the Relinquishment Deed dated 16.08.2025 that Akkruthi Livespace LLP, represented by its partners Mr. H.R. Manjunath and Mr. A.N. Krishnamurthi, has relinquished an extent of 3,632.42 Square Meters for Common Amenities with respect to land bearing Survey No.80/1 measuring 06 Acres 28 Guntas, Survey No.80/3 measuring 18 Guntas, Survey No.83/1 measuring 03 Acres 32 Guntas, Survey No.83/3 measuring 03 Acres 32 Guntas and Survey No.89/1 measuring 03 Acres 05 Guntas, totally measuring 17 Acres 35 Guntas, in favor of the Hoskote Planning Authority, and the same is registered on 08.09.2025 as Document No.HSK-1-08635/2025-26 of Book-I, stored in centralized data cell at the office of the Sub-Registrar, Hoskote.
36. It is ascertained from the Relinquishment Deed dated 04.09.2025 that Akkruthi Livespaces LLP, represented by its partners Mr. H.R. Manjunath and Mr. A.N. Krishnamurthi, has relinquished an extent of 7,426.49 Square Meters for Park and Open Space and 22,819.49 Square Meters for Road with respect to land

bearing Survey No.80/1 measuring 06 Acres 28 Guntas, Survey No.80/3 measuring 18 Guntas, Survey No.83/1 measuring 03 Acres 32 Guntas, Survey No.83/3 measuring 03 Acres 32 Guntas and Survey No.89/1 measuring 03 Acres 05 Guntas, totally measuring 17 Acres 35 Guntas, in favor of the Gram Panchayat of Doddagattiganbe, and the same is registered on 08.09.2025 as Document No.HSK-1-08634/2025-26 of Book-I, stored in centralized data cell at the office of the Sub-Registrar, Hoskote.

37. We have been furnished with the Encumbrance Certificates as follows:

Sl No.	EC period	Description of the document/s	Date of Transaction	Registered Document No
1.	1.04.1960 to 31.03.2004,	Partition Deed Sale Deed	10.08.1967 05.05.1972	Doc No. 1869 Doc No. 573
2.	1.04.2004 to 20.07.2021,	Sale Deed Sale Deed	26.06.2006 28.07.2020	Doc No.02522 Doc No.02418
3.	01.04.2021 to 04.04.2025	Sale Deed	23.07.2024	Doc No.07207
4.	01.04.2021 to 25.08.2025	Sale Deed	23.07.2024	HSK-1-07207/2024-25.
5.	01.04.2025 to 13.08.2025	Nil		

Zoning/Land Usage;	(Map No.59) Residential Zone as per CDP
WaterBodies/Strom Water Drains cutting across the Property;	Yes, Water Bodies/Strome Drain abutting the Property;
Presence of Cart Road/ Pathway cutting across the Property;	No, presence of Cart Road/ Pathway cutting across the Property.
Kharab Status;	00 Guntas of kharab land

IV. PHYSICAL SEARCH

- Based on the online portal searches conducted by us, the Encumbrance Certificate for the period from 01.04.2025 to 13.08.2025, issued by the Office of the Sub-Registrar, reflects Nil Encumbrance in respect of the above-mentioned properties.

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V. OPINION AND RECOMMENDATION

Upon review and scrutiny of the documents we opine that **Akkruthi Livespace LLP** is the absolute owner in possession of the Survey No. 89/1 (i) portion of measuring 02 Acres 33.08 Guntas and (ii) extent of 11.08 Guntas out of the total extent of 03 Acres 05 Guntas in Survey No. 89/1, and that it has valid, free and marketable title over the Property.

The above opinion has been issued based on the copies of documents relating to the Schedule Property. The opinion is subject to production the following documents and observation in the Report and rider stated below:-

1. Darkasth Order, Darkasth Register and Saguvali Chit. if it not available provide non-availability endorsement for the same.
2. Approved layout Sanction plan.
3. Site/plot release Order.
4. Plots E Katha
5. RERA Certificate.
6. Latest Encumbrance Certificate
7. Latest Endorsements from the Assistant Commissioner/ Tahsildar regarding proceeding if any initiated or pending under section 48 A and section 77 A of Karnataka Land Reforms Act of 1961.

VI. OUR UNDERSTANDING

We understand that **Akkruthi Livespace LLP** (the "Client") intends to know the marketable title of the Schedule Property and instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

IMPORTANT:

The Report on Title (**Report**) prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VII. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('FM') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client and carry out searches at the Office of the Sub Registrar, Hoskote and other relevant concerned authority.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as '**Documents**').
2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have proceeded on the basis of the available documents, records and information.
4. Apart from the litigation mentioned in the Report, No online litigation searches has been undertaken with respect to the Schedule Property. Therefore, the Report is subject to the assumption in the Declaration issued by the owner and necessary searches carried out, wherein, specific case details have been provided by the owner.
5. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.
6. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VIII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

- (a) All signatures appearing on the reviewed documents are genuine;
- (b) The Documents perused by us as originals are authentic and complete;
- (c) The Documents perused by us as copies are complete;
- (d) The Documents on which the Report relies remain accurate;

- (e) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is 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.
2. 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 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.
3. This Report has been prepared pursuant to a diligence exercise carried out for a Minimum of 50+ years As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. Some of the Registers maintained in the above mentioned Registration Offices are torn, incomplete or damaged. As a result, searches could not be made of such Registers and our Report may be read as qualified thereto.
6. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

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IX. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

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For, Fox Mandal & Associates

For.

[Signature]

[Signature] **MR. PRASHANTH KUMAR ST**

Senior Partner

18.09.2025

To,

Akkruthi Livespaces LLP
Raintree Plaza, No. 227,
4th Floor, 10th Main,
100 Feet Road, HRBR Layout,
1st Block, Kalayan Nagar,
Bangalore 560043,
Karnataka (INDIA)

Hereunder referred to as 'the Client'

Dear Sir,

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the land parcels more particularly and fully described in the Schedule below and drawn a Title Report. Please find below Title Report issued based on the copies of the documents furnished to us.

Report On Title

INDEX

CHAPTER	PARTICULARS	Page Nos.
I	SCHEDULE PROPERTY	2
II	COPIES OF DOCUMENTS FURNISHED FOR SCRUTINY	2-4
III	TRACING OF TITLE	4-12
IV	PHYSICAL SEARCH	13
V	OPINION AND RECOMMENDATION	14
VI	OUR UNDERSTANDING	15
VII	MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED	16
VIII	APPLICABLE ASSUMPTIONS AND DISCLAIMERS	17-18
IX	CONTACT DETAILS	19

I. SCHEDULE PROPERTY

1. All the piece and parcel of the Residentially Converted land bearing **Survey No.80/1** Measuring 06 Acre 28 Guntas including 08 Guntas of B Kharab (*Converted vide Official Memorandum bearing No. 470538 dated 17.07.2023 issued by the Office of the Deputy Commissioner, Bangalore Rural District*) and at Jinnaghara Village, Jadigenahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on:

East by	Land bearing Survey No. 76,
West By	Tank comprised in Survey No. 81 and Remaining portion of Survey No. 80/1
North By	Land bearing Survey No. 83
South By	Land bearing Survey No. 80/2

(Boundaries ascertained from Deed of Rectification dated 05.12.2024 registered as Doc No. DNH-1-15237/2024-25)

2. All that piece and parcel of land reserved for Playgrounds and Park, being converted land bearing **Survey No. 80/3**, measuring 00 Acre 18 Guntas, with no Kharab, situated at Jinnaghara Village, Jadigenahalli Hobli, Hoskote Taluk, Bangalore Rural District, and converted for non-agricultural use vide Official Memorandum bearing No. 470535 dated 17.07.2023, issued by the Office of the Deputy Commissioner, Bangalore Rural District, and bounded as follows:

East by	Remaining portion of Survey No. 80/1
West By	Tank comprised in Survey No. 81
North By	Remaining portion of land in Sy.No. 80.1
South By	Land bearing Survey No. 80/2

(Boundaries ascertained from Deed of Rectification dated 05.12.2024 registered as Doc No. DNH-1-15237/2024-25)

Sl. No.	Documents Description
1.	Record of Rights bearing No.153 issued by the office of Tahsildar, Hoskote
2.	Non-availability Endorsement dated 02.06.2023 bearing No. RK/Inf/CR___/2020-21 issued by the office of Tahsildar (G-2), Hoskote, Taluk
3.	Record of Tenancy Certificate (RTC's) for the period 1968-69 to 1973-74 and 1982-83 to 2004-05

	of the Deputy Commissioner, Bangalore Rural District
26.	Mutation Register bearing No. T8/2023-24
27.	Confirmation Deed dated 24.02.2022 registered as Document No.HSK-1-01661-2022-23.
28.	Deed of Declaration dated 15.11.2024 registered as Document No. DNH-1-14448/2024-25 of Book-I and stored in the Centralized Data Cell of the Office of the Sub-Registrar, Devanahalli.
29.	Record of Tenancy and Crops (RTCs) for the period 2022-23 issued by the office of Tahsildar, Hoskote Taluk
30.	Mutation Register bearing No. T27/2023-24, issued by the Office of the Tahsildar
31.	Sale Deed dated 26.09.2023 registered as Document No. HSK-1-08925/2023-24 of Book-1, and stored in the Centralized Data Cell at the Office of the Sub-Registrar, Hoskote. And MR No.H24/2023-24
32.	Deed of Rectification dated 05.12.2024, registered as Document No. DNH-1-15237/2024-25 of Book-1, and stored in the Centralized Data Cell at the Office of the Sub-Registrar, Devanahalli.
33.	Mutation Register bearing No. T57/2023-24, issued by the Office of the Tahsildar, Hoskote Taluk
34.	Mutation Register No. T84/2023-24.
35.	Mutation Register bearing No.T9/2024-25 issued by the office of Tahsildar
36.	RTCs for the period 2024-25 to 2025-26 issued by office of Tahsildar
37.	Karnataka Revision Settlement Akarband issued by the Department of Land Records
38.	Tippan issued by the office of Tahsildar, Hoskote
39.	Pakka Book (Hissa Survey) issued by the Supervisor Off Office of Land Surveyor, Hoskote
40.	Endorsement dated 26.07.2021 bearing No. PTCL(HOS)(END)/CR/79/2021-22 issued by Assistant Commissioner, Doddaballapura
41.	Hissa Mojini issued by the Supervisor Off Office of Land Surveyor, Hoskote
42.	The Endorsement dated 24.08.2023 bearing No. LAQ/CA/CR/ /2022-23 issued by the Special Land Acquisition Officer, Special Land Acquisition Officer & Competent Authority National Highway Authority of India, Bangalore
43.	Endorsement dated 31.08.2023 bearing No. KIADB/LAQ/3247/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Area Development Board (BMICP), Bangalore Rural,
44.	Endorsement dated 19.09.2023 bearing No. KHB/LAQ/ /2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore
45.	Relinquishment Deed dated 16.08.2025 registered on 08.09.2025 as Document No.HSK-1-08635/2025-26 of Book-I, stored centrally at the office of the Sub-Registrar, Hoskote.
46.	Relinquishment Deed dated 04.09.2025 registered on 08.09.2025 as Document

	No.HSK-1-08634/2025-26 of Book-I, stored centrally at the office of the Sub-Registrar, Hoskote.
47.	Encumbrance Certificate issued by the office of Sub-registrar as detailed below: • From 1.04.1920 to 31.03.2004. • From 1.04.2004 to 31.03.2014. • From 1.04.2014 to 20.07.2021. • From 1.04.2016 to 28.08.2021. • From 1.04.2021 to 02.06.2023. • From 31.03.2023 to 28.07.2025. • From 01.04.2023 to 04.04.2025. • From 01.04.2024 to 13.08.2025.

III. TRACING OF TITLE

1. The Record of Rights bearing No.153 issued by the office of Tahsildar, Hoskote provides that Survey No. 80 is an Inam Land (Dharmadaya Inamthi / Devadaya Inamthi), and Mrs. Bhagamma is an Inamdhar.
2. We have been furnished with a Non-availability Endorsement dated 02.06.2023 bearing No. RK/Inf/CR___/2020-21 issued by the office of Tahsildar (G-2), Hoskote, Taluk provides that the Index of Lands (IL) is not available in the records maintained by the said authority and the same cannot be perused.
3. It is noted upon the scrutiny of the Record of Tenancy Certificate (RTC's) for the period 1968-69 to 1973-74 and 1982-83 to 2004-05 in the Tenant Colum No.12 that it reflects the name of Mr. Motappa and others with respect to Survey No.80 measuring 13 Acre 11 Guntas Plus 08 Guntas of Kharab totally measuring 13 Acre 19 Guntas (**Larger Property**).
4. We have been furnished with a Non-availability Endorsement dated 15.07.2021 bearing No. RK/Inf/CR___/2020-21 issued by the office of Tahsildar (G-2), Hoskote, Taluk provides that the RTCs for the period 1974-75 to 1983-84 are not available in the records maintained by the said authority and the same cannot be perused.
5. Further Mr. Motappa s/o Munishyamappa and others filed an application in Form No.7 before The Court of The Land Reforms Tribunal Hoskote seeking grant of occupancy rights under the provisions of the Karnataka Land Reforms Act 1961 with respect to the Survey No. 80 measuring 08 Acre 15 Guntas Out of 13 Acre 11 Guntas Plus 08 Guntas of Kharab totally measuring 13 Acre 19 Guntas on the ground that Mr. Narayanaswamy S/o Late. Ramaiah has been cultivating the land as a Tenant for the last 16 to 25 years. In pursuance of the said application, the Land Reforms Tribunal, Hoskote, after conducting due enquiry in terms of proceedings bearing No. LRF(J) G238/1975-76 presided by President, passed

the order dated 07.04.1979, whereby the occupancy rights with respect to Survey No. 80 measuring 07 Acre 06 Guntas out of Larger Property was granted in favor of Mr. Motappa S/o Munishyamappa under Section 45 of the Karnataka Land Reforms Act, 1961. Subsequently, the Special Tahsildar issued the Certificate (Certificate of Registration (From-10) of a Tenant as an Occupant under section 55(1) of the Karnataka Land Reforms Act, 1961) dated 10.08.1984 stating that the tenant Mr. Motappa S/o Munishyamappa hereby registered as an Occupant of the said Land. Further, the name of Motappa was mutated in all revenue records by virtue of the Mutation Register bearing No.MT 9/1990/91 and it also reflects the non-alienation period of 15 years with respect to the said land.

6. Subsequently, one Mr.K.R.Shankar Shastry s/o Mrs.Ramakka filed a Writ Petition in W.P No.29194/1995 before the High Court of Karnataka at Bangalore challenging the aforesaid Order dated 07,04.1979 passed in the proceedings bearing No. LRF(J) G238/1975-76 by the Land Reforms Tribunal, Hoskote, and in pursuance of a memo filed by Sri. Shankar Shastry (Since deceased) represented by his wife Mrs. Radhalakshamma and children Mrs. S. Jayalakshmi, Mr. S. Venkatesh, and Mr.S.Bhaskar Shastry seeking permission to withdraw the petition, the said petition was ordered to be dismissed as withdrawn.
7. It is observed from the Sale Deed dated 30.07.1987 that one Mrs. Subbalakshamma, D/o Mr. Ramashastry, had filed Original Suit No. 107/1979 before the Court of the Principal Civil Judge, Bangalore Rural District, seeking specific performance of an Agreement to Sell dated 03.03.1977 executed in her favour by Mrs. Bhagamma, with respect to land bearing Survey No. 80, measuring 13 acres 10 guntas, out of a larger property. The said suit was decreed in favour of Mrs. Subbalakshamma on 24.09.1981, and in pursuance of the said decree, a Sale Deed was executed and registered in her favour as Document No. 837/1987-88 in the office of the Sub-Registrar, Hoskote.
8. Further, Upon the demise of Smt. Subbalakshamma the name of her legal heir namely Mr. Krishnamurthy was mutated in terms of an inheritance vide Mutation Register bearing No.66/2005-06 with respect to 13 acres 10 guntas in Survey No.80.
9. And upon the demise of Mrs.Bhagamma, the names of her legal heirs namely 1. Mr. Seetharamaih 2. Mrs.Vijayalakshmi 3. Mrs.Padmavathamma were mutated in terms of an inheritance vide the Mutation bearing No.71/2005-06 with respect to 01 Guntas in Survey No.80

10. Further, Out of 13 acres 10 guntas Mr.Krishnamurthy conveyed an extent measuring 7 acres out of 13 acres 10 guntas in favour of Mr.O.Maheshwara Reddy s/o Mr.O. Veerabhadra Reddy in terms of two Sale deeds both dated 27.06.2006 registered as Document Nos. 4328/2006-07 and 4329/2006-07 in the office of Sub-registrar, Hoskote respectively. Further, the name of Mr.O.Maheshwara Reddy got mutated in all revenue records vide Mutation register bearing Nos. 17/2006-07 & 22/2006-07. Further, Mr.Krishnamurthy conveyed an extent measuring 6 acres and 5 guntas in favour of third parties and retained an extent of 5 guntas.
11. Thereafter, Mr.O.Maheshwara Reddy conveyed an extent measuring 3 acres in favour of Mrs.Alla Sri Devi w/o Mr. Alla Sita Ram under the Sale deed dated 23.02.2011 and the same is registered as Document No. 5869/2010-11, Stored in CD No. HSKD180 in the office of Sub-registrar, Hoskote. Further, the name of Mrs.Alla Sri Devi w/o Mr. Alla Sita Ram got mutated in revenue records vide Mutation register bearing No. H28/2010-11.
12. The Death Certificate of Motappa dated 06.03.2017 issued by the Chief Registrar of Births and Deaths provides the demise of Motappa on 17.12.1996 and the same is recorded in the said authority.

