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DATE: 29.12.2025

DUE DILIGENCE REPORT

We have in this report dealt with the converted land bearing Survey No. 37/1A measuring 10 Guntas, situated at Hosahudya Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural District.

Flow of Title:

1. On a review of the documents provided to us we note that, land in Survey No. 37, measuring 04 Acres 10 Guntas was originally an Inam land. We have perused a copy of the Inam Order dated 10.07.1962 in Case No. 23 & 54/1959-60 which bears out that, Chinnappa @ Kumbara Chinnappa S/o. Chikka Nanjappa was registered as an occupant of the land bearing Survey No. 37, measuring 04 Acres 10 Guntas and other properties under Section 9 of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954. The same is recorded in the Endorsement issued by the Special Deputy Commissioner for Inam Abolition conferring occupancy right to Chinnappa @ Kumbara Chinnappa S/o. Chikka Nanjappa. The Index of Lands, Record of Rights in Sl. No. 127, (it is recited that, details is not available) & Register VIII bears out the name of Chinnappa as the owner with respect to Survey No. 37, measuring 04 Acres 10 Guntas.
2. We have perused a copy of the Mutation Register Extract No. 21/1997-98, which bears out that the children of Chinnappa @ Kumbara Chinnappa namely (1) Muniyappa, (2) Dodda Nanjappa (3) Chowdamma wife of Late Chinnappa (4) Muninanjappa (5) Dodda Bayanna, (6) Chikka Bayanna, (7) Krishnappa and (8) Muniyamma wife of late Nagappa entered into an oral partition with respect to a portion of land measuring 10 Guntas in Survey No. 37 vide oral Partition dated 11.06.1994. In terms of the said partition the land measuring 10 Guntas in Survey No. 37 was allotted to the share of Muniyamma wife of Late Nagappa.
3. We have perused Genealogical Tree of Chinnappa issued by Village Accountant, Bangalore North Taluk, which bears out that Chinnappa @ Kumbara Chinnappa was married to Chowdamma and they have seven sons, namely, Muniyappa, Doddaanjanappa, Muninanjappa, Dodabayyanna, Chikkabayyann, Krishnappa and Nagappa. Further, the said Nagappa died intestate leaving behind his wife Muniyamma and two daughters namely, Jayamma and Gowramma.
4. The land bearing Survey No. 37 measuring 04 Acres 10 Guntas was subject to phody and bifurcated in to two portions i.e., Survey No. 37/1 and Survey No. 37/2 on 15-05-1987. Subsequently the land bearing Survey No. 37/1 was bifurcated on 11-01-1989 and the land in possession of Muniyamma was assigned with new Survey No. 37/1A, measuring 10 Guntas.
5. We have perused a copy of the Sale Deed dated 03.07.1999, registered as Document No. 889/1999-2000 of Book I, Volume 2245, at Pages 67 to 76, in the office of the Sub-Registrar, Doddaballapura, which bears out that Muniyamma along with her children namely Jayamma and Gowramma conveyed the land bearing Survey No. 37/1A measuring 10 Guntas in favour



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of Mohammed Fakhruddin Ajmal (represented by his Power of Attorney holder Srikant Balbhim Terdal). The same is recorded in the Mutation Register Extract No. 9/1999-2000.

6. We have perused a copy of the Sale Deed dated 09.01.2008, registered as Document No. DBP-1-07125-2007-08 of Book I, stored in CD No. DBPD138, in the office of the Sub-Registrar, Doddaballapura, which bears out that Mohammed Fakhruddin Ajmal conveyed the land bearing Survey No. 37/1A measuring 10 Guntas in favour of M/s. Geetanjali Effective Realty Solutions Private Limited (represented by its authorised signatory P. Dayananda Pai).
7. We have perused a copy of the Sale Deed dated 07.05.2014, registered as Document No. DBP-1-01119-2014-15 of Book I, stored in CD No. DBPD318, in the office of the Sub-Registrar, Doddaballapura, which bears out that M/s. Geetanjali Effective Realty Solutions Private Limited conveyed the land bearing Survey No. 37/1A measuring 10 Guntas in favour of M/s. Manipal Integrated Services Private Limited. The registration of the said Deed is borne out in the Encumbrance Certificate for the period 01.04.2004 to 04.09.2024.
8. We have perused a copy of the Sale Deed dated 06.06.2025, registered as Document No. DBP-1-03127-2025-26 of Book I, stored in central server, in the office of the Sub-Registrar, Doddaballapura, which bears out that M/s. Manipal Integrated Services Private Limited, (now Manipal Education and Medical Group India Private Limited) and M/s. Geetanjali Effective Realty Solutions Private Limited, (as confirming party) conveyed the land bearing Survey No. 37/1A measuring 10 Guntas in favour of Hebbal Properties Private Limited, (represented by its authorized signatory Mr. P. Ashwin Pai). The registration of the said Deed is borne out in the Encumbrance Certificate for the period 01.04.2025 to 15.07.2025.