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13. Family Tree of Motappa Sworn before the Notary Public provides: -

Mr. Motappa (Demised) Wife:- Bayamma (Demised)
↓ Their Children Namely (A). Thimmarayappa (B).Krishnappa (C).Venkatesh (D).Ramakrishnappa (E).Narayanaswamy
Further, (A) Thimmarayappa is married to Shusheelamma and their children namely 1.Nataraj married to Mala and their children Ganavi (minor) and Viswas Gowda(Minor) 2. Mala (married) 3.Shamala (married).
(B) Krishnappa is married to Padma and their children namely 1.Vijayamurthy married to Rashmi and their Son Tejas (Minor) 2. Keshava married to Keerthana.
C) Venkatesh is married to Manjula and their children namely 1. Bhanuprakash 2. Bharath
D) Ramakrishnappa is married to Radha and their children namely 1.Mangala (Married) 2. Umesh 3. Bhavya (married)
E) Narayanaswamy is married to Shanthamma and their children namely 1.Naveen Kumar 2. Mala

14. The Death Certificate of M.Krishnappa S/o Motappa dated 06/03/2017 issued by the Chief Registrar of Births and Deaths provides the demise of M.Krishnappa on 24.10.1999 and the same is recorded in the office of said authority.
15. We note from the Order Copy dated 16.03.2018 in Appeal No. RA (H) 350/2016-17 before the Court of The Assistant Commissioner Doddaballapur Sub-Division, Doddaballapura provides that Several Writ Petitions were filed (WP No.29194/1995 challenging the above-mentioned LRF orders passed on LRF(J)G238 and the said Writ Petitions were dismissed and the impugned MR's i.e. MR No.MT5/88-89, IHC 21/2005-06, MRNo.66/2005-06, MR No.71/2005-06, MRNo.17/2006-2007, MR No.22/2006-07 and MR

No.28/2010-11 are set aside and directed the Tahsildar to restore/mutate the names of legal heirs of Motappa with respect to land totally measuring 07 Acre 06 Guntas in Survey No's 80/1/2/3. It is noted upon the scrutiny of the Record of Tenancy Certificate (RTCs) for the period 2005-06 to 2018-19 reflects the names of multiple owners and Mutation entries are set aside in the above order. Further, we note from the Revision Petition No.101/2018 filed before the Court of The Deputy Commissioner & District Magistrate, Bengaluru Rural District that the Revision Petition filed was dismissed as withdrawn. In pursuance of the above order, the names of the legal heirs were mutated in all revenue records vide Mutation entry bearing MR No.H45/2017-18.

16. Further, the extent measuring (i) 01 Guntas, (ii) 03 Acre, and (iii) 4 Acre 5 Guntas which was previously identified as Survey Nos. (i) 80/1, (ii) 80/2 & (iii) 80/3 respectively, were amalgamated and the total extent measuring 07 Acre 06 Guntas was assigned with New Survey No. 80/1 vide Mutation Registrar Extract bearing No. T20/2018-19 issued by the office of the Tahsildar we note that the names of 1. Thimmarayappa 2. Padma 3. Venkatesh 4. Ramakrishna 5. Narayanaswamy as the joint owners with respect to land measuring 01 Guntas, 03 Acre, and 04 Acre 05 Guntas in totally measuring 07 Acre 06 Guntas in Survey No.80/1.
17. It is noted upon the scrutiny of the Record of Tenancy Certificate (RTC's) for the period 2019-20 to 2020-21 that the names of 1. Thimmarayappa 2. Padma 3. Venkatesh 4. RamaKrishna 5. Narayanaswamy as the joint owners with respect to land measuring 01 Guntas, 03 Acre, and 04 Acre 05 Guntas totally measuring 07 Acre 06 Guntas with 08 Guntas of Kharab in Survey No.80/1.
18. It is further noted upon the scrutiny of the Record of Tenancy Certificate (RTC) for the period 2021-22 that the names of 1. Thimmarayappa 2. Padma 3. Venkatesh 4. RamaKrishna 5. Narayanaswamy as the joint owners with respect to land measuring 07 Acre 14 Guntas with 08 Guntas of Kharab in Survey No.80/1, vide Mutation entry bearing MR No. T63/2021-22.
19. Further, Mr.Thimmarayappa s/o late. Motappa 2. Mrs.Sushilamma w/o Thimarayappa 3. Mr.Nataraj s/o Thimmarayappa 4. Mrs.M.V.Mala w/o Mr.Nataraj 5. Baby. Ganavi. N d/o Nataraj being minor represented by natural guardian father Nataraj 6. Master.Vishwas Gowda.N s/o Naatraj being minor represented by natural guardian father Nataraj 7. Mrs.Mala d/o Thimmarayappa 8. Mrs.Shamala.T d/o Thimmarayappa 9. Mrs.Padma w/o Late.Krishnappa 10. Mr.Vijay Murthy s/o Krishnappa 11. Mrs.Rashmi w/o Vijay Murthy 12. Master.Tejas s/o Vijay Murthy being minor represented by natural guardian father Vijay Murthy 13. Mr.Keshava.K s/o Krishnappa 14. Mrs.Keerthana w/o Keshava 15. Mr.Venkatesh s/o Late.Motappa 16. Mrs.Manjula w/o Venkatesh 17. Mr.Bhanuprakash V. s/o Venkatesh 18. Mr. Bharath V. s/o Venkatesh 19. Mr.Ramakrishnappa s/o Late. Motappa 20. Mrs.Radhamma w/o Ramakrishnappa 21. Mrs. Mangala. R d/o

Ramakrishnappa 22. Mr.Umesh s/o Ramakrishnappa 23. Mrs.Bhavya w/o Jagadish 24. Mr. N. Narayanaswamy s/o Late.Motappa 25. Mrs.Shanthamma w/o N. Narayanaswamy 26. Mr.Naveen Kumar N. s/o N. Narayanaswamy 27. Mrs. N. Mala d/o N. Narayanaswamy all conveyed an extent measuring 07 Acre 14 Guntas with 08 Guntas of Kharab in Survey No.80/1 in favour of **M/s. Aakruthi Properties** represented by its Managing Partner Mr. Manjunath H.R in terms of Sale deed dated 08.10.2021 and the same is registered as Document No. HSK-1-01203-2022-23, Stored in C D No. HSKD 1523 in the office of the Sub-registrar, Hoskote. Further, the same is recorded in Mutation Register No. H69/2021-22.Thus, from the date of said sale deed M/s. Aakruthi Properties represented by its Managing Partner Mr. Manjunath H.R. became the absolute owner in possession with respect to Schedule Property.

20. It is learnt from the Official Memorandum bearing No. 470538 dated 17.07.2023 issued by the Office of the Deputy Commissioner, Bangalore Rural District that the said M/s. Aakruthi Properties represented by its Managing Partner Mr. Manjunath H.R had applied for deemed conversion before the said authority with respect to land bearing Survey 80/1 measuring 6 Acre 28 Guntas out of 07 Acre 14 Guntas which falls under Layout - Residential usage as per local planning authority master plan. In receipt of payment of Rs. 364870/- paid by M/s. Aakruthi Properties represented by its Managing Partner Mr. Manjunath H. R vide Challan.No.IE0623002900562880 on 06.06.2023, the Deputy Commissioner converted the usage of the land bearing Survey 80/1 measuring 06 Acre 28 Guntas out of 07 Acre 14 Guntas to Layout - Residential purpose and issued this Official Memorandum bearing No.470538 dated 17.07.2023. Further, we have been provided with a Mutation Register bearing No. T7/2023-24 that by virtue of aforesaid conversion order dated 17.07.2023 the land bearing Survey 80/1 measuring 6 Acre 28 Guntas out of 07 Acre 14 Guntas got converted to Layout- Residential purpose.
21. It is learnt from the Official Memorandum bearing No. 470535 dated 17.07.2023 issued by the Office of the Deputy Commissioner, Bangalore Rural District that the said M/s. Aakruthi Properties represented by its Managing Partner Mr. Manjunath H.R had applied for deemed conversion before the said authority with respect to land bearing Survey 80/1 measuring 18 Guntas out of 07 Acre 14 Guntas which falls under Parks and Play Ground-Parks and Open Space usage as per local planning authority master plan. In receipt of payment of Rs. 78463/- paid by M/s. Aakruthi Properties represented by its Managing Partner Mr. Manjunath H. R vide Challan.No.IE0623002900557905 on 06.06.2023, the Deputy Commissioner converted the usage of the land bearing Survey 80/1 measuring 18 Guntas out of 07 Acre 14 Guntas to Parks and Play Ground-Parks and Open Space purpose and issued this Official Memorandum bearing No. 470535 dated 17.07.2023. Further, we have been provided with a Mutation Register bearing No. T8/2023-24 that by virtue of aforesaid conversion order dated 17.07.2023 the land bearing Survey 80/1 measuring 18

Guntas out of 07 Acre 14 Guntas got converted to Parks and Play Ground-Parks and Open Space purpose.

22. Further the said Mr.O.Maheshwara Reddy, Alla Sri Devi & Alla Swathi Devi have confirmed sale deed dated 08.10.2021 registered as Document No.1203/2022-23 and divested all their right, title interest, and claim whatsoever with respect to Schedule Property under the Confirmation Deed dated 24.02.2022 registered as Document No.HSK-1-01661-2022-23.

Note: "As a matter of abundant caution, a Confirmation Deed has been executed by Mr. O. Maheshwara Reddy, Ms. Alla Sri Devi, and Ms. Alla Swathi Devi in favour of M/s. Aakruthi Properties."

We have already referred to the transaction in Sl. No. 07 of this TSR. Subsequently, upon the demise of Mrs. Subbalakshamma, her legal heirs conveyed the property in favour of Mr. O. Maheshwara Reddy (as referred in Sl. No. 10 of this TSR). Thereafter, Mr. O. Maheshwara Reddy conveyed a portion of the said property in favour of Mrs. Alla Sri Devi (as referred in Sl. No. 11 of this TSR).

In order to perfect and confirm the title, Mr. O. Maheshwara Reddy, Ms. Alla Sri Devi, and Ms. Alla Swathi Devi executed the present Confirmation Deed.

23. We have been provided with a Deed of Declaration dated 15.11.2024, executed by M/s. Aakruthi Properties, represented by its Managing Partner, Mr. Manjunath H.R. Upon review of the Sale Deed dated 08.10.2021 and the Confirmation Deed dated 24.02.2022, certain typographical errors were identified in the boundary descriptions of the property. In order to rectify the same, the said Deed of Declaration was executed, correcting the boundaries. The document is registered as Document No. DNH-1-14448/2024-25 of Book-I and stored in the Centralized Data Cell of the Office of the Sub-Registrar, Devanahalli.
24. It is learnt from the Record of Tenancy and Crops (RTCs) for the period 2022-23 issued by the office of Tahsildar, Hoskote Taluk relating to land bearing Survey No.80/1 measuring 07 Acres 14 Guntas including 08 Guntas of Kharab reflect the name of M/s Aakrithi Properties represented by Managing Partner Mr. Manjunath H.R as the owner by virtue of MR T7/2-22-23.
25. It is observed from the Mutation Register bearing No. T27/2023-24, issued by the Office of the Tahsildar, that the land bearing Survey No. 80/1, measuring 07 Acres 14 Guntas, originally stood in the name of M/s. Aakrithi Properties. Subsequently, as per the order of the Tahsildar, an extent of 06 Acres 28 Guntas was designated for residential purposes, while the remaining extent of 18 Guntas was earmarked for parks and open spaces.

26. It is ascertained from the Sale Deed dated 26.09.2023 that M/s. Aakrithi Properties, represented by its Managing Partner Mr. Manjunath H.R., has conveyed a portion of residentially converted land measuring 06 Acres 28 Guntas (out of a total extent of 07 Acres 14 Guntas, including 08 Guntas of Kharab land), and another portion of land measuring 18 Guntas (earmarked for parks and open spaces), situated in Survey No. 80/1, in favour of **M/s. Akkruti Livespaces LLP**, represented by its Designated Partners Mr. Manjunath H.R. and Mr. A.N. Krishnamurthy. The said Sale Deed is registered as Document No. HSK-1-08925/2023-24 of Book-1, and stored in the Centralized Data Cell at the Office of the Sub-Registrar, Hoskote. And same is recorded in MR No.H24/2023-24
27. Subsequently, M/s. Aakrithi Properties, represented by its Managing Partner Mr. Manjunath H.R., and M/s. Akkruti Livespaces LLP, represented by its Designated Partners Mr. Manjunath H.R. and Mr. A.N. Krishnamurthy, upon reviewing the aforesaid Sale Deed dated 26.09.2023, identified typographical errors in the boundaries of the property. In order to rectify the same, they have executed a Deed of Rectification dated 05.12.2024, registered as Document No. DNH-1-15237/2024-25 of Book-1, and stored in the Centralized Data Cell at the Office of the Sub-Registrar, Devanahalli.
28. Thereafter, as per Mutation Register bearing No. T57/2023-24, issued by the Office of the Tahsildar, Hoskote Taluk, the land bearing Survey No. 80/1, measuring 07 Acres 14 Guntas (including 08 Guntas of Kharab land), was bifurcated and assigned as follows:
- Survey No. 80/1, measuring 06 Acres 28 Guntas, including 05.08 Guntas of Kharab land; and
 - Survey No. 80/3, measuring 18 Guntas, including 02.08 Guntas of Kharab land.
29. Further, it is observed that the newly assigned Survey Nos. 80/1 (measuring 06 Acres 28 Guntas, including 05.08 Guntas of Kharab) and 80/3 (measuring 18 Guntas, including 02.08 Guntas of Kharab) were amalgamated and re-surveyed as Survey No. 80/1, measuring 07 Acres 14 Guntas, including 08 Guntas of Kharab land, as reflected in Mutation Register No. T84/2023-24.
30. Subsequently, Mutation Register bearing No.T9/2024-25 issued by the office of Tahsildar, provides the Survey No. 80/1, measuring 07 Acres 14 Guntas (including 08 Guntas of Kharab), was again bifurcated and assigned as follows:
- (i) Survey No. 80/1, measuring 06 Acres 36 Guntas, including 08 Guntas of 'B' Kharab land; and
 - (ii) Survey No. 80/3, measuring 18 Guntas, with no Kharab land.

31. It is noted from the RTCs for the period 2024-25 to 2025-26 issued by office of Tahsildar, with respect to (i) Survey No. 80/1, measuring 06 Acres 36 Guntas, including 08 Guntas of 'B' Kharab land; and (ii) Survey No. 80/3, measuring 18 Guntas, with no Kharab land, that the name of M/s. Aakrithi Properties, represented by its Managing Partner Mr. Manjunath H.R, is reflected as the owner of both land parcels.
32. The Karnataka Revision Settlement Akarband issued by the Department of Land Records reflects the extent of 07 Acre 14 Guntas including 08 Guntas of Kharab in Survey No 80/1.
33. Tippan issued by the office of Tahsildar, Hoskote provides the topographical shape of Survey. No 80.
34. Pakka Book (Hissa Survey) issued by the Supervisor Off Office of Land Surveyor, Hoskote provides the Total Extent in Survey NO.80 measuring 13 Acre 11 Guntas Plus 08 Guntas of Kharab totally measuring 13 Acre 19 Guntas.
35. The Endorsement dated 26.07.2021 bearing No. PTCL(HOS)(END)/CR/79/2021-22 issued by Assistant Commissioner, Doddaballapura provides that there are no cases registered under the Scheduled Castes and Scheduled Tribes (Prohibition of transfer of certain lands) Act, 1978. (PTCL) with respect to the extent of 07 Acre 06 Guntas in Survey . No.80/1.
36. Hissa Mojini issued by the Supervisor Off Office of Land Surveyor, Hoskote provides the names of 1. Thimmarayappa 2.Padma 3.Venkatesh 4.RamaKrishna and 5.Narayanaswamy are the joint owners with respect to land measuring 07 Acre 06 Guntas plus 08 Guntas of Kharab in Survey No.80/1.
37. The Endorsement dated 24.08.2023 bearing No. LAQ/CA/CR/ /2022-23 issued by the Special Land Acquisition Officer, Special Land Acquisition Officer & Competent Authority National Highway Authority of India, Bangalore, provides that the land bearing Survey No. 80/1 measuring 07 Acres 06 Guntas is 'not' subject to the acquisition under the provisions of the National Highway Authority of India.
38. The Endorsement dated 31.08.2023 bearing No. KIADB/LAQ/3247/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Area Development Board (BMICP), Bangalore Rural, provides that the land bearing Survey No. 80/1 measuring 07Acres 06 Guntas is 'not' subject to the acquisition under the provisions of the Karnataka Industrial Area Development Board.
39. The Endorsement dated 19.09.2023 bearing No. KHB/LAQ/ /2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, provides that the land bearing Survey No. 80/1 measuring 07Acres 06 Guntas is 'not' subject to the acquisition under the provisions of the Karnataka Housing Board.

40. It is ascertained from the Relinquishment Deed dated 16.08.2025 that Akkruthi Livespace LLP, represented by its partners Mr. H.R. Manjunath and Mr. A.N. Krishnamurthi, has relinquished an extent of 3,632.42 Square Meters for Common Amenities with respect to land bearing Survey No.80/1 measuring 06 Acres 28 Guntas, Survey No.80/3 measuring 18 Guntas, Survey No.83/1 measuring 03 Acres 32 Guntas, Survey No.83/3 measuring 03 Acres 32 Guntas and Survey No.89/1 measuring 03 Acres 05 Guntas, totally measuring 17 Acres 35 Guntas, in favor of the Hoskote Planning Authority, and the same is registered on 08.09.2025 as Document No.HSK-1-08635/2025-26 of Book-I, stored centrally at the office of the Sub-Registrar, Hoskote.
41. It is ascertained from the Relinquishment Deed dated 04.09.2025 that Akkruthi Livespace LLP, represented by its partners Mr. H.R. Manjunath and Mr. A.N. Krishnamurthi, has relinquished an extent of 7,426.49 Square Meters for Park and Open Space and 22,819.49 Square Meters for Road with respect to land bearing Survey No.80/1 measuring 06 Acres 28 Guntas, Survey No.80/3 measuring 18 Guntas, Survey No.83/1 measuring 03 Acres 32 Guntas, Survey No.83/3 measuring 03 Acres 32 Guntas and Survey No.89/1 measuring 03 Acres 05 Guntas, totally measuring 17 Acres 35 Guntas, in favor of the Gram Panchayat of Doddagattiganbe, and the same is registered on 08.09.2025 as Document No.HSK-1-08634/2025-26 of Book-I, stored centrally at the office of the Sub-Registrar, Hoskote.
42. **Encumbrance Certificates**

Sl .No.	EC period and issuing SRO	Description of the document/s	Date of Transaction	Registered Document No
1	1.04.1920 to 31.03.2004, Hoskote ,Bangalore Rural	Lease Deed	01.08.1922	257
		Lease Deed	07.03.1950	2118
		Sale Deed	29.09.1955	1667
		Sale Deed	08.03.1956	2968
		Mortgage Deed	16.07.1979	Doc No. (NL)
		Sale Deed	07.03.1950	Doc No. 837

Report On Title

2	1.04.2004 to 31.03.2014, Hoskote ,Bangalore Rural	Sale Deed	19.08.2006	Doc No. 4328
		Sale Deed	19.08.2006	Doc No. 04329
		Sale Deed	26.07.2006	Doc No. 03396
		Cancellation Deed	05.10.2007	Doc No. 03554
		Sale Deed	13.03.2008	Doc No. 07325
		Sale Deed	23.02.2011	Doc No. 05869
3	1.04.2014 to 20.07.2021, Hoskote ,Bangalore Rural	NIL	NIL	NIL
4	1.04.2016 to 28.08.2021, Hoskote ,Bangalore Rural	NIL	NIL	NIL

43. Encumbrance Certificates

Sl .No.	EC period and issuing SRO	Description of the document/s	Date of Transaction	Registered Document No
1	1.04.2021 to 02.06.2023, Hoskote ,Bangalore Rural	Confirmation Deed	24.02.2022	Doc No. HSK-1—01661-2022-23.
		Sale Deed	08.10.2022	Doc No. HSK-1—01661-2022-23.

44. The Encumbrance Certificate for the period from 31.03.2023 to 28.07.2025 issued by the office of Sub-registrar, reflects the Nil Encumbrance.

45. The Encumbrance Certificate for the period from issued by the office of Sub-registrar for Survey No.80/1, &3

Sl .No.	EC period and issuing SRO	Description of the document/s	Date of Transaction	Registered Document No
1	01.04.2023 to 04.04.2025	Rectification Deed	06.12.2024	DNH-1-15237/2024-25.
		Declaration Deed	05.11.2024	DNH-1-14448/2024-25.
		Sale Deed	26.09.2023	HSK-1-08925/2023-25.
2	01.04.2024 to 13.08.2025	Rectification Deed	06.12.2024	DNH-1-15237/2024-25.

46. Zoning:

Zoning/Land Usage;	(Map No.59) Residential Zone as per CDP
Water Bodies/Strom Water Drains cutting across the Property;	Yes, Water Bodies (Lake) abutting the Property;
Presence of Cart Road/ Pathway cutting across the Property;	Yes, the presence of Cart Road/ Pathway cutting across the Property.
Kharab Status;	08 Guntas of 'B' kharab land
Any [Explicit] hindrance for Using the Land for Residential Purpose;	Change of land use is not required as the same falls under the Layout-Residential Zone

IV. PHYSICAL SEARCH

- Based on the online portal searches conducted by us, the Encumbrance Certificate for the period from 31.03.2023 to 28.07.2025, issued by the Office of the Sub-Registrar, reflects Nil Encumbrance in respect of the above-mentioned properties.

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V. OPINION AND RECOMMENDATION

Upon review and scrutiny of the documents, we opine that **M/s Akkruti Livespaces LLP represented by its designated Partners Mr.Manjunath .H.R and Mr.A.N.Krishnamurthy** is the absolute owner with respect to the **(i)** Survey No. 80/1, measuring 06 Acres 36 Guntas, including 08 Guntas of 'B' Kharab land; and **(ii)** Survey No. 80/3, measuring 18 Guntas, with no Kharab land, and it has valid, free, and marketable title over the Property. Further, the Property has been converted for Layout-Residential purposes.

However, the same is subject to the production of the following documents/clarifications;

1. Latest Encumbrance Certificate.
2. Akarbhand for new Survey Numbers
3. Approved layout Sanction plan.
4. Site/plot release Order.
5. Plots E Katha
6. RERA Certificate.
7. Nil tenancy Endorsement.

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VI. OUR UNDERSTANDING

We understand that **Akkuruthi Livespace LLP** (the “Client”) intends to know the marketable title of the Schedule Property and instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

IMPORTANT:

The Report on Title (**Report**) prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VII. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates (“**FM**”) to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client and carry out searches at the Office of the Sub Registrar, Hoskote and other relevant concerned authority.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as “**Documents**”).
2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have proceeded on the basis of the available documents, records and information.
4. Apart from the litigation mentioned in the Report, No online litigation searches has been undertaken with respect to the Schedule Property. Therefore, the Report is subject to the assumption in the Declaration issued by the owner and necessary searches carried out, wherein, specific case details have been provided by the owner.
5. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.

6. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VIII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

- (a) All signatures appearing on the reviewed documents are genuine;
- (b) The Documents perused by us as originals are authentic and complete;
- (c) The Documents perused by us as copies are complete
- (d) The Documents on which the Report relies remain accurate;
- (e) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

- 1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is 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.
- 2. 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 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.

3. This Report has been prepared pursuant to a diligence exercise carried out for a Minimum of 50+ years. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds
5. Some of the Registers maintained in the above mentioned Registration Offices are torn, incomplete or damaged. As a result, searches could not be made of such Registers and our Report may be read as qualified thereto.
6. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

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IX. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

Mr. Prashantha Kumar. S.T
Senior Partner
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"FM House"
6/12, Primrose Road
Bangalore 560 025
Phone : +91 80 2559 5911
 : +91 80 3055 4100
Fax : +91 80 2559 5844
Mobile : +91 98801 62142
e-mail : prashantha.kumar@foxmandal.in

For, Fox Mandal & Associates

For
[Signature]
(MALI PADAN GOWDA)
Mr. Prashanth Kumar ST
Senior Partner

18.09.2025

To,

Akkruthi Livespaces LLP
Raintree Plaza, No. 227,
4th Floor, 10th Main,
100 Feet Road, HRBR Layout,
1st Block, Kalayan Nagar,
Bangalore 560043,
Karnataka (INDIA)

Hereunder referred to as 'the Client'

Dear Sir,

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the land parcels more particularly and fully described in the Schedule below and drawn a Title Report. Please find below Title Report issued based on the copies of the documents furnished to us.

Report On Title

INDEX

CHAPTER	PARTICULARS	Page Nos.
I	SCHEDULE PROPERTY	2
II	COPIES OF DOCUMENTS FURNISHED FOR SCRUTINY	2-4
III	TRACING OF TITLE	4-13
IV	PHYSICAL SEARCH	14
V	OPINION AND RECOMMENDATION	15
VI	OUR UNDERSTANDING	16
VII	MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED	17
VIII	APPLICABLE ASSUMPTIONS AND DISCLAIMERS	18-19
IX	CONTACT DETAILS	20

I. SCHEDULE PROPERTY

All the piece and parcel of the Residentially Converted land bearing Survey No.83/1 Measuring 3 Acre 32 Guntas, plus 02.04 Guntas of Kharab (Converted Vide Official Memorandum bearing No. 516753 dated 21.11.2024 issued by the Office of the Deputy Commissioner, Bangalore Rural District) situated at Jinnaghara Village, Jadigenahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on:

East by	Land bearing Survey No. 76 and 89
West By	Survey Nos. 82 and Road
North By	Survey No. 83/2
South By	Land bearing Survey No.83/3.

(Boundaries ascertained from the ascertained as per Rectified Official memorandum bearing No.516753 dated 21.11.2024 issued by the Office of the Deputy Commissioner, Bangalore Rural,).

II. COPIES OF THE DOCUMENT FURNISHED FOR TITLE SCRUTINY

Sl. No.	Documents Description
1.	Index of Land issued by the office of Tahsildar, Hoskote
2.	Record of Rights bearing No.154 issued by the issued by the office of Tahsildar
3.	Record of Tenancy Certificate (RTC's) for the period 1968-69 to 1972-73 issued by office of Tahsildar, Hoskote Taluk
4.	Endorsement dated 04.09.2021 & 03.09.2025 issued by the Office of Tahsildar G-2, Hoskote
5.	Record of Tenancy Certificate (RTC's) for the period 1978-79 to 1991-92
6.	Order dated 25.02.1989 proceedings bearing No. Case No. LRF(J) 701:75-76,1164:76-77,167:75-76 in The Court of The Land Tribunal Hoskote
7.	Registration (Form-10) of a Tenant as an Occupant under section 55(1) of the Karnataka Land Reforms Act, 1961) dated 18.03.1989
8.	Order dated 31.01.2007 passed in Writ Petition No. 2289/1995, clubbed with W.P. Nos. 40281/2001 and 45138/2001 (LR), before the Hon'ble High Court of Karnataka
9.	Order Copy dated 05.07.2016 in Case No. LRF(J)8/1912/1974-75, LRF(J)2/1958/1974-75 & Rectification Order dated 08.11.2016 filed before the Land Tribunal, Hoskote Taluk,
10.	Death Certificate of Mrs. Venkatamma dated 28.07.2004 issued by Chief Registrar of Births and Deaths(MYSORE CITY CORPORATION), Mysore

11.	(i) Sale Deeds dated 18.08.2006 registered as Document No.4298/2006-07 and 4300/2006-07 & (ii) Sale Deeds dated 18.08.2006 registered as Document No. 4300/2006-07
12.	MR No.24 and MR No.25/2006-07 issued by the office of Tahsildar, Hoskote Taluk
13.	Record of Tenancy Certificate (RTC's) for the period 1994-95 to 2008-09 issued by the office of Tahsildar, Hoskote.
14.	Regular Appeal before The Court of Assistant Commissioner, Doddaballapura in Case No.R.A.(Hos): 146/2007-08 Order dated 23.10.2009 before Court of Assistant Commissioner.
15.	MR No. 23/2009-10 issued by the office of Tahsildar, Hokote.
16.	Record of Tenancy Certificate (RTC's) for the period 2009-10 to 2016-17 issued by the office of Tahsildar, Hoskote
17.	Death Certificate of Chikkegowda dated 16.07.2013 issued by Chief Registrar of Births and Deaths.
18.	Genealogical Tree of Chikkegowda (Affidavit) dated 24.06.2016 sworn to by Mrs. Sunanda w/o Late.Ramesh before Advocate and Notary, Government of India
19.	Death Certificate of Mr. Ramesh s/o Chikke Gowda was demised on 30.06.2015 issued by the Common wealth of Virginia Department of Health
20.	Death Certificate of Mr.C Srinivas s/o Chikkegowda was demised on 23.04.1996 issued by the office chief registrar of Birth and Death.
21.	Mutation Register Extract bearing No.H21/2016-17 issued by the office of Tahsildar.
22.	Record of Tenancy Certificate (RTC's) for the period 2017-18 to 2019-20 issued by the office of Tahsildar.
23.	Partition Deed dated 31.10.2019 registered as Document No. HSK-1-07178-2019-20 and Stored in CD No. HSKD883 in the Office of the Sub Registrar, Hoskote.
24.	Mutation register entry bearing No.H24/2019-20.
25.	Release Deed dated 30.04.2016 and the same is registered as Document No. 54/2016-17, Stored in C.D. No. HSKD564 in the office of Sub-register, Hoskote.
26.	Sale deed dated 08.12.2022 and the same is registered as Document No. HSK-1-12743-2022-23, Stored in C D No. HSKD 1710 in the office of the Sub-registrar, Hoskote
27.	RTCs for the period from 2022-23 to 2025-26 issued by the office of Tahsildar, Hoskote taluk
28.	Plaint and Order Sheet in O.S. No.848/2020 filed before the Court of the Principal Senior Civil Judge, Bengaluru Rural, which was subsequently renumbered as O.S. No.3195/2022 before the Court of the Senior Civil Judge and JMFC, Hoskote
29.	Confirmation deeds both dated 20.12.2022 registered as Document No.HSK-1-13807-2022-23 and HSK-1-13810-2022-23 in the office of Sub-registrar, Hoskote respectively

30.	Official Memorandum bearing No. 516753 dated 30.08.2023 and rectified conversion Order dated 21.11.2024 issued by the Office of the Deputy Commissioner, Bangalore Rural District
31.	Mutation Register bearing No. T17/2023-24
32.	Sale deed dated 26.09.2023 and the same is registered as Document No. HSK-1-08924-2023-24, in the office of the Sub-registrar, Hoskote.
33.	Karnataka Revision Settlement Akarband issued by Department of Land Records
34.	Tippani/Hissa Tippani issued by the office of Tahsildar, Hoskote
35.	Atlas/Hissa Atlas issued by the office of Assistant Director of Land Records, Hoskote
36.	Pakka Book (Hissa Survey) issued by the Supervisor Office of Land Surveyor, Hoskote
37.	Hissa Mojini issued by the Supervisor Office of Land Surveyor, Hoskote
38.	Endorsement dated 26.07.2021 bearing No. PTCL(HOS)(END)/CR/78/2021-22 issued by Assistant Commissioner, Doddaballapura
39.	Endorsement dated 24.08.2023 bearing No. LAQ/CA/CR/ /2022-23 issued by the Special Land Acquisition Officer, Special Land Acquisition Officer & Competent Authority National Highway Authority of India, Bangalore
40.	Endorsement dated 31.08.2023 bearing No. KIADB/LAQ/3247/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Area Development Board (BMICP), Bangalore Rural,
41.	Endorsement dated 19.09.2023 bearing No. KHB/LAQ/ /2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore
42.	Relinquishment Deed dated 16.08.2025 registered on 08.09.2025 as Document No.HSK-1-08635/2025-26 of Book-I, stored centrally at the office of the Sub-Registrar, Hoskote.
43.	Relinquishment Deed dated 04.09.2025 registered on 08.09.2025 as Document No.HSK-1-08634/2025-26 of Book-I, stored centrally at the office of the Sub-Registrar, Hoskote.
44.	<u>Encumbrance Certificates Issued by the office of Sub-registrar: -</u> i. 1.04.1969 to 31.03.2004, ii. 1.04.2004 to 31.03.2019 iii. 1.04.2019 to 20.07.2021, iv. 20.07.2021 to 02.06.2023 v. 01.04.2023 to 29.07.2025 vi. 01.04.2025 to 13.08.2025

III. TRACING OF TITLE

1. The Record of Rights bearing No.154 issued by the office of Tahsildar, Hoskote depicts that the land bearing Survey No. 83 measuring 13 Acre 02 Guntas Plus 08 Guntas of Kharab land totally measuring 13 Acre 10 Guntas (as per IL) is an Inam Land (Dharmadaya Inamthi / Devadaya Inamthi) and Mrs. Bhagamma is an Inamdhar.
2. The Index of Land issued by the office of Tahsildar, Hoskote provides that the name of Mrs. Bhagamma as the owner of the land bearing Survey No. 83 measuring 13 Acre 02 Guntas Plus 08 Guntas of Kharab land totally measuring 13 Acre 10 Guntas vide RR No.154.
3. It is noted upon the scrutiny of Record of Tenancy Certificate (RTC's) for the period 1968-69 to 1972-73 issued by office of Tahsildar, Hoskote Taluk depicts the name of Mrs. Bhagamma as the owner in possession with respect to Survey No. 83 measuring 13 Acre 02 Guntas Plus 08 Guntas of Kharab land totally measuring 13 Acre 10 Guntas.
4. The Endorsement dated 04.09.2021 issued by the Office of Tahsildar G-2, Hoskote provides that the Non-Availability of Record of Tenancy Certificate (RTC's) for the year 1973-74 to 1977-78.
5. It is noted upon the scrutiny of Record of Tenancy Certificate (RTC's) for the period 1978-79 to 1991-92 discloses the name of Mrs. Bhagamma as the owner in possession with respect to Survey No. 83 measuring 13 Acre 02 Guntas Plus 08 Guntas of Kharab land totally measuring 13 Acre 10 Guntas.
6. We have been provided with an Non-availability Endorsement dated 03.09.2025 issued by the Office of Tahsildar G-2, Hoskote provides that the ndon-availability of (i) Record of Tenancy Certificate (RTC's) for the years 1992-93 to 1993-94 and (ii) RTCs for the period from 1996-97 to 1996-97.
7. Further Mrs. Venkatamma w/o Mr. Chikkegowda along with others filed a case before the Court of The Land Tribunal Hoskote seeking grant of occupancy rights under the provisions of the Karnataka Land Reforms Act 1961 with respect to the Survey No. 83 measuring 08 Acre 23 Guntas Out of 13 Acre 02 Guntas Plus 08 Guntas of Kharab land totally measuring 13 Acre 10 Guntas on the ground that Mrs. Venkatamma W/o Chikkegowda is cultivating the land as Tenant. Further, after conducting due enquiry in terms of proceedings bearing No. Case No. LRF(J) 701:75-76,1164:76-77,167:75-76 in The Court of The Land Tribunal Hoskote presided by President, passed the order dated 25.02.1989, whereby the occupancy rights was granted in favor of Mrs.Venkatamma w/o Chikkegowda under Section 45 of the Karnataka Land Reforms Act, 1961. Subsequently, the Special Tahsildar issued the Certificate (Certificate of Registration (Form-10) of a Tenant as an Occupant under section

55(1) of the Karnataka Land Reforms Act, 1961) dated 18.03.1989 stating that the tenant Mrs. Venkatamma w/o Chikkegowda hereby registered as an Occupant of the said Land.

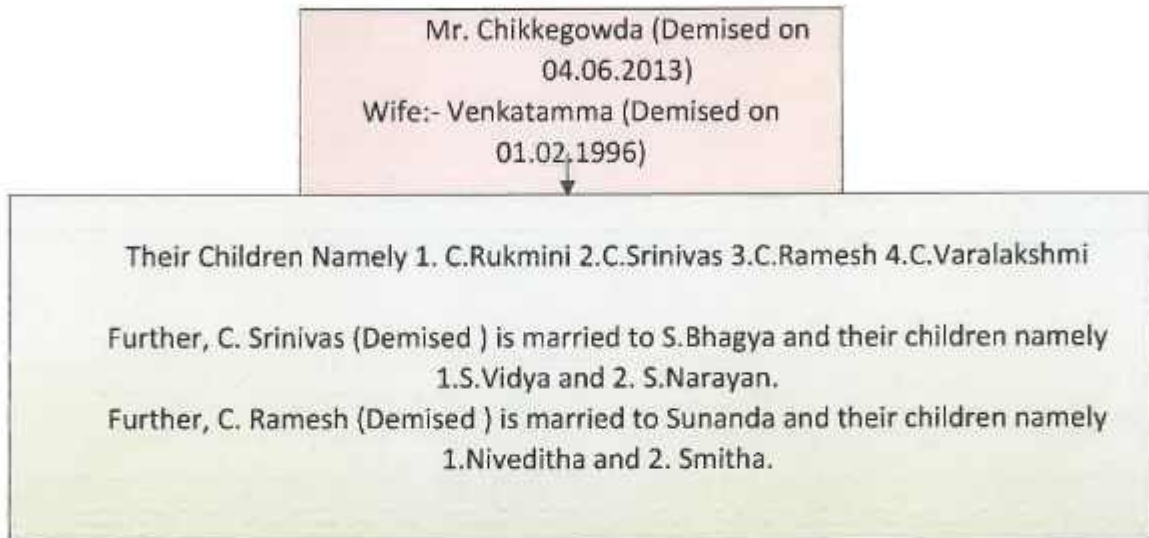
8. We have been provided with a copy of the Order dated 31.01.2007 passed in Writ Petition No. 2289/1995, clubbed with W.P. Nos. 40281/2001 and 45138/2001 (LR), before the Hon'ble High Court of Karnataka, wherein (1) Mr. K.R. Shankara Shastri represented by his legal heirs (i) Mrs. Radhalakshamma, (ii) Ms. Jayalakshmi, (iii) Mr. Venkatesh Shastri, and (iv) Master S. Bhaskar (being a minor represented by his natural guardian Mrs. Radhalakshamma), were the Petitioners, and (1) The State of Karnataka, (2) The Land Tribunal, Hoskote, and (3) Venkatamma (since deceased, represented by her husband Mr. Chikkegowda) along with other Respondents. The said Writ Petitions were filed under Articles 226 and 227 of the Constitution of India seeking to quash the order passed in Case Nos. LRF (J) 701:75-76, 1164:76-77, and 167:75-76. Upon enquiry, the Hon'ble Court allowed the Writ Petitions and remanded the matter to the Tribunal for a fresh enquiry.
9. We note from the Order Copy dated 05.07.2016 in Case No. LRF(J)8/1912/1974-75, LRF(J)2/1958/1974-75 filed before the Land Tribunal, Hoskote Taluk, that Several Writ Petitions (including W.P.No.40281(LR)) were filed challenging the above-mentioned LRF orders passed on 25.02.1989 before the High Court of Karnataka at Bangalore and by the order dated 31.01.2007 passed by the High Court of Karnataka, the said Writ Petitions were set aside and the matter was remanded back to the Land tribunal for fresh enquiry. Pursuant to which, The Land Tribunal conducted the fresh enquiry /examination, the said Land Tribunal/Chairman Passed an order and directed the Tahsildar to enter the names of original Tenants (it includes Mrs. Venkatamma W/o Chikkegowda with respect to land measuring 2 Acre 23 Guntas in Survey No.83) in respective revenue records. Further, it is noted that the extent restored in the name of Venkatamma was wrongly mentioned as 2 Acre 23 Guntas in the said order and the same was rectified as 8 Acre 23 Guntas Vide., a Rectification Order dated **08.11.2016** passed by the Chairman/Land Tribunal, Hoskote.
10. Death Certificate of Mrs. Venkatamma dated 26.08.2004 issued by Chief Registrar of Births and Deaths(MYSORE CITY CORPORATION), Mysore provides the demise of Mrs.Venkatamma W/o Chikkegowda on 01.02.1996 and the same is recorded in the said authority.

NOTE: - Since the grant was made in favor of Mrs. Venkatamma was challenged and remained the subject – matter of the litigation as specified above, the revenue records continued and remained in the name of original Inamdar Bhagamma. Further upon the demise of Mrs. Bhagamma, the revenue records concerning Survey No.83 were transferred in the names of Seetharamaiah s/o Narayanappa, Mrs.Vijaya Lakshmi w/o Krishnappa (predeceased son of Narayanappa) and Mrs. Padmavathamma w/o Subbaiah (predeceased son of Narayanappa), in terms of MR No.72/2006-07, Thereafter, they along with their

children conveyed the land measuring 7 Acre 24 Guntas in favour of **Mr. Vijaya Bhaskar Reddy** s/o Late. B. Lakshmi Reddy in terms of two Sale Deeds both dated 18.08.2006 and the same is registered as Document No.4298/2006-07 and 4300/2006-07 respectively and further, the name of Mr.Vijaya Bhaskar Reddy was recorded in MR No.24 and 25/2006-07.

11. It is observed from the Mutation Register bearing No.28/2007-08 issued by the office of Tahsildar, Hoskote Taluk that the land bearing Survey No. 83 measuring 13 Acre 10 Guntas including 08 Guntas of Karab has been Bifurcated and assigned with new Survey Numbers and the land measuring 7 Acre 29 Guntas inclusive 05 Guntas assigned with new Survey Number 83/1. And remaining extent 05 Acre 21 Guntas assigned with new Survey Number 83/2.
12. It is noted upon the scrutiny of the Record of Tenancy Certificate (RTC's) for the period 1994-95 to 2008-09 reflects the names of Mrs. Bhagamma and Mr.Ramchandra as the owners by virtue of MR No.36/2001-02. Subsequently, Mr.Chikkegowda filed an Regular Appeal before The Court of Assistant Commissioner, Doddaballapura in Case No.R.A.(Hos): 146/2007-08 challenging the MR No.36/2001-02, MR No.24/2006-07 & MR No.25/2006-07. Pursuant to which, The Assistant Commissioner passed an Order dated 23.10.2009 stating that by annulling all the MR's i.e. MR No.36/2001-02, MR No.24/2006-07 & MR No.25/2006-07 and directed to transfer the Khatha (Pouthi Katha) in the name of Mr.Chikkegowda as the legal heir(husband) of the original grantee Mrs. Venkatamma. In pursuance of the said order, the revenue records were ordered to be transferred in the name of Mr.Chikke Gowda.
13. As per the above order the Mutation was effected in the name of Mr. Chikkegowda as the owner in possession with respect to land measuring 7 Acre 29 Guntas with 05 Guntas of Kharab By Virtue of MR No. 23/2009-10. Further, we also note the assignment of New Survey Number 83/1 measuring 7 Acre 29 Guntas with 05 Guntas of Kharab.
14. It is noted upon the scrutiny of Record of Tenancy Certificate (RTC's) for the period 2009-10 to 2016-17 issued by the office of Tahsildar, Hoskote reflects the name of Mr.Chikkegowda as the owner in possession with respect to Survey No. 83/1 measuring 07 Acre 29 Guntas with 05 Guntas of Kharab .
15. Death Certificate of Chikkegowda dated 16.07.2013 issued by Chief Registrar of Births and Deaths provides the demise of Chikkegowda on 04.06.2013 and the same is recorded in the said authority.

16. Genealogical Tree of Chikkegowda (Affidavit) dated 24.06.2016 sworn to by Mrs. Sunanda w/o Late.Ramesh before Advocate and Notary, Government of India that his family comprised of below members:



17. We have been provided with Death Certificate of Mr. Ramesh s/o Chikke Gowda was demised on 30.06.2015 issued by the Commonwealth of Virginia Department of Health.
18. We have been provided with the Death Certificate of Mr.C Srinivas s/o Chikkegowda was demised on 23.04.1996 issued by the office chief registrar of Birth and Death.
19. After the demise of Mr. Chikke Gowda his legal heirs namely 1. Mrs. Bhagya W/o Late. Srinivas (being wife of his predeceased son Srinivas) 2. Mrs. Sunandha W/o Late.Ramesh (being wife of his predeceased son Ramesh) the revenue records concerning land measuring 07 Acre 29 Guntas with 05 Guntas of Kharab in Survey No. 83/1 were ordered to be transferred in the joint names of Mrs. Bhagya and Mrs. Sunandha in terms of Mutation Register Extract bearing No.H21/2016-17.
20. It is noted upon the scrutiny of Record of Tenancy Certificate (RTC's) for the period 2017-18 to 2019-20 issued by the office of Tahsildar, reflects the names of 1. Mrs. Bhagya W/o Late. Srinivas S/o Late. Chikkegowda and 2. Mrs. Sunandha W/o Late.Ramesh S/o Chikkegowda as the joint owners in possession with respect to land measuring 07 Acre 29 Guntas with 05 Guntas of Kharab in Survey No. 83/1.

21. The daughters of Mrs. Sunanda w/o Late. Ramesh namely Mrs. Niveditha Ramesh and Mrs. Smitha Ramesh have released and relinquished all their undivided right, title, and interest whatsoever over Survey No.83 in favour of their mother Mrs. Sunanda in terms of the Release Deed dated 30.04.2016 and the same is registered as Document No. 54/2016-17, Stored in C.D. No. HSKD564 in the office of Sub-register, Hoskote.
22. Subsequently, Mrs. Bhagya and Mrs. Sunandha entered into a family partition under a Partition Deed dated 31.10.2019, The said document records that (i) Mrs. Bhagya, W/o Late Srinivas, S/o Late Chikkegowda, and (ii) Mrs. Sunandha, W/o Late Ramesh, S/o Late Chikkegowda, partitioned the land bearing Survey No.83/1 measuring 07 Acres 29 Guntas including 05 Guntas of Kharab. By virtue of the said family partition, an extent of 03 Acres 34 Guntas out of 07 Acres 29 Guntas including 05 Guntas of Kharab was allotted to the share of Mrs. Bhagya, and an extent of 03 Acres 32 Guntas out of 07 Acres 29 Guntas including 05 Guntas of Kharab was allotted to the share of Mrs. Sunandha. The said Partition Deed is registered as Document No.HSK-1-07178-2019-20, stored in CD No.HSKD883, in the office of the Sub-Registrar, Hoskote.
23. Mutation Register Entry bearing No.H24/2019-20, issued by the office of the Tahsildar, Hoskote, records the aforesaid transaction (Partition Deed dated 31.10.2019) and also reflects the bifurcation of land bearing Survey No.83/1 measuring 07 Acres 29 Guntas including 05 Guntas of Kharab, along with assignment of new Survey Numbers as detailed below.

SL No	New Survey Number	Extent	Name of the owner
1	83/1	3 Acre34.04 Guntas including 02.04 Guntas of Karab	Mrs. Sunandha
2	83/3	3 Acre34.12 Guntas including 02.12 Guntas of Karab	Mrs. Bhagya

24. It is noted upon scrutiny of the Record of Tenancy and Crops (RTC) for the year 2019-20 issued by the office of the Tahsildar, that the name of Mrs. Sunandha, W/o Late Ramesh, S/o Late Chikkegowda, is reflected as the owner in respect of land measuring 3 Acres 32 Guntas with 02.04 Guntas of Kharab in Survey No.83/1.
25. Further, Mrs. Sunanda w/o Late. Ramesh conveyed Survey No.83/1 measuring an extent of 03 Acre 32 Guntas and 2.04 Guntas of Kharab (Schedule Property) in favour of M/s. Aakruthi Properties is represented by its Managing Partner Mr. Manjunath H.R in terms of the Sale

deed dated 08.12.2022 and the same is registered as Document No. HSK-1-12743-2022-23, Stored in C D No. HSKD 1710 in the office of the Sub-registrar, Hoskote. Thus, from the date of said sale deed M/s. Aakruthi Properties represented by its Managing Partner Mr. Manjunath H.R. became the absolute owner in possession concerning Schedule Property.

Note: The said Sale Deed discloses that Mr. Vijaya Bhaskar Reddy, S/o Late B. Lakshmi Reddy, who was the purchaser under the Sale Deeds dated 18.08.2006 (registered as Document Nos. 4298/2006-07 and 4300/2006-07), has joined the present Sale Deed as a Confirming Party. It is pertinent to note that the aforesaid Sale Deeds executed by erstwhile owners in favour of Mr. Vijaya Bhaskar Reddy are legally not valid, as the land bearing Survey No. 83 was granted in favour of Mrs. Venkatamma pursuant to the order dated 05.07.2016 passed in Case Nos. LRF(J)8/1912/1974-75 and LRF(J)2/1958/1974-75, and the Rectification Order dated 08.11.2016 issued by the Chairman, Land Tribunal, Hoskote Taluk. Subsequently, upon the demise of Mrs. Venkatamma, her husband Mr. Chikkegowda filed R.A. (Hos) No. 146/2007-08 before the Assistant Commissioner, Doddaballapura, seeking annulment of all Mutation Records, including those pertaining to the said Sale Deeds. Accordingly, Mr. Vijaya Bhaskar Reddy has joined the execution of the present Sale Deed purely as a matter of abundant caution and has executed the same in admission and confirmation of the absolute and marketable title of Mrs. Sunanda, and to signify his consent to the conveyance as per the terms set out herein.

26. It is learnt from the RTCs for the period from 2022-23 to 2025-26 issued by the office of Tahsildar, Hoskote taluk that the name M/s. Aakruthi Properties represented by its Managing Partner Mr. Manjunath H.R. as the owner of Survey No.83/1 measuring an extent of 03 Acre 32 Guntas and 2.04 Guntas of Kharab.
27. We note from the Plaint and Order Sheet in O.S. No.848/2020 filed before the Court of the Principal Senior Civil Judge, Bengaluru Rural, that Mrs. Varalakshmi C. instituted a suit seeking partition and separate possession of her 1/4th share. Based on the Interlocutory Applications filed by her, the Court passed an order granting temporary injunction in her favour, which remained in force until the next date of hearing. The said suit was subsequently transferred to the Court of the Senior Civil Judge and JMFC, Hoskote, and renumbered as O.S. No.3195/2022. The records disclose that as there was no representation by the plaintiff and despite opportunities granted to lead evidence on payment of reasonable costs, the plaintiff remained absent. Consequently, the Court, finding no grounds for further adjournment, dismissed the suit for non-prosecution on 05.06.2024.

28. We have been provided with two Confirmation deeds both dated 20.12.2022 depict that the daughters of Chikke Gowda namely 1.Mrs. Rukumni and 2. Mrs. Varalakshmi, they have confirmed the conveyance made in terms of the sale deed dated 08.12.2022(registered as Document No.HSK-1-12743/2022-23) and declare that they have no undivided right, title, interest, claim, or share of whatsoever nature over the land bearing Survey No. 83/1 measuring 03 Acre 32 Guntas. And the same is registered as Document No.HSK-1-13807-2022-23 and HSK-1-13810-2022-23 in the office of Sub-registrar, Hoskote respectively.
29. It is learnt from the Official Memorandum bearing No. 516753 dated 21.11.2024 issued by the Office of the Deputy Commissioner, Bangalore Rural District that the said M/s. Aakruthi Properties represented by its Managing Partner Mr. Manjunath H.R had applied for deemed conversion before the said authority with respect to land bearing Survey 83/1 measuring 3 Acre 32 Guntas and 2.04 Gunats of Kharab which falls under Layout -Residential usage as per local planning authority master plan. In receipt of payment of Rs. 206965/- paid by M/s. Aakruthi Properties represented by its Managing Partner Mr. Manjunath H. R vide Challan.No.IE0823002900602800 on 23.08.2023, the Deputy Commissioner converted the usage of the land bearing Survey 83/1 measuring 03 Acre 32 to Layout - Residential purpose and issued this Official Memorandum bearing No.516753 dated 30.08.2023. Further, we have been provided with a Mutation Register bearing No. T17/2023-24 that by virtue of aforesaid conversion order dated 30.08.2023. the land bearing Survey 81/3 measuring 3 Acre 32 Guntas got converted to Layout- Residential purpose. Further we have been provided with a rectified conversion Order dated 21.11.2024 discloses the rectification with respect to the Boundaries.
30. Further, M /s. Aakruthi Properties is represented by its Managing Partner Mr. Manjunath H.R conveyed the Schedule Property in favour of M/s Akkruti Livespaces LLP represented by its designated Partners Mr. Manjunath .H.R and Mr. A. N.Krishnamurthy under Sale deed dated 26.09.2023 and the same is registered as Document No. HSK-1-08924-2023-24, in the office of the Sub-registrar, Hoskote. And same is recorded in MR No.H25/2023-24 Thus, from the date of said sale deed M/s Akkruti Livespaces LLP represented by its designated Partners Mr.Manjunath .H.R and Mr. A.N. Krishnamurthy became the absolute owners in possession concerning Schedule Property.

Survey Documents: -

31. Karnataka Revision Settlement Akarband issued by Department of Land Records reflects the extent of 03 Acre 32 Guntas Plus 2.04 Guntas of Kharab in Survey.No 83/1.

32. Tippani/Hissa Tippani issued by the office of Tahsildar, Hoskote depicts the topographical shape and bifurcation of Survey.No 83/1.
33. Atlas/Hissa Atlas issued by the office of Assistant Director of Land Records, Hoskote depicts the bifurcation of Survey No.83 in to 83/1.
34. Pakka Book (Hissa Survey) issued by the Supervisor Office of Land Surveyor, Hoskote discloses the Total Extent in Survey NO.83/1 measuring 07 Acre 24 Guntas Plus 05 Guntas of Kharab totally measuring 07 Acre 29 Guntas.
35. Hissa Mojini issued by the Supervisor Office of Land Surveyor, Hoskote exhibits the name of Mrs.Sunanda as a hissadhar with respect to land measuring 3 Acre 32 Guntas in Survey No.83/1.

Endorsements: -

36. Endorsement dated 26.07.2021 bearing No. PTCL(HOS)(END)/CR/78/2021-22 issued by Assistant Commissioner, Doddaballapura provides that there are no cases registered under the Scheduled Castes and Scheduled Tribes (Prohibition of transfer of certain lands) Act, 1978. (PTCL) with respect to the extent of 03 Acre 32 Guntas b in Survey.No 83/1.
37. Endorsement dated 24.08.2023 bearing No. LAQ/CA/CR/ /2022-23 issued by the Special Land Acquisition Officer, Special Land Acquisition Officer & Competent Authority National Highway Authority of India, Bangalore, provides that the Schedule Property is 'not' subject to the acquisition under the provisions of the National Highway Authority of India.
38. Endorsement dated 31.08.2023 bearing No. KIADB/LAQ/3247/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Area Development Board (BMICP), Bangalore Rural, provides that the Schedule Property is 'not' subject to the acquisition under the provisions of the Karnataka Industrial Area Development Board.
39. Endorsement dated 19.09.2023 bearing No. KHB/LAQ/ /2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore provides that the Schedule Property is 'not' subject to the acquisition under the provisions of the Karnataka Housing Board.
40. It is ascertained from the Relinquishment Deed dated 16.08.2025 that Akkruthi Livespace LLP, represented by its partners Mr. H.R. Manjunath and Mr. A.N. Krishnamurthi, has relinquished an extent of 3,632.42 Square Meters for Common Amenities with respect to land bearing Survey No.80/1 measuring 06 Acres 28 Guntas, Survey No.80/3 measuring 18 Guntas, Survey No.83/1 measuring 03 Acres 32 Guntas, Survey No.83/3 measuring 03 Acres

32 Guntas and Survey No.89/1 measuring 03 Acres 05 Guntas, totally measuring 17 Acres 35 Guntas, in favor of the Hoskote Planning Authority, and the same is registered on 08.09.2025 as Document No.HSK-1-08635/2025-26 of Book-I, stored centrally at the office of the Sub-Registrar, Hoskote.

41. It is ascertained from the Relinquishment Deed dated 04.09.2025 that Akkruthi Livespace LLP, represented by its partners Mr. H.R. Manjunath and Mr. A.N. Krishnamurthi, has relinquished an extent of 7,426.49 Square Meters for Park and Open Space and 22,819.49 Square Meters for Road with respect to land bearing Survey No.80/1 measuring 06 Acres 28 Guntas, Survey No.80/3 measuring 18 Guntas, Survey No.83/1 measuring 03 Acres 32 Guntas, Survey No.83/3 measuring 03 Acres 32 Guntas and Survey No.89/1 measuring 03 Acres 05 Guntas, totally measuring 17 Acres 35 Guntas, in favor of the Gram Panchayat of Doddagattiganbe, and the same is registered on 08.09.2025 as Document No.HSK-1-08634/2025-26 of Book-I, stored centrally at the office of the Sub-Registrar, Hoskote.

Encumbrance Certificates:-

42.

Sl No.	EC period and issuing SRO	Description of the document/s	Date of Transaction	Registered Document No	CD No./other info on recording of document/s
1	1.04.1969 to 31.03.2004, Hoskote ,Bangalore Rural	NIL	NIL	NIL	NIL
2.	1.4.2004 to 31.03.2019, Hoskote, Bangalore Rural	Sale Deed	18.08.2006	Doc-No. HSK-1-04300-2006-07	HSKD72

3.	1.04.2019 to 20.07.2021, Hoskote ,Bangalore Rural	Partition Deed	31.10.2019	Doc No.07178	CD No. HSKD883
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43. Encumbrance Certificates

Sl .No.	EC period and issuing SRO	Description of the document/s	Date of Transaction	Registered Document No	CD No./other info on recoding of document/s
1	20.07.2021 to 02.06.2023, Hoskote ,Bangalore Rural	Consent Deed	22.12.2022	Doc No. HSK-1—13810-2022-23	CD NO.HSKD1725
		Consent Deed	22.12.2022	Doc No. HSK-1—13807-2022-23	CD NO. HSKD1725
		Sale Deed	08.12.2022	Doc No. HSK-1—12743-2022-23	CD NO. HSKD1710
2		Sale Deed	23.09.2023	HSK-1-08924-2023-24	Centralized Data Cell
		-		-	-

44. The Encumbrance certificate for the period from (i)01.04.2023 to 29.07.2025 and (ii) 01.04.2025 to 13.08.2025 issued by the office of Sub-registrar, reflects Nil Encumbrances.

Zoning:

Zoning/Land Usage;	(Map No.59) Residential Zone as per CDP
Water Bodies/Stream Water Drains cutting across the Property;	No, Water Bodies/Stream Drain abutting the Property;
Presence of Cart Road/ Pathway cutting across the Property;	Yes, the presence of Cart Road/ Pathway cutting across the Property.
Kharab Status;	2.04 Guntas of kharab land
Any [Explicit] hindrance for Using the Land for Residential Purpose;	Change of land use is not required as the same falls under the Layout-Residential Zone

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IV. PHYSICAL SEARCH

- Based on the online portal searches conducted by us, the Encumbrance Certificate for the period from 31.03.2023 to 28.07.2025, issued by the Office of the Sub-Registrar, reflects Nil Encumbrance in respect of the above-mentioned properties.

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V. OPINION AND RECOMMENDATION

Upon review and scrutiny of the documents, we opine that **M/s Akkruthi Livespaces LLP** represented by its designated Partners Mr.Manjunath .H.R and Mr.A.N.Krishnamurthy are the absolute owner in possession of the **Schedule Property** and that it has valid, free and marketable title over the Property and that it has valid, free and marketable title over the Property. Further, the Property has been converted for the residential purpose.

However, the same is subject to the production of the following documents/clarifications;

1. Latest Encumbrance.
2. Nil Tenancy Certificate.
3. Approved layout Sanction plan.
4. Site/plot release Order.
5. Plots E Katha.
6. RERA Certificate.

VI. OUR UNDERSTANDING

We understand that **Akkruthi Livespace LLP** (the "**Client**") intends to know the marketable title of the Schedule Property and instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

IMPORTANT:

The Report on Title (**Report**) prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

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VII. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('FM') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client and carry out searches at the Office of the Sub Registrar, Hoskote and other relevant concerned authority.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as '**Documents**').
2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have proceeded on the basis of the available documents, records and information.
4. Apart from the litigation mentioned in the Report, No online litigation searches has been undertaken with respect to the Schedule Property. Therefore, the Report is subject to the assumption in the Declaration issued by the owner and necessary searches carried out, wherein, specific case details have been provided by the owner.
5. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.
6. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

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VIII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

- (a) All signatures appearing on the reviewed documents are genuine;
- (b) The Documents perused by us as originals are authentic and complete;
- (c) The Documents perused by us as copies are complete;
- (d) The Documents on which the Report relies remain accurate;
- (e) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

- 1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is 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.
- 2. 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 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.
- 3. This Report has been prepared pursuant to a diligence exercise carried out for minimum of 50+ years. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.

4. We have retained the units of measurement as it appears in the different title deeds.
5. Some of the Registers maintained in the above mentioned Registration Offices are torn, incomplete or damaged. As a result, searches could not be made of such Registers and our Report may be read as qualified thereto.
6. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

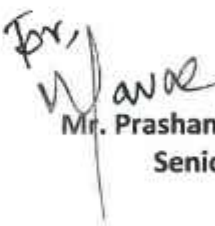
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IX. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

Mr. Prashantha Kumar. S.T
Senior Partner
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"FM House"
6/12, Primrose Road
Bangalore 560 025
Phone : +91 80 2559 5911
 : +91 80 3055 4100
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For, Fox Mandal & Associates



Mr. Prashanth Kumar ST
Senior Partner

18.09.2025

To,

Akkruthi Livespaces LLP
Raintree Plaza, No. 227,
4th Floor, 10th Main,
100 Feet Road, HRBR Layout,
1st Block, Kalayan Nagar,
Bangalore 560043,
Karnataka (INDIA)

Hereunder referred to as 'the Client'

Dear Sir,

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the land parcels more particularly and fully described in the Schedule below and drawn a Title Report. Please find below Title Report issued based on the copies of the documents furnished to us.

Report On Title

INDEX

CHAPTER	PARTICULARS	Page Nos.
I	SCHEDULE PROPERTY	2
II	COPIES OF DOCUMENTS FURNISHED FOR SCRUTINY	2-4
III	TRACING OF TITLE	4-13
IV	PHYSICAL SEARCH	13
V	OPINION AND RECOMMENDATION	14
VI	OUR UNDERSTANDING	15
VII	MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED	16
VIII	APPLICABLE ASSUMPTIONS AND DISCLAIMERS	17-18
IX	CONTACT DETAILS	19

I. SCHEDULE PROPERTY

All the piece and parcel of the Residentially converted land bearing Survey No.83/3 Measuring 3 Acre 32 Guntas, plus 2.12 Guntas of Kharab(Converted vide Official Memorandum No. 414277 dated 27.01.2023 issued by the Office of the Deputy Commissioner, Bangalore Rural District) and at Jinnaghara Village, Jadigenahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded

East by	Land bearing Survey No.76.
West by	Road.
North by	Land bearing Survey No.83/1, and
South by	Land bearing Survey No.80.

(Boundaries ascertained from Deed of Rectification dated 18.03.2025 registered as Doc No. DNH-1-21162/2024-25)

Sl. No.	Documents Description
1.	Index of Land issued by the office of Tahsildar, Hoskote.
2.	Record of Rights bearing No.154 issued by the issued by the office of Tahsildar, Hoskote.
3.	Record of Tenancy Certificate (RTC's) for the period 1968-69 to 1972-73 issued by the office of Tahsildar, Hoskote.
4.	Endorsement dated 04.09.2021 issued by the Office of Tahsildar G-2, Hoskote.
5.	Record of Tenancy Certificate (RTC's) for the period 1978-79 to 1991-92 issued by the office of Tahsildar, Hoskote,
6.	Order dated 25.02.1989 Case No. LRF(J) 701:75-76,1164:76-77,167:75-76 in The Court of The Land Tribunal Hoskote presided by President.
7.	Certificate Registration (Form-10) of a Tenant as an Occupant under section 55(1) of the Karnataka Land Reforms Act, 1961) dated 18.03.1989
8.	Order Copy dated 05.07.2016 in Case No.LRF(J)8/1912/1974-75, LRF(J)2/1958/1974-75 filed before the Land Tribunal, Hoskote Taluk, Hoskote and Rectification Order dated 08.11.2016 passed by the Chairman/Land Tribunal, Hoskote.
9.	Death Certificate of Mrs. Venkatamma dated 28.07.2004 issued by Chief Registrar of Births and Deaths (MYSORE CITY CORPORATION), Mysore
10.	Record of Tenancy Certificate (RTC's) for the period 1994-95 to 2008-09 issued by the office of Tahsildar, Hoskote.
11.	Regular Appeal before The Court of Assistant Commissioner, Doddaballapura in Case No.R.A.(Hos): 146/2007-08.
12.	Mutation Register bearing No. 23/2009-10.

13.	Death Certificate of Chikkegowda dated 16.07.2013 issued by Chief Registrar of Births and Deaths.
14.	Genealogical Tree of Chikkegowda (Affidavit) dated 24.06.2016 sworn to by Mrs. Sunanda w/o Late.Ramesh before Advocate and Notary,
15.	Mutation Register Extract bearing No.H21/2016-17 issued by the office of Tahsildar.
16.	Record of Tenancy Certificate (RTC's) for the period 2017-18 to 2018-19 issued by the office of Tahsildar, reflects
17.	Partition Deed dated 31.10.2019 registered as Document No. HSK-1-07178-2019-20 and Stored in CD No. HSKD883 in the Office of the Sub Registrar, Hoskote
18.	Mutation register entry bearing No.H24/2019-20.
19.	Record of Tenancy Certificate (RTC's) for the year 2019-20 issued by the office of Tahsildar
20.	General Power of Attorney 28.11.2019 registered as Document No. HSK-4-00906-2019-20, Stored in CD.No.HSKD903 in the Office of the Sub Registrar, Hoskote
21.	Sale Deed dated 02.01.2020 registered as Document No. HSK-1-09295-2019-20, Stored in CD.No.HSKD929 in the Office of the Sub Registrar, Hoskote.
22.	Record of Tenancy Certificate (RTC's) for the year 2020-21
23.	Sale deed dated 08.10.2021 and the same is registered as Document No. HSK-1-16174-2021-22, Stored in C D No. HSKD 1494 in the office of the Sub-registrar, Hoskote.
24.	Confirmation Deeds, both dated 23.05.2022 registered as Document Nos. HSK-1-02659-2022-23 and HSK-1-02661-2022-23, respectively, in the office of the Sub-Registrar, Hoskote.
25.	Deed of Declaration dated 18.03.2025 registered as Document No. DNH-1-21130/2024-25 of Book-I, stored in the Centralized Data Cell.
26.	Official Memorandum bearing No. 414277 dated 27.01.2023 issued by the Office of the Deputy Commissioner, Bangalore Rural District
27.	Sale deed dated 26.09.2023 and the same is registered as Document No. HSK-1-08918-2023-24, in the office of the Sub-registrar, Hoskote.
28.	Deed of Rectification dated 18.03.2025, registered as Document No. DNH-1-21162/2024-25.
29.	Plaint Copy and Order Sheet of O.S No.848/2020 filed before The Court of Principle Senior Civil Judge, Bengaluru Rural
30.	Karnataka Revision Settlement Akarband issued by Department of Land Records
31.	Tippani/Hissa Tippani issued by the office of Tahasildar, Hoskote.
32.	Atlas/Hissa Atlas issued by the office of Assistant Director of Land Records, Hoskote.
33.	Pakka Book (Hissa Survey) issued by the Supervisor,Office of Land Surveyor, Hoskote .
34.	Hissa Mojini issued by the Supervisor, Office of Land Surveyor, Hoskote

35.	Endorsement dated 26.07.2021 bearing No. PTCL(HOS)(END)/CR/81/2021-22 issued by Assistant Commissioner, Doddaballapura.
36.	Endorsement dated 24.08.2023 bearing No. LAQ/CA/CR/ /2022-23 issued by the Special Land Acquisition Officer, Special Land Acquisition Officer & Competent Authority National Highway Authority of India, Bangalore
37.	Endorsement dated 31.08.2023 bearing No. KIADB/LAQ/3247/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Area Development Board (BMICP), Bangalore Rural,
38.	Endorsement dated 19.09.2023 bearing No. KHB/LAQ/ /2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore
39.	Relinquishment Deed dated 16.08.2025 registered on 08.09.2025 as Document No.HSK-1-08635/2025-26 of Book-I, stored centrally at the office of the Sub-Registrar, Hoskote.
40.	Relinquishment Deed dated 04.09.2025 registered on 08.09.2025 as Document No.HSK-1-08634/2025-26 of Book-I, stored centrally at the office of the Sub-Registrar, Hoskote.
41.	Encumbrance Certificate Periods: • 01.04.1969 to 31.03.2004. • 01.04.2004 to 31.03.2019. • 01.04.2019 to 20.07.2021. • 20.07.2021 to 02.06.2023. • 01.04.2023 to 29.07.2025. • 01.04.2023 to 04.04.2025. • 01.04.2025 to 13.08.2025.

III. TRACING OF TITLE

1. The Index of Land issued by the office of Tahsildar, Hoskote provides that the land bearing Survey No. 83 measuring 13 Acre 02 Guntas Plus 08 Guntas of Kharab land totally measuring 13 Acre 10 Guntas originally belongs to one Mrs. Bhagamma and it also reflect the RR No.154.
2. Further, Record of Rights bearing No.154 issued by the issued by the office of Tahsildar, Hoskote provides that the Survey No. 83 measuring 13 Acre 02 Guntas Plus 08 Guntas of Kharab totally measuring 13 Acre 10 Guntas (as per IL) is a Inam Land (Dharmadaya Inamthi / Devadaya Inamthi) and Mrs. Bhagamma is a Inamdhar.
3. It is noted upon the scrutiny of Record of Tenancy Certificate (RTC's) for the period 1968-69 to 1972-73 issued by the office of Tahsildar, Hoskote, depicts the name of Mrs. Bhagamma as the owner in possession with respect to Survey No. 83 measuring 13 Acre 02 Guntas Plus 08 Guntas of Kharab totally measuring 13 Acre 10 Guntas.

4. The Endorsement dated 04.09.2021 issued by the Office of Tahsildar G-2, Hoskote provides that the Non-Availability of Record of Tenancy Certificate (RTC's) for the year 1973-74 to 1977-78.
5. It is noted upon the scrutiny of Record of Tenancy Certificate (RTC's) for the period 1978-79 to 1991-92 issued by the office of Tahsildar, Hoskote, discloses the name of Mrs. Bhagamma as the owner in possession with respect to Survey No. 83 measuring 13 Acre 02 Guntas Plus 08 Guntas of Kharab totally measuring 13 Acre 10 Guntas.
6. We have been provided with an Endorsement dated 02.06.2023 issued by the Office of Tahsildar G-2, Hoskote provides that the Non-Availability of Record of Tenancy Certificate (RTC's) for the year 1992-93 to 1993-94.
7. Further Mrs.Venkatamma W/o Chikkegowda along with others filed a case in The Court of The Land Tribunal Hoskote seeking grant of occupancy rights under the provisions of the Karnataka Land Reforms Act 1961 with respect to the Survey No. 83 measuring 08 Acre 23 Guntas Out of 13 Acre 02 Guntas Plus 08 Guntas of Kharab totally measuring 13 Acre 10 Guntas on the ground that Mrs.Venkatamma W/o Chikkegowda is cultivating the land as Tenant. Further, after conducting due enquiry in terms of proceedings bearing No. Case No. LRF(J) 701:75-76,1164:76-77,167:75-76 in The Court of The Land Tribunal Hoskote presided by President, passed the order dated 25.02.1989, whereby the occupancy rights was granted in favor of **Mrs.Venkatamma W/o Chikkegowda** under Section 45 of the Karnataka Land Reforms Act, 1961. Subsequently, the Special Tahsildar issued the **Certificate Registration (Form-10)** of a Tenant as an Occupant under section 55(1) of the Karnataka Land Reforms Act, 1961) dated 18.03.1989 stating that the tenant Mrs.Venkatamma W/o Chikkegowda hereby registered as an Occupant of the said Land.
8. We have been provided with a copy of the Order dated 31.01.2007 passed in Writ Petition No. 2289/1995, clubbed with W.P. Nos. 40281/2001 and 45138/2001 (LR), before the Hon'ble High Court of Karnataka, wherein (1) Mr. K.R. Shankara Shastri represented by his legal heirs (i) Mrs. Radhalakshamma, (ii) Ms. Jayalakshmi, (iii) Mr. Venkatesh Shastri, and (iv) Master S. Bhaskar (being a minor represented by his natural guardian Mrs. Radhalakshamma), were the Petitioners, and (1) The State of Karnataka, (2) The Land Tribunal, Hoskote, and (3) Venkatamma (since deceased, represented by her husband Mr. Chikkegowda) were the Respondents. The said Writ Petitions were filed under Articles 226 and 227 of the Constitution of India seeking to quash the order passed in Case Nos. LRF (J) 701:75-76, 1164:76-77, and 167:75-76. Upon enquiry, the Hon'ble Court allowed the Writ Petitions and remanded the matter to the Tribunal for a fresh enquiry.

9. We note from the Order Copy dated 05.07.2016 in Case No.LRF(J)8/1912/1974-75, LRF(J)2/1958/1974-75 filed before the Land Tribunal, Hoskote Taluk, Hoskote that Several Writ Petitions (including W.P.No.402819(LR)) were filed challenging the above-mentioned LRF orders passed on 25.02.1989 before the High Court of Karnataka at Bangalore and by the order dated 31.01.2007 passed by the High Court of Karnataka, the said Writ Petitions were set aside and the matter was remanded back to the Land tribunal for fresh enquiry. Pursuant to which, The Land Tribunal conducted the fresh enquiry /examination, the said Land Tribunal/Chairman Passed an order and directed the Tahsildar to enter the names of original Tenants (it includes Mrs. Venkatamma W/o Chikkegowda with respect to land measuring 2 Acre 23 Guntas in Survey No.83) in respective revenue records. Further, it is noted that the extent restored in the name of Venkatamma was wrongly mentioned as 2 Acre 23 Guntas in the said order and the same was rectified as 8 Acre 23 Guntas Vide, a Rectification Order dated 08.11.2016 passed by the Chairman/Land Tribunal, Hoskote.
10. The Death Certificate of Mrs. Venkatamma dated 26.07.2004 issued by Chief Registrar of Births and Deaths (MYSORE CITY CORPORATION), Mysore provides the demise of Mrs.Venkatamma W/o Chikkegowda on 01.02.1996 and the same is recorded in the said authority.

NOTE: - Since the grant was made in favor of Mrs. Venkatamma was challenged and remained the subject – matter of the litigation as specified above, the revenue records continued and remained in the name of original Inamdar Bhagamma. Further upon the demise of Mrs.Bhagamma, the revenue records concerning Survey No.83 were transferred in the names of Seetharamaiah s/o Narayanappa, Mrs.Vijaya Lakshmi w/o Krishnappa (predeceased son of Narayanappa) and Mrs. Padmavathamma w/o Subbaiah (predeceased son of Narayanappa), in terms of MR No.72/2006-06, Thereafter, they along with their children conveyed the land measuring 7 Acre 24 Guntas in favour of Mr.Vijaya Bhaskar Reddy s/o Late. B. Lakshmi Reddy in terms of two Sale Deeds both dated 18.08.2006 and the same is registered as Document No.4298/2006-07 and 4300/2006-07 respectively and further, the name of Mr.Vijaya Bhaskar Reddy was recorded in MR No.24 and 25/2006-07.
11. It is noted upon the scrutiny of the Record of Tenancy Certificate (RTC's) for the period 1994-95 to 2008-09 issued by the office of Tahsildar, Hoskote reflects the names of Mrs. Bhagamma and Mr. Ramchandra as the owners by virtue of MR No.36/2001-02.
12. Subsequently, Mr. Chikkegowda filed an Regular Appeal before The Court of Assistant Commissioner, Doddaballapura in Case No.R.A.(Hos): 146/2007-08 challenging the MR No.36/2001-02, MR No.24/2006-07 & MR No.25/2006-07. Pursuant to which, The Assistant Commissioner passed an Order dated 23.10.2009 stating that by annulling all the MR's i.e. MR No.36/2001-02, MR No.24/2006-07 & MR No.25/2006-07 and directed to transfer the Khatha (Pouthi Katha) in the name of Mr. Chikkegowda as the legal heir(husband) of the

original grantee Mrs. Venkatamma. In pursuance of the said order, the revenue records were ordered to be transferred in the name of Mr. Chikke Gowda.

13. It is observed from the Mutation Register bearing No.28/2007-08 issued by the office of Tahsildar, Hoskote Taluk that the land bearing Survey No. 83 measuring 13 Acre 10 Guntas including 08 Guntas of Karab has been Bifurcated and assigned with new Survey Numbers and the land measuring 7 Acre 29 Guntas inclusive 05 Guntas assigned with new Survey Number 83/1. And remaining extent 05 Acre 21 Guntas assigned with new Survey Number 83/2.
14. As per the above order the Mutation was effected in the name of Mr. Chikkegowda as the owner in possession with respect to land measuring 7 Acre 29 Guntas with 05 Guntas of Kharab by Virtue of Mutation Register No. 23/2009-10. Further, We also note the assignment of New Survey Number 83/1 measuring 7 Acre 29 Guntas with 05 Guntas of Kharab.
15. It is noted upon the scrutiny of Record of Tenancy Certificate (RTC's) for the period 2009-10 to 2016-17 issued by the office of Tahsildar, reflects the name of Mr.Chikkegowda as the owner in possession with respect to Survey No. 83/1 measuring 07 Acre 29 Guntas with 05 Guntas of Kharab.
16. The Death Certificate of Chikkegowda dated 16.07.2013 issued by Chief Registrar of Births and Deaths provides the demise of Chikkegowda on 04.06.2013 and the same is recorded in the said authority.
17. The Genealogical Tree of Chikkegowda (Affidavit) dated 24.06.2016 sworn to by Mrs. Sunanda w/o Late.Ramesh before Advocate and Notary, Government of India that his family comprised of below members:

Mr. Chikkegowda (Demised on
04.06.2013)
Wife:- Venkatamma (Demised on
01.02.1996)

Their Children Namely 1. C.Rukmini 2.C.Srinivas 3.C.Ramesh 4.C.Varalakshmi

Further, C. Srinivas (Demised) is married to S.Bhagya and their children namely
1.S.Vidya and 2. S.Narayan.

Further, C. Ramesh (Demised) is married to Sunanda and their children namely
1.Niveditha and 2. Smitha.

18. After the demise of Mr.Chikke Gowda his legal heirs namely 1. Mrs. Bhagya W/o Late. Srinivas (being wife of his predeceased son Srinivas) 2. Mrs. Sunandha W/o Late.Ramesh (being wife of his predeceased son Ramesh) the revenue records concerning land measuring 07 Acre 29 Guntas with 05 Guntas of Kharab in Survey No. 83/1 were ordered to be transferred in the joint names of Mrs. Bhagya and Mrs. Sunandha in terms of Mutation Register Extract bearing No.H21/2016-17 issued by the office of Tahsildar.
19. We have been provided with Death Certificate of Mr. Ramesh s/o Chikke Gowda was demised on 30.06.2015 issued by the Common wealth of Virginia Department of Health.
20. We have been provided with the Death Certificate of Mr.C Srinivas s/o Chikkegowda was demised on 23.04.1996 issued by the office chief registrar of Birth and Death.
21. It is noted upon the scrutiny of Record of Tenancy Certificate (RTC's) for the period 2017-18 to 2018-19 issued by the office of Tahsildar,reflects the names of 1. Mrs. Bhagya W/o Late. Srinivas S/o Late. Chikkegowda and 2. Mrs. Sunandha W/o Late.Ramesh S/o Chikkegowda as the joint owners in possession with respect to land measuring 07 Acre 29 Guntas with 05 Guntas of Kharab in Survey No. 83/1.
22. Subsequently, Mrs. Bhagya and Mrs. Sunandha entered into a family partition under a Partition Deed dated 31.10.2019, The said document records that (i) Mrs. Bhagya, W/o Late Srinivas, S/o Late Chikkegowda, and (ii) Mrs. Sunandha, W/o Late Ramesh, S/o Late Chikkegowda, partitioned the land bearing Survey No.83/1 measuring 07 Acres 29 Guntas including 05 Guntas of Kharab. By virtue of the said family partition, an extent of 03 Acres 34 Guntas out of 07 Acres 29 Guntas including 05 Guntas of Kharab was allotted to the share of Mrs. Bhagya, and an extent of 03 Acres 32 Guntas out of 07 Acres 29 Guntas including 05 Guntas of Kharab was allotted to the share of Mrs. Sunandha. The said Partition Deed is registered as Document No.HSK-1-07178-2019-20, stored in CD No.HSKD883, in the office of the Sub-Registrar, Hoskote.

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23. Mutation Register Entry bearing No.H24/2019-20, issued by the office of the Tahsildar, Hoskote, records the aforesaid transaction (Partition Deed dated 31.10.2019) and also reflects the bifurcation of land bearing Survey No.83/1 measuring 07 Acres 29 Guntas including 05 Guntas of Kharab, along with assignment of new Survey Numbers as detailed below.

SL No	New Survey Number	Extent	Name of the owner
1	83/1	3 Acre34.04 Guntas including 02.04 Guntas of Karab	Mrs. Sunandha
2	83/3	3 Acre34.12 Guntas including 02.12 Guntas of Karab	Mrs. Bhagya

24. It is noted upon scrutiny of the Record of Tenancy and Crops (RTC) for the year 2019-20 issued by the office of the Tahsildar, that the name of Mrs. Bhagya, W/o Late Srinivas, S/o Late Chikkegowda, is reflected as the owner in respect of land measuring 3 Acres 32 Guntas with 02.12 Guntas of Kharab in Survey No.83/1 (old), now assigned as New Survey No.83/3. It is further noted that Survey No.83/1 has been bifurcated and assigned with New Survey No.83/3.
25. It is learnt from General Power of Attorney 28.11.2019 provides that 1.Mrs.Bhagya W/o Late.C.Srinivas 2.Mrs.S.Vidya D/o Late.C.Srinivas 3.Mr.S.Narayan S/o Late.C.Srinivas have appointed Mr.Sanjay Kumar.S S/o Suresh Babu as their lawful Attorney Holder to do all the acts, deeds and things mentioned therein including the power to sell with respect to land measuring 03 Acre 32 Guntas in Survey. No. 83/1 an and and the same is registered as Document No. HSK-4-00906-2019-20, Stored in CD.No.HSKD903 in the Office of the Sub Registrar, Hoskote.
26. The Sale Deed dated 02.01.2020 provides that 1.Mrs.Bhagya W/o Late.C.Srinivas 2.Mrs.S.Vidya D/o Late.C.Srinivas 3.Mr.S.Narayan S/o Late.C.Srinivas Represented by General Power of Attorney Holder Mr. Sanjay Kumar.S S/o Suresh Babu conveyed the Land measuring 3 Acre 32 plus 02.12 of Kharab in Survey No.83/1 (old) New Survey No.83/3 in favour of Mr. Mr.Sanjay Kumar S S/o Suresh Babu and the same is registered as Document No. HSK-1-09295-2019-20, Stored in CD.No.HSKD929 in the Office of the Sub Registrar, Hoskote. Further, the Mutation Register Extract bearing No.H43/2019-20 reflects that Mr.Sanjay Kumar.S S/o Suresh B as the owner in possession of the land measuring 03 Acre 32 Guntas in Survey No. 83/3.

27. It is noted upon the scrutiny of Record of Tenancy Certificate (RTC's) for the year 2020-21 reflects the name of Mr. Mr.Sanjay Kumar.S S/o Suresh Babu as the owner with respect to Land measuring 3 Acre 32 plus 02.12 of Kharab in Survey No.83/3 as the absolute owner in possession.
28. Further, Mr. Sanjay Kumar.S S/o Suresh Babu conveyed Survey No.83/3 measuring an extent of 03 Acre 32 Guntas Plus 02.12 Guntas of Kharab (Schedule Property) in favour of M/s. Aakruthi Properties is represented by its Managing Partner Mr. Manjunath H.R in terms of the Sale deed dated 08.10.2021 and the same is registered as Document No. HSK-1-16174-2021-22, Stored in C D No. HSKD 1494 in the office of the Sub-registrar, Hoskote. Thus, from the date of said sale deed M/s. Aakruthi Properties represented by its Managing Partner Mr. Manjunath H.R. became the absolute owner in possession concerning Schedule Property.

Note: The said Sale Deed discloses that Mr. Vijaya Bhaskar Reddy, S/o Late B. Lakshmi Reddy, who was the purchaser under the Sale Deeds dated 18.08.2006 (registered as Document Nos. 4298/2006-07 and 4300/2006-07), has joined the present Sale Deed as a Confirming Party. It is pertinent to note that the aforesaid Sale Deeds executed by erstwhile owners in favour of Mr. Vijaya Bhaskar Reddy are legally not valid, as the land bearing Survey No. 83 was granted in favour of Mrs. Venkatamma pursuant to the order dated 05.07.2016 passed in Case Nos. LRF(J)8/1912/1974-75 and LRF(J)2/1958/1974-75, and the Rectification Order dated 08.11.2016 issued by the Chairman, Land Tribunal, Hoskote Taluk. Subsequently, upon the demise of Mrs. Venkatamma, her husband Mr. Chikkegowda filed R.A. (Hos) No. 146/2007-08 before the Assistant Commissioner, Doddaballapura, seeking annulment of all Mutation Records, including those pertaining to the said Sale Deeds. Accordingly, Mr. Vijaya Bhaskar Reddy has joined the execution of the present Sale Deed purely as a matter of abundant caution and has executed the same in admission and confirmation of the absolute and marketable title of Mrs. Sunanda, and to signify his consent to the conveyance as per the terms set out herein.

29. We note from the Complaint and Order Sheet in O.S. No.848/2020 filed before the Court of the Principal Senior Civil Judge, Bengaluru Rural, that Mrs. Varalakshmi C. instituted a suit seeking partition and separate possession of her 1/4th share. Based on the Interlocutory Applications filed by her, the Court passed an order granting temporary injunction in her favour, which remained in force until the next date of hearing. The said suit was subsequently transferred to the Court of the Senior Civil Judge and JMFC, Hoskote, and renumbered as O.S. No.3195/2022. The records disclose that as there was no representation by the plaintiff and despite opportunities granted to lead evidence on payment of reasonable costs, the plaintiff remained absent. Consequently, the Court, finding no grounds for further adjournment, dismissed the suit for non-prosecution on 05.06.2024.

30. Two Confirmation Deeds, both dated 23.05.2022, executed by Mrs. Rukumni and Mrs. Varalakshmi, daughters of Mr. Chikke Gowda, confirm the conveyance made under the Sale Deed dated 08.12.2021 (registered as Document No. 16174/2021-22). Through these Confirmation Deeds, they have declared that they have no undivided right, title, interest, claim, or share whatsoever over the land bearing Survey No. 83/3, measuring 03 Acres 32 Guntas. These documents are registered as Document Nos. HSK-1-02659-2022-23 and HSK-1-02661-2022-23, respectively, in the office of the Sub-Registrar, Hoskote.
31. Thereafter, it is observed from the Deed of Declaration dated 18.03.2025 executed by M/s. Aakruthi Properties, represented by its Managing Partner Mr. Manjunath H.R, that the aforementioned Sale Deed and Confirmation Deed contained typographical errors in the boundaries of the property. In order to rectify the same, this Deed of Declaration was executed to correct the boundaries and is registered as Document No. DNH-1-21130/2024-25 of Book-I, stored in the Centralized Data Cell.
32. It is learnt from the Official Memorandum bearing No. 414277 dated 27.01.2023 issued by the Office of the Deputy Commissioner, Bangalore Rural District that the said M/s. Aakruthi Properties represented by its Managing Partner Mr. Manjunath H.R had applied for deemed conversion before the said authority with respect to land bearing Survey 83/3 measuring 3 Acre 32 Guntas Plus 2.12 Guntas of Kharab which falls under Layout -Residential usage as per local planning authority master plan. In receipt of payment of Rs. 206872/- paid by M/s. Aakruthi Properties represented by its Managing Partner Mr. Manjunath H. R vide Challan.No.IE123002900413662 on 19.01.2023, the Deputy Commissioner converted the usage of the land bearing Survey 83/3 measuring 03 Acre 32 to Layout - Residential purpose and issued this Official Memorandum bearing No. 414277 dated 27.01.2023.
33. Further, M /s. Aakruthi Properties is represented by its Managing Partner Mr. Manjunath H.R conveyed the Schedule Property in favour of M/s Akkruti Livespaces LLP represented by its designated Partners Mr.Manjunath .H.R and Mr.A.N.Krishnamurthy under Sale deed dated 26.09.2023 and the same is registered as Document No. HSK-1-08918-2023-24, in the office of the Sub-registrar, Hoskote. Thus, from the date of said sale deed M/s Akkruti Livespaces LLP represented by its designated Partners Mr. Manjunath .H. R and Mr.A.N.Krishnamurthy became the absolute owners in possession concerning Schedule Property. Subsequently, it is noted that the boundaries of the aforesaid land were erroneously mentioned due to a typographical error in the said Sale Deed. To rectify the same, both parties executed a Deed of Rectification dated 18.03.2025, registered as Document No. DNH-1-21162/2024-25.
34. The Karnataka Revision Settlement Akarband issued by Department of Land Records reflects the extent of 03 Acre 32 Guntas Plus 2 ¼ Guntas of Kharab in Survey.No 83/3.

35. Tippani/Hissa Tippani issued by the office of Tahasildar, Hoskote provides the topographical shape and bifurcation of Survey No 83/1(Old).
36. Atlas/Hissa Atlas issued by the office of Assistant Director of Land Records, Hoskote provides the bifurcation of Survey No.83 in to 83/1(Old).
37. Pakka Book (Hissa Survey) issued by the Supervisor, Office of Land Surveyor, Hoskote provides the Total Extent in Survey NO.83/1 measuring 07 Acre 24 Guntas Plus 05 Guntas of Kharab totally measuring 07 Acre 29 Guntas.
38. Hissa Mojini issued by the Supervisor, Office of Land Surveyor, Hoskote provides the name of Mrs.Bhagya as a hissadhar with respect to land measuring 3 Acre 32 Guntas in Survey No.83/3.
39. Endorsement dated 26.07.2021 bearing No. PTCL(HOS)(END)/CR/81/2021-22 issued by Assistant Commissioner, Doddaballapura provides that there are no cases registered under the Scheduled Castes and Scheduled Tribes (Prohibition of transfer of certain lands) Act, 1978. (PTCL) with respect to the extent of 03 Acre 32 Guntas in Survey.No 83/3.
40. Endorsement dated 24.08.2023 bearing No. LAQ/CA/CR/ /2022-23 Issued by the Special Land Acquisition Officer, Special Land Acquisition Officer & Competent Authority National Highway Authority of India, Bangalore, provides that the Schedule Property is 'not' subject to the acquisition under the provisions of the National Highway Authority of India.
41. Endorsement dated 31.08.2023 bearing No. KIADB/LAQ/3247/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Area Development Board (BMICP), Bangalore Rural, provides that the Schedule Property is 'not' subject to the acquisition under the provisions of the Karnataka Industrial Area Development Board.
42. Endorsement dated 19.09.2023 bearing No. KHB/LAQ/ /2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, provides that the Schedule Property is 'not' subject to the acquisition under the provisions of the Karnataka Housing Board.
43. It is ascertained from the Relinquishment Deed dated 16.08.2025 that Akkruthi Livespace LLP, represented by its partners Mr. H.R. Manjunath and Mr. A.N. Krishnamurthi, has relinquished an extent of 3,632.42 Square Meters for Common Amenities with respect to land bearing Survey No.80/1 measuring 06 Acres 28 Guntas, Survey No.80/3 measuring 18 Guntas, Survey No.83/1 measuring 03 Acres 32 Guntas, Survey No.83/3 measuring 03 Acres 32 Guntas and Survey No.89/1 measuring 03 Acres 05 Guntas, totally measuring 17 Acres 35 Guntas, in favor of the Hoskote Planning Authority, and the same is registered on 08.09.2025 as Document No.HSK-1-08635/2025-26 of Book-I, stored centrally at the office of the Sub-Registrar, Hoskote.

44. It is ascertained from the Relinquishment Deed dated 04.09.2025 that Akkruthi Livespace LLP, represented by its partners Mr. H.R. Manjunath and Mr. A.N. Krishnamurthi, has relinquished an extent of 7,426.49 Square Meters for Park and Open Space and 22,819.49 Square Meters for Road with respect to land bearing Survey No.80/1 measuring 06 Acres 28 Guntas, Survey No.80/3 measuring 18 Guntas, Survey No.83/1 measuring 03 Acres 32 Guntas, Survey No.83/3 measuring 03 Acres 32 Guntas and Survey No.89/1 measuring 03 Acres 05 Guntas, totally measuring 17 Acres 35 Guntas, in favor of the Gram Panchayat of Doddagattiganbe, and the same is registered on 08.09.2025 as Document No.HSK-1-08634/2025-26 of Book-I, stored centrally at the office of the Sub-Registrar, Hoskote.

45. Encumbrance certificates:-

Sl .No.	EC period and issuing SRO	Description of the document/s	Date of Transaction	Registered Document No
1	1.04.1969 to 31.03.2004, Hoskote ,Bangalore Rural	NIL	NIL	NIL
2	1.04.2004 to 30.01.2019, Hoskote ,Bangalore Rural	SALE DEED SALE DEED	18.08.2006 18.08.2006	HSK-1-04300-2006-07 HSK-1-04298-2006-07
3	1.04.2019 to 20.07.2021 Hoskote ,Bangalore Rural	PARTITION DEED SALE DEED	31.01.2019 02.01.2020	HSK-1-07178-2019-20 HSK-1-09295-2019-20

Report On Title

4	20.07.2021 to 02.06.2023, Hoskote ,Bangalore Rural	Consent Deed	26.05.2022	HSK-1—2661-2022-23
		Consent Deed	26.05.2022	HSK-1—2659-2022-23
5	01.04.2023 to 04.04.2025	• Rectification Deed	19.03.2025	BNH-1-21162/2024-25
		• Deed of Declaration • Sale Deed	• 18.03.2025 • 26.09.2023	•DNH-1-21130/2024-25. •HSK-1-08918/2023-24

46. The Encumbrance certificate for the period from (i) 01.04.2023 to 29.07.2025 & (ii) 01.04.2025 to 13.08.2025 issued by the office of Sub-registrar, reflects Nil Encumbrances.

Zoning/Land Usage;	(Map No.59) Residential Zone as per CDP
Water Bodies/Strom Water Drains cutting across the Property;	No, Water Bodies/Strome Drain abutting the Property;
Presence of Cart Road/ Pathway cutting across the Property;	Yes, presence of Cart Road/ Pathway cutting across the Property.
Kharab Status;	2.12 Guntas of kharab land
Any [Explicit] hindrance for Using the Land for Residential Purpose;	Change of land use is not required as the same falls under the Layout-Residential Zone

IV. PHYSICAL SEARCH

- Based on the online portal searches conducted by us, the Encumbrance Certificate for the period from 31.03.2023 to 28.07.2025, issued by the Office of the Sub-Registrar, reflects Nil Encumbrance in respect of the above-mentioned properties.

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V. OPINION AND RECOMMENDATION

Upon review and scrutiny of the documents, we opine that **M/s Akkruthi Livespaces LLP** represented by its designated Partners Mr.Manjunath H.R and Mr. A.N. Krishnamurthy are the absolute owner in possession of the Schedule Property and that it has valid, free and marketable title over the Property and that it has valid, free and marketable title over the Property. Further, the Property has been converted for the residential purpose.

However, the same is subject to the production of the following documents/clarifications;

1. Nil tenancy Endorsement.
2. Latest Encumbrance Certificate.
3. Approved layout Sanction plan.
4. Site/plot release Order.
5. Plots E Katha.
6. RERA Certificate.

VI. OUR UNDERSTANDING

We understand that **Akkruthi Livespace LLP** (the "Client") intends to know the marketable title of the Schedule Property and instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

IMPORTANT:

The Report on Title (**Report**) prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

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VII. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('FM') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client and carry out searches at the Office of the Sub Registrar, Hoskote and other relevant concerned authority.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as '**Documents**').
2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have proceeded on the basis of the available documents, records and information.
4. Apart from the litigation mentioned in the Report, No online litigation searches has been undertaken with respect to the Schedule Property. Therefore, the Report is subject to the assumption in the Declaration issued by the owner and necessary searches carried out, wherein, specific case details have been provided by the owner.
5. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.
6. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

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VIII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

- (a) All signatures appearing on the reviewed documents are genuine;
- (b) The Documents perused by us as originals are authentic and complete;
- (c) The Documents perused by us as copies are complete
- (d) The Documents on which the Report relies remain accurate;
- (e) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

- 1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is 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.
- 2. 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 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.
- 3. This Report has been prepared pursuant to a diligence exercise carried out for minimum of 50+ years. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
- 4. We have retained the units of measurement as it appears in the different title deeds.

5. Some of the Registers maintained in the above mentioned Registration Offices are torn, incomplete or damaged. As a result, searches could not be made of such Registers and our Report may be read as qualified thereto.
6. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

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IX. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

Mr. Prashantha Kumar. S.T
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6/12, Primrose Road
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Phone : +91 80 2559 5911
 : +91 80 3055 4100
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For, Fox Mandal & Associates

For, Mandal [MALI PRAN GOWDA]
Mr. Prashanth Kumar ST
Senior Partner

18.09.2025

To,

Akkruthi Livespaces LLP
Raintree Plaza, No. 227,
4th Floor, 10th Main,
100 Feet Road, HRBR Layout,
1st Block, Kalayan Nagar,
Bangalore 560043,
Karnataka (INDIA)

Hereunder referred to as 'the Client'

Dear Sir,

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the land parcels more particularly and fully described in the Schedule below and drawn a Title Report. Please find below Title Report issued based on the copies of the documents furnished to us.

Report On Title

INDEX

CHAPTER	PARTICULARS	Page Nos.
I	SCHEDULE PROPERTY	2
II	COPIES OF DOCUMENTS FURNISHED FOR SCRUTINY	2-4
III	TRACING OF TITLE	4-12
IV	PHYSICAL SEARCH	12
V	OPINION AND RECOMMENDATION	13
VI	OUR UNDERSTANDING	13-14
VII	MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED	14-15
VIII	APPLICABLE ASSUMPTIONS AND DISCLAIMERS	16
IX	CONTACT DETAILS	17

I. SCHEDULE PROPERTY

1. **All the piece and parcel of** the Residentially Converted land measuring **02 Acres 33.08 Guntas**, out of the total extent of **03 Acres 05 Guntas** in **Survey No. 89/1** (Converted vide Official Memorandum dated 07.04.2025 bearing No. 757669, issued by the Deputy Commissioner, Bangalore Rural) situated at Jinnaghara Village, Jadigenahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on:

East by	Land in Survey No.89/2,8 to 11
West by	Land in Survey No. 88,83
North by	Land in Survey No. 89/21
South by	Land in Survey No.76

(Boundaries are ascertained from Official Memorandum dated 07.04.2025 bearing No. 757669, issued by the Deputy Commissioner, Bangalore Rural)

2. **All that piece and parcel of** converted land measuring 11.08 Guntas, forming part of the total extent of 03 Acres 05 Guntas in Survey No. 89/1, situated at Jinnaghara Village, Jadigenahalli Hobli, Hoskote Taluk, Bangalore Rural District, which has been converted for parks, playgrounds, and open space use vide Official Memorandum dated 07.04.2025 bearing No. 757687, issued by the Deputy Commissioner, Bangalore Rural, and bounded as follows:

East by	Land in Survey No.89/1
West by	Land in Survey No. 88,83
North by	Land in Survey No. 89/1
South by	Land in Survey No.89/1

(Boundaries are ascertained from Official Memorandum dated 07.04.2025 bearing No. 757687, issued by the Deputy Commissioner, Bangalore Rural)

II. COPIES OF THE DOCUMENT FURNISHED FOR TITLE SCRUTINY

Sl. No.	Documents Description
1.	Index of Land issued by the office of Tahsildar, Hoskote
2.	Record of Rights bearing No.157 issued by the issued by the office of Tahsildar, Hoskote.
3.	Partition Deed dated 10.08.1967 registered as Document No. 1869/1967-68 of Book I recorded at pages 18 to 38 of Volume 1195 in the Office of the Sub Registrar, Hoskote.
4.	Record of Tenancy Certificate (RTC's) for the period 1969-70 to 1972-73 issued by the office of Tahsildar, Hoskote Taluk
5.	General Power of Attorney 11.04.1968 registered as Document No. 03/1968-69 of Book IV recorded at pages 437 to 438 of Volume 13 in the Office of the Sub Registrar, Hoskote.
6.	GPA Cancellation Deed dated 04.03.1982 and the same is registered as Document No. 382/81-82 of Book IV recorded at pages 46 to 47 of Volume 18 in the Office of the Sub Registrar, Hoskote.
7.	Sale Deed dated 05.05.1972 registered as Document No. 573/1972-73 of Book I recorded at pages 01 to 03 of Volume 132 in the Office of the Sub Registrar, Hoskote.
8.	Record of Tenancy Certificate (RTC's) for the period 1983-84 to 2004-05 issued by the office of Tahsildar, Hoskote Taluk
9.	Death Certificate of Mr.Kempanna dated 04.12.1983 issued by the Chief Register of Births and Deaths
10.	Family Tree of Late. Kempanna s/o Mr. B Kariyappa.
11.	Mutation Register Extract No.76/2005-06 issued by the office of Tahsildar, Hoskote,
12.	Record of Tenancy Certificate (RTC's) for the period 2005-06 to 2020-21 issued by the office of Tahsildar, Hoskote,
13.	General Power of Attorney 18.03.2006 registered as Document No. HSK-4-00540-2005-06 and Stored in CD No. HSKD57 in the Office of the Sub Registrar, Hoskote.

14.	Sale Deed dated 22.06.2006 registered as Document No. HSK-1-02522-2006-07 stored in CD No. HSKD66 in the Office of the Sub Registrar, Hoskote Bangalore (Rural).
15.	Sale Deed Dated 28.07.2020 and the same got registered as Document No. HSK-1-02418/2020-21 stored in CD No. HSKD1057 in the Office of the Sub Registrar, Hoskote Bangalore (Rural).
16.	Mutation Register Extract bearing No.H1/2020-21
17.	RTCs for the period from 2021-22 to 2024-25 issued by the office of Tahsildar, Hoskote Taluk.
18.	Family tree of Mr. K.Sunil S/o Krishnappa Sworn before Notary Public
19.	Plaint in O.S. No. 1506/2014 and Joint Compromise Petition dated 11.11.2024 filed before the Court of the Principal Senior Civil Judge, Bangalore Rural District
20.	Un-registered Agreement of Sale dated 15.12.2010 that (1) Mr. Nandakumar, S/o Late Kempanna, and his son (2) Mr. Abhiram (represented by their GPA holder Mr. Narayanaswamy, S/o Venkatappa), and (3) Mr. Rajeev, S/o Late Kempanna.
21.	• Sale Deed dated 22.07.2024 registered as Document No. HSK-1-07207/2024-25, Book-I, stored in the Centralized Data Cell at the office of the Sub-Registrar, Hoskote, • General Power of Attorney dated 22.02.2022, registered as Document No. BDH-4-00345/2022-23 of Book-4 and stored in CD No. BDHD1242 at the office of the Sub-Registrar, Shivajinagara
22.	Official Memorandum dated 07.04.2025 bearing No.757669 issued by the Deputy Commissioner, Bangalore Rural
23.	Official Memorandum dated 07.04.2025 bearing No.757687 issued by the Deputy Commissioner, Bangalore Rural.
24.	Hissa Mojini and Pakka Book, issued by the office of the Tahsildar
25.	RTC for year 2025-26, issued by the office of the Tahsildar.
26.	Karnataka Revision Settlement Akarband issued by Department of Land Records.
27.	Tippani (Re-Sy) issued by the office of Tahsildar, Hoskote
28.	Pakka Book (Hissa Survey) issued by the Supervisor Off Office of Land Surveyor, Hoskote

29.	Endorsement dated 26.07.2021 bearing No. PTCL(HOS)/CR/802021-22 issued by Assistant Commissioner, Doddaballapura.
30.	The Endorsement dated 31.08.2023, bearing No. KIADB/LAQ/3247/2023-24, issued by the Office of the Special Land Acquisition Officer, KIADB,
31.	The Endorsement dated 19.09.2023, bearing No. KHB/Spl Land Acq/2023-24, issued by the Office of the Karnataka Housing Board
32.	The Endorsement dated 24.08.2023, bearing No. LAQ/CA/CR//2023-24, issued by the Office of the Special Land Acquisition Officer, National Highways Authority of India (NHAI),
33.	Encumbrance Certificate for period from (i) 1.04.1960 to 31.03.2004 and (ii) 1.04.2004 to 20.07.2021, (iii) 01.04.2021 to 04.04.2025, (iv) 01.04.2021 to 25.08.2025, and (v) 01.04.2025 to 13.08.2025.
34.	Relinquishment Deed dated 16.08.2025 registered on 08.09.2025 as Document No.HSK-1-08635/2025-26 of Book-I, stored centrally at the office of the Sub-Registrar, Hoskote.
35.	Relinquishment Deed dated 04.09.2025 registered on 08.09.2025 as Document No.HSK-1-08634/2025-26 of Book-I, stored centrally at the office of the Sub-Registrar, Hoskote.

III. TRACING OF TITLE

1. The land bearing Survey No. 89, measuring 25 Acres 28 Guntas along with 1 Gunta of Kharab, totally measuring 25 Acres 28 Guntas, originally belonged to Mr. Narayana Gowda, and the same is recorded in the Index of Land and Record of Rights bearing RR No. 157, issued by the Office of the Tahsildar, Hoskote. The land is classified as Darkasth Land.

Note: - We have not been provided with Darkasth Order, Darkasth Register and Saguvali Chit. if it not available provide non-availability endorsement for the same.

2. It is learnt from the Partition Deed dated 10.08.1967 that Mr. Patel Narayana Gowda Alias Narayana Gowda S/o Chikke Gowda along with his children settled and partitioned all family properties of their joint family vide Partition Deed dated 10.08.1967 and disintegrating the joint family status. By virtue of such family partition, the land bearing Sy. No. 89 measuring 24 Acre 28 Guntas Plus 01 Guntas of Kharab totally measuring 25 Acre 28 Guntas along with other properties was settled as under:

Sl. No.	Name of the Beneficiary	Extent Settled
1	Mr.Kempe Gowda S/o Mr.Patel Narayana Gowda Alias Narayana Gowda	03 Acre 21 Guntas in Sy. No. 89
2	Mr.Munibyre Gowda S/o Mr.Patel Narayana Gowda Alias Narayana Gowda	03 Acre 21 Guntas in Sy. No. 89
3	Mr.Dodda ChikkeGowda S/o Mr.Patel Narayana Gowda Alias Narayana Gowda	03 Acre 21 Guntas in Sy. No. 89
4	Mr. Narayana Gowda Alias Narayana Gowda S/o Chikkegowda	03 Acre 21 Guntas in Sy. No. 89
5	Mr.Chikke Gowda S/o Mr.Patel Narayana Gowda Alias Narayana Gowda	03 Acre 21 Guntas in Sy. No. 89
6	Mr. RamaMurthy S/o Mr.Patel Narayana Gowda Alias Narayana Gowda	03 Acre 21 Guntas in Sy. No. 89
7	Mr.Venkataramanappa S/o Mr.Patel Narayana Gowda Alias Narayana Gowda	03 Acre 21 Guntas in Sy. No. 89

and the same is registered as Document No. 1869/1967-68 of Book I recorded at pages 18 to 38 of Volume 1195 in the Office of the Sub Registrar, Hoskote.

3. It is noted upon the scrutiny of Record of Tenancy Certificate (RTC's) for the period 1969-70 to 1972-73 issued by the office of Tahsildar, Hoskote Taluk, reflects the name of Mr.Narayana Gowda as the owner in possession with respect to 25 Acre 28 Guntas including 07 Guntas of Kharab.
4. It is observed from General Power of Attorney 11.04.1968 that Mr.RamaMurthy S/o Mr.Patel Narayana Gowda Alias Narayana Gowda has appointed Mr.Kempe Gowda S/o Mr.Pasell withna Gowda Alias Narayana Gowda as their lawful Attorney Holder to do all the acts, deeds and things mentioned therein including the power to sell with respect to land measuring 03 Acre 21 Guntas in Sy. No. 89 and other properties and the same is registered as Document No. 03/1968-69 of Book IV recorded at pages 437 to 438 of Volume 13 in the Office of the Sub Registrar, Hoskote.
5. General Power of Attorney Cancellation Deed dated 04.03.1982 provides that Mr.RamaMurthy S/o Mr.Patel Narayana Gowda Alias Narayana Gowda has appointed Mr.Kempe Gowda S/o Mr.Patel Narayana Gowda Alias Narayana Gowda as their lawful Attorney Holder to do all the acts, deeds and things mentioned therein including the power to sell with respect to land measuring 03 Acre 21 Guntas in Sy. No. 88 and other properties and and the same is registered as Document No. 03/1968-69 of Book IV recorded at pages 437 to 438 of Volume 13 in the Office of the Sub Registrar, Hoskote Further, Mr. RamaMurthy cancelled /revoked vide., GPA Cancellation Deed dated 04.03.1982 and the same is registered as Document No. 382/81-82 of Book IV recorded at pages 46 to 47 of Volume 18 in the Office of the Sub Registrar, Hoskote.
6. We have been provided with the Sale Deed dated 05.05.1972 provides that Mr. Kempe Gowda S/o Mr. Patel Narayana Gowda conveyed the land bearing Survey No. 89 land measuring 03 Acre 21 Guntas with other Properties in favour of Mr. Kempanna S/o Beedi Kariyappa and the same is registered as Document No. 573/1972-73 of Book I recorded at pages 01 to 03 of Volume 132 in the Office of the Sub Registrar, Hoskote.

"It is observed from the Sale Deed dated 05.05.1972 that Mr. Kempegowda, as GPA Holder of Mr. Ramamurthy, conveyed the property without mentioning the name of Mr. Ramamurthy as the owner. Owing to this omission, Mr. Ramamurthy has been made a Confirming Party in the Sale Deed dated 22.07.2024".

"In Our Corroborative studies, we note that the property bearing Survey No. 89 land measuring 03 Acre 21 Guntas was assigned with new Sy No. 89/1 Vide., Order No.ASLR.No.51/1971-1972. which is further evidenced in the subsequent RTCs.

7. It is noted upon the scrutiny of the Record of Tenancy Certificate (RTC's) for the period 1983-84 to 2004-05 issued by the office of Tahsildar, Hoskote Taluk, reflects the name of Mr. Kempanna as the owner in possession with respect to land measuring 03 Acre 25 Guntas in Sy No.89/1.
8. Endorsement dated 04.09.2021 issued by the Office of Tahsildar G-2, Hoskote provides that the Non-Availability of Record of Tenancy Certificate (RTC's) for the year 1973-74 to 1983.
9. Death Certificate of Mr. Kempanna dated 04.12.1983 issued by the Chief Register of Births and Deaths provides the demise of Mr.Kempanna on 03.12.1983 and the same is recorded in the said authority.
10. We have been provided with Family Tree of Late. Kempanna s/o Mr. B Kariyappa that Kempanna was married to Mrs. Girijamma and has 6 children as follows:
 - (1) Mrs. Shusheelamma
 - (2) Mrs.Sharada
 - (3) Mr.Rajeev BK has a daughter Ms. Bhavani R
 - (4) Jaiprakash has a son Mr. Vivek J.
 - (5) Mr. Nandakumar BK have 2 children (i) Mr. Abhiram Nandakumar & (ii) Mrs. Bhamini Nandakumar
11. The Mutation Register Extract No. 76/2005-06, issued by the office of the Tahsildar, Hoskote, records that upon the demise of Mr. Kempanna, his son Mr. Nanda Kumar, S/o Late Kempanna, was mutated in all revenue records as the owner in possession of land bearing Survey No. 89/1, measuring 03 Acres 25 Guntas.
12. It is noted upon the scrutiny of Record of Tenancy Certificate (RTC's) for the period 2005-06 to 2020-21 issued by the office of Tahsildar, Hoskote, reflects the name of Mr. Nanda Kumar S/o Late. Kempanna as the owner in possession with respect to land measuring 03 Acre 25 Guntas in Sy No.89/1.

13. It is learnt from General Power of Attorney 18.03.2006 provides that Mr.Nanda Kumar S/o Late. Kempanna and his son Mr. Abhiram has appointed Mr.Narayanaswamy S/o Venkatappa as their lawful Attorney Holder to do all the acts, deeds and things mentioned therein including the power to sell with respect to land measuring 03 Acre 25 Guntas in Sy. No. 89/1 and other properties and the same is registered as Document No. HSK-4-00540-2005-06 and Stored in CD No. HSKD57 in the Office of the Sub Registrar, Hoskote.
14. The Sale Deed dated 22.06.2006 discloses that Mr. Nanda Kumar, S/o Late Kempanna, and his son Mr. Abhiram, represented by their GPA Holder Mr. Narayanaswamy, S/o Venkatappa, conveyed land bearing Survey No. 89/1 measuring 3 Acres 25 Guntas in favour of Mr. O. Maheshwar Reddy, S/o Veerabhadra Reddy. The said Sale Deed was registered as Document No. HSK-1-02522-2006-07, stored in CD No. HSKD66 at the office of the Sub-Registrar, Hoskote, Bangalore Rural District. It is pertinent to note that the Khata pertaining to the said property was not transferred in the name of Mr. O. Maheshwar Reddy.
15. Subsequently, Mr. O. Maheshwar Reddy, S/o Veerabhadra Reddy, along with Mr. Nanda Kumar, S/o Late Kempanna and his son Mr. Abhiram, represented by their GPA Holder Mr. Narayanaswamy, S/o Venkatappa, conveyed the said land bearing Survey No. 89/1 measuring 3 Acres 25 Guntas in favour of Mr. K. Sunil, S/o Krishnappa, under a Sale Deed dated 28.07.2020, registered as Document No. HSK-1-02418/2020-21, stored in CD No. HSKD1057 in the office of the Sub-Registrar, Hoskote, Bangalore Rural District.
16. Further, we have been provided with a Confirmation Deed dated 10.04.2023, wherein Mr. B.K. Jaiprakash, S/o Late B. Kempanna, along with his son Mr. Vivek J., have confirmed the Sale Deeds dated 22.06.2006 and 28.07.2020, registered as Document Nos. HSK-1-02522-2006-07 and HSK-1-02418/2020-21, respectively. They have affirmed that they have no right, title, interest, or claim over the property bearing Survey No. 89/1 measuring 3 Acres 25 Guntas. The Confirmation Deed is registered as Document No. HSK-1-01322/2023-24 of Book-I, stored in CD No. HSKD1838 at the office of the Sub-Registrar, Hoskote.

17. We have been provided with a Copy of Confirmation Deed dated 10.04.2023 (1) Mr. B.K. Rajeev s/o Mr. B Kempanna along with his daughter (2) Mrs. Bhavani R have confirmed the Sale Deeds dated 22.06.2006 and 28.07.2020, registered as Document Nos. HSK-1-02522-2006-07 and HSK-1-02418/2020-21, respectively. They have affirmed that they have no right, title, interest, or claim over the property bearing Survey No. 89/1 measuring 3 Acres 25 Guntas. The Confirmation Deed is registered as Document No.HSK-1-01325/2023-24 of Book-1, stored in CD No.HSKD1838 at the office of Sub-registrar, Hoskote.
18. It is observed from the Notary Affidavit sworn by Mr. B.K. Nanda Kumar dated 18.10.2023 that he, being the son of Late Kempanna, has affirmed that his elder sister, Mrs. S. Shusheelamma, expired on 23.06.1985 in an aircraft crash. It is further intimated by the landowner that Mrs. S. Shusheelamma had no children. It is also intimated by the landowner that one of his sister, Mrs. Sharada, expired on 23.01.2002 without any issues.
19. The Mutation Register Extract bearing No.H1/2020-21 provides that the name of Mr. K. Sunil S/o Krishnappa as the owner in possession of land bearing Survey No. 89 /1 land measuring 03 Acre 25 Guntas.
20. The RTCs for the period from 2021-22 to 2024-25 issued by the office of Tahsildar, Hoskote Taluk, the name of Mr. K. Sunil S/o Krishnappa, is recorded as owner with respect to the land bearing Survey No.89/1 measuring 03 Acre 25 Guntas, VideMR No.H1/2020-21.
21. Family tree of Mr. K.Sunil S/o Krishnappa Sworn before Notary Public provides that:-

Mr. K. Sunil, S/o Krishnappa Wife: Mrs. Sunitha

Children:

1. Master Kashi Gowda (Minor)
2. Master Kupendra Gowda (Minor)

22. The Complaint in O.S. No. 1506/2014 filed before the Court of the Principal Senior Civil Judge, Bangalore Rural District, reveals that Mr. S. Jagadeeshwara Reddy, S/o Late S. Venugopal Reddy, initiated a suit for specific performance of the Agreement to Sell dated 15.12.2010 against (1) Mr. Nandakumar, S/o Late Kempanna, and his son (2) Mr. Abhiram (represented by their GPA holder Mr. Narayanaswamy, S/o Venkatappa), and (3) Mr. Rajeev, S/o Late Kempanna, in respect of land bearing Survey No. 89/1 measuring 3 Acres 25 Guntas, pursuant to which, by order dated 19.09.2014, the Hon'ble Court granted an interim temporary injunction restraining the defendants from alienating the said property, subject to the plaintiff paying the process fee under Order 39 Rule 3(3) of CPC within 7 days from the date of the order, failing which the injunction would stand vacated.

Thereafter, we have been provided with a copy of the **Joint Compromise Petition dated 11.11.2024** filed in O.S. No. 1506/2014 also referred to as O.S. No. 3000/2022, Senior Civil Judge, Hoskote wherein Mr. S. Jagadeeshwara Reddy, S/o Late S. Venugopal Reddy, is the Plaintiff, and Mr. Nandakumar, S/o Late Kempanna, Mr. K. Sunil, and others are the Defendants. During the pendency of the suit, the suit property bearing Survey No. 89/1 measuring 3 Acres 25 Guntas was purchased by Mr. K. Sunil under a Sale Deed dated 28.07.2020.

Subsequently, the Plaintiff and Defendants held mutual discussions and agreed that 20 Guntas of land in Survey No. 89/1 would be conveyed in favour of the Plaintiff, proportionate to the part of the sale consideration already paid by the Plaintiff to Mr. Nandakumar and others under the Agreement to Sell dated 15.12.2010. In consideration thereof, the Plaintiff agreed to forgo his claim over the remaining extent of 3 Acres 05 Guntas in Survey No. 89/1 and to execute the Sale Deed accordingly.

Thus, in view of the settlement that arrived between the parties, the suit has been mutually compromised and disposed of.

We have been provided with Copy Un-registered Agreement of Sale dated 15.12.2010 that (1) Mr. Nandakumar, S/o Late Kempanna, and his son (2) Mr. Abhiram (represented by their GPA holder Mr. Narayanaswamy, S/o Venkatappa), and (3) Mr. Rajeev, S/o Late Kempanna all have agreed to convey the said property in favor Mr. S. Jagadeeshwara Reddy, S/o Late S. Venugopal Reddy Survey No. 89/1 measuring 3 Acres 25 Guntas.

23. It is ascertained from the Sale Deed dated 22.07.2024 that (1) Mr. Sunil K, S/o Krishnappa, along with his children (2) Master Kashi Gowda and (3) Master S. Kupendra Gowda (Sl. Nos. 2 and 3 being minors represented by their natural guardian and father, Mr. Sunil K) are the Vendors, and the Confirming Parties are

(4) Dr. Ramamurthy, S/o Late Narayanagowda, represented by his GPA Holder, Mr. Manjunath H.R., Managing Partner of Akkruthi Properties, and (5) Mr. S. Jagadiswara Reddy, S/o Mr. S. Venugopal Reddy (Sl. Nos. 3 and 4 being the Confirming Parties). All of the aforesaid persons together have conveyed the land bearing Survey No. 89/1, measuring 03 Acres 05 Guntas, in favor of **M/s Akkruthi Livespace LLP**, represented by its Managing Partner Mr. Manjunath H.R. The said Sale Deed is duly registered as Document No. HSK-1-07207/2024-25, Book-I, stored in the Centralized Data Cell at the office of the Sub-Registrar, Hoskote, and the same is also recorded in Mutation Register No. H9/2024-25 issued by the office of the Tahsildar.

We have been provided with a General Power of Attorney dated 22.02.2022, registered as Document No. BDH-4-00345/2022-23 of Book-4 and stored in CD No. BDHD1242 at the office of the Sub-Registrar, Shivajinagara. The said document discloses that Dr. N. Ramamurthy, s/o Late Narayana Gowda, executed a GPA in favor of M/s Akkruthi Livespace LLP, represented by its Managing Partner, Mr. Manjunath H.R., appointing his attorney to execute Sale Deeds, Rectification Deeds, to appear as a consenting witness to Sale Deeds, and to undertake all acts necessary for perfection of title and avoidance of future ambiguity.

As a matter of abundant caution, Dr. N. Ramamurthy has been included as Confirming Party No. 1. He was the original allottee of the schedule property under the Partition Deed recorded at Sl. No. 2 of this Title Search Report (TSR). Subsequently, he executed a GPA in favor of Mr. Kempegowda, as reflected at Sl. No. 3 of this TSR. Acting under the authority of the said GPA, Mr. Kempegowda executed the Sale Deed recorded at Sl. No. 6 of this TSR, pursuant to which subsequent transactions ensued. However, Dr. Ramamurthy's name was inadvertently omitted in the later conveyances. Therefore, in order to ratify and confirm the validity of all such transactions, he has now been arrayed as a Confirming Party to this Sale Deed."

Similarly, Confirming Party No. 2, Mr. S. Jagadiswara Reddy is being made as a party to this Sale Deed as a measure of abundant caution and to ensure absolute perfection of title, in light of the fact that he had earlier instituted a civil suit in O.S. No. 1506/2014/3000/2014, the details of which are set out at Sl. No. 19 of this Title Search Report (TSR).

24. It is ascertained from the Official Memorandum dated 07.04.2025 bearing No. 757669, issued by the Deputy Commissioner, Bangalore Rural, that Akkruthi Livespace LLP has obtained permission to convert a portion of land measuring 02 Acres 33.08 Guntas, out of the total extent of 03 Acres 05 Guntas in Survey No. 89/1, from agricultural to non-agricultural residential purpose.
25. Further, it is noted that the remaining extent of 11.08 Guntas in Survey No. 89/1 has been converted from agricultural to non-agricultural parks, playgrounds, and open space use, as per the Official Memorandum dated 07.04.2025 bearing No. 757687, issued by the Deputy Commissioner, Bangalore Rural.
26. We have been provided with a copy of the Hissa Mojini and Pakka Book, issued by the office of the Tahsildar, which records that land bearing Survey No. 89/1, measuring 03 Acres 25 Guntas, has been bifurcated into two parcels. Out of the said extent, the subject land measuring 03 Acres 05 Guntas continues to remain in Survey No. 89/1, while an extent of 20 Guntas has been assigned a new number as Survey No. 89/21.
27. It is observed from the RTC for year 2025-26, issued by the office of the Tahsildar, that Akkruthi Livespace LLP is reflected as the owner of a portion of land measuring 02 Acres 33.08 Guntas and 11.08 Guntas, out of a total extent of 03 Acres 05 Guntas in Survey No. 89/1, based on MR No. T74/2024-25 and MR No. T9/2024-25.
28. Karnataka Revision Settlement Akarband issued by Department of Land Records reflects the extent of 03 Acre 05 Guntas Plus 00 Guntas of Kharab in Survey No 89/1.
29. Moola Survey Tippani Book/Tippani (Re-Sy)/Atlas issued by the office of Tahsildar, Hoskote provides the topographical shape of Survey No 89.
30. Pakka Book (Hissa Survey) issued by the Supervisor Off Office of Land Surveyor, Hoskote provides the name of Hissadhar Mr.RamaMurthy with respect to extent of 03 Acre 25 Guntas Plus 00 Guntas of Kharab in Sy.No 89/1.

31. Endorsement dated 26.07.2021 bearing No. PTCL(HOS)/CR/802021-22 issued by Assistant Commissioner, Doddaballapura provides that there are no cases registered under the Scheduled Castes and Scheduled Tribes (Prohibition of transfer of certain lands) Act, 1978. (PTCL) with respect to the extent of 03 Acre 25 Guntas Plus 00 Guntas of Kharab in Sy. No 89/1.
32. The Endorsement dated 31.08.2023, bearing No. KIADB/LAQ/3247/2023-24, issued by the Office of the Special Land Acquisition Officer, KIADB, confirms that the land measuring 3 Acres 25 Guntas, along with 0 Guntas of Kharab, in Survey No. 89/1 has not been acquired under the provisions of the Karnataka Industrial Areas Development Board (KIADB Acquisition).
33. The Endorsement dated 19.09.2023, bearing No. KHB/Spl Land Acq/2023-24, issued by the Office of the Karnataka Housing Board, confirms that the land measuring 3 Acres 25 Guntas, along with 0 Guntas of Kharab, in Survey No. 89/1 has not been acquired under the provisions of the Karnataka Housing Board Acquisition.
34. The Endorsement dated 24.08.2023, bearing No. LAQ/CA/CR//2023-24, issued by the Office of the Special Land Acquisition Officer, National Highways Authority of India (NHAI), confirms that the land measuring 3 Acres 25 Guntas, along with 0 Guntas of Kharab, in Survey No. 89/1 has not been acquired under the provisions of the National Highways Acquisition.
35. It is ascertained from the Relinquishment Deed dated 16.08.2025 that Akkruthi Livespace LLP, represented by its partners Mr. H.R. Manjunath and Mr. A.N. Krishnamurthi, has relinquished an extent of 3,632.42 Square Meters for Common Amenities with respect to land bearing Survey No.80/1 measuring 06 Acres 28 Guntas, Survey No.80/3 measuring 18 Guntas, Survey No.83/1 measuring 03 Acres 32 Guntas, Survey No.83/3 measuring 03 Acres 32 Guntas and Survey No.89/1 measuring 03 Acres 05 Guntas, totally measuring 17 Acres 35 Guntas, in favor of the Hoskote Planning Authority, and the same is registered on 08.09.2025 as Document No.HSK-1-08635/2025-26 of Book-I, stored in centralized data cell at the office of the Sub-Registrar, Hoskote.
36. It is ascertained from the Relinquishment Deed dated 04.09.2025 that Akkruthi Livespaces LLP, represented by its partners Mr. H.R. Manjunath and Mr. A.N. Krishnamurthi, has relinquished an extent of 7,426.49 Square Meters for Park and Open Space and 22,819.49 Square Meters for Road with respect to land

bearing Survey No.80/1 measuring 06 Acres 28 Guntas, Survey No.80/3 measuring 18 Guntas, Survey No.83/1 measuring 03 Acres 32 Guntas, Survey No.83/3 measuring 03 Acres 32 Guntas and Survey No.89/1 measuring 03 Acres 05 Guntas, totally measuring 17 Acres 35 Guntas, in favor of the Gram Panchayat of Doddagattiganbe, and the same is registered on 08.09.2025 as Document No.HSK-1-08634/2025-26 of Book-I, stored in centralized data cell at the office of the Sub-Registrar, Hoskote.

37. We have been furnished with the Encumbrance Certificates as follows:

Sl No.	EC period	Description of the document/s	Date of Transaction	Registered Document No
1.	1.041960 to 31.03.2004,	Partition Deed Sale Deed	10.08.1967 05.05.1972	Doc No. 1869 Doc No. 573
2.	1.04.2004 to 20.07.2021,	Sale Deed Sale Deed	26.06.2006 28.07.2020	Doc No.02522 Doc No.02418
3.	01.04.2021 to 04.04.2025	Sale Deed	23.07.2024	Doc No.07207
4.	01.04.2021 to 25.08.2025	Sale Deed	23.07.2024	HSK-1-07207/2024-25.
5.	01.04.2025 to 13.08.2025	Nil	*****	*****

Zoning/Land Usage;	(Map No.59) Residential Zone as per CDP
WaterBodies/Strom Water Drains cutting across the Property;	Yes, Water Bodies/Strome Drain abutting the Property;
Presence of Cart Road/ Pathway cutting across the Property;	No, presence of Cart Road/ Pathway cutting across the Property.
Kharab Status;	00 Guntas of kharab land

IV. PHYSICAL SEARCH

- Based on the online portal searches conducted by us, the Encumbrance Certificate for the period from 01.04.2025 to 13.08.2025, issued by the Office of the Sub-Registrar, reflects Nil Encumbrance in respect of the above-mentioned properties.

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V. OPINION AND RECOMMENDATION

Upon review and scrutiny of the documents we opine that **Akkruithi Livespace LLP** is the absolute owner in possession of the Survey No. 89/1 (i) portion of measuring 02 Acres 33.08 Guntas and (ii) extent of 11.08 Guntas out of the total extent of 03 Acres 05 Guntas in Survey No. 89/1, and that it has valid, free and marketable title over the Property.

The above opinion has been issued based on the copies of documents relating to the Schedule Property. The opinion is subject to production the following documents and observation in the Report and rider stated below:-

1. Darkasth Order, Darkasth Register and Saguvali Chit. if it not available provide non-availability endorsement for the same.
2. Approved layout Sanction plan.
3. Site/plot release Order.
4. Plots E Katha
5. RERA Certificate.
6. Latest Encumbrance Certificate
7. Latest Endorsements from the Assistant Commissioner/ Tahsildar regarding proceeding if any initiated or pending under section 48 A and section 77 A of Karnataka Land Reforms Act of 1961.

VI. OUR UNDERSTANDING

We understand that **Akkruithi Livespace LLP** (the "Client") intends to know the marketable title of the Schedule Property and instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

IMPORTANT:

The Report on Title (**Report**) prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VII. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('FM') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client and carry out searches at the Office of the Sub Registrar, Hoskote and other relevant concerned authority.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as '**Documents**').
2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have proceeded on the basis of the available documents, records and information.
4. Apart from the litigation mentioned in the Report, No online litigation searches has been undertaken with respect to the Schedule Property. Therefore, the Report is subject to the assumption in the Declaration issued by the owner and necessary searches carried out, wherein, specific case details have been provided by the owner.
5. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.
6. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VIII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

- (a) All signatures appearing on the reviewed documents are genuine;
- (b) The Documents perused by us as originals are authentic and complete;
- (c) The Documents perused by us as copies are complete;
- (d) The Documents on which the Report relies remain accurate;

- (e) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is 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.
2. 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 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.
3. This Report has been prepared pursuant to a diligence exercise carried out for a Minimum of 50+ years As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. Some of the Registers maintained in the above mentioned Registration Offices are torn, incomplete or damaged. As a result, searches could not be made of such Registers and our Report may be read as qualified thereto.
6. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

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IX. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

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