RTC Extracts

9. We have perused copies of the RTC's for the period 1969-70 to 1988-89 in relation to Survey No. 37 measuring 04 Acres 10 Guntas. For the period 1969-70 to 1973-74 the name of Chinnappa is entered as the owner. For the period 1974-75 to 1983-84 the names of Chinnappa & V. Puttachari are entered as owners. For the period 1984-85 to 1988-89 the names of Manmal Luniya and Ganapathi are entered as the owners.

Note: We have not been furnished with the RTC for the period 1989-90 to 1990-91 with respect to Survey No. 37/1.

10. We have perused copies of the RTC's for the period 1991-92 and 1997-98 to 2023-24 in relation to Survey No. 37/1A measuring 10 Guntas. For the period 1991-92 the name of Ganapathi is entered as the owner. For the period 1997-98 to 2000-01 the name of Muniyamma is rounded off (deleted) & the name of Mohammed Fakhruddin Ajmal is entered as the owner. For the period 2001-02 to 2025-26 the name of Mohammed Fakhruddin Ajmal is entered as the owner.

We have perused copies of the RTC's for the period 2024-25 to 2025-26 which bears out that the total extent of land in Survey No. 37/1A is 10 Guntas and the name of Mohammed Fakhruddin Ajmal is entered as the owner for the said period. Further the said RTC extracts bears out reference to the Mutation Register Extract in MR. No. 2/1999-2000.



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Conversion of the Land

11. We have perused a copy of the Official Memorandum dated 02.02.2005 in No. ALN (DO) SR/39/2003-04 issued by the Deputy Commissioner, Bangalore Rural District which bears out that the land bearing Survey No. 37/1A, measuring 10 Guntas has been converted from agricultural use to non-agricultural/ residential purposes. We have perused a copy of the challan for having paid the conversion fees

Development of the Land

12. We have perused a copy of the Approved Development Plan dated 11.11.2025 in No. DPA/TP/DP/02/2025-26 issued by the Doddaballapura Planning Authority, which bears out that permission was accorded for the development of the residential apartment tower + amenity tower + commercial tower with a combined gross built-up area of 72,704.82 square meters, over the Project Land in (i) Survey No. 37/1A measuring 10 guntas (ii) Survey No. 37/1B measuring 2 acres and (iii) Survey No. 37/2 measuring 2 acres measuring in total 4 acres 10 guntas (“**Project Land**”).
13. We have perused a copy of the Building License dated 11.11.2025 issued by the Doddaballapura Planning Authority which bears out that permission was accorded for the residential and commercial development over the Project Land.
14. We have perused a copy of the Relinquishment Deed dated 18.10.2025 registered as Document No. 9377/2025-26, in Book I, in the office of the sub-Registry, Doddaballapur which bears out that Hebbal Properties Private Limited (represented by Authorized Signatory, Vivekananda Nayak) relinquished for park and open area -1 measuring 837.49 square meters and park and open area -2 measuring 514.05 square meters and park and open area -3 measuring 428.55 square meters, in total 1780.09 square mtrs., in favour of Member Secretary, Doddaballapura Planning Authority in relation to Survey Nos. 37/2, 37/1A and 37/1B.
15. We have perused a copy of the Relinquishment Deed dated 18.10.2025 registered as Document No. 9378/2025-26, in Book I, in the office of the sub-Registry, Doddaballapur which bears out that Hebbal Properties Private Limited (represented by Authorized Signatory, Vivekananda Nayak) relinquished for road area of 1604.16 square meters in favour of Panchayath Development Officer, Majrahossahalli. Gram Panchayath in relation to Survey Nos. 37/2, 37/1A and 37/1B.

Survey documents with respect to Survey No.37/1A:

16. We have perused a copy of the Karnataka revision settlement akarbhand extract which bears out that Survey No. 37/1A measures 10 Guntas.



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17. We have perused the copies of the Hissa Tippy, RR Pakka Book and Atlas which bears out that the land bearing Survey No. 37 is bifurcated in two portions, i.e., Survey No. 37/1 & 37/2.
18. We have perused the copies of the Hissa Tippy, RR Pakka Book and Atlas which bears out that the land bearing Survey No. 37/1 is bifurcated in two portions, i.e., Survey No. 37/1A & 37/1B.
19. We have perused a copy of the Tippy/Karda which bears out the shape & boundaries of the composite property i.e., Survey No. 37.

Mortgages:

20. We have perused a copy of the Supplemental Memorandum of Entry for Deposit of Title Deeds dated 14.08.2015, registered as Document No. DBP-1-04305-2015-16 of Book I, stored in CD No. DBPD377, in the office of the Sub-Registrar, Doddaballapur which bears out that M/s. Manipal Integrated Services Private Limited mortgaged the land in Survey No. 37/1A measuring 10 guntas along with other lands in favour of Aditya Birla Finance Limited.
21. We have perused a copy of the Discharge Deed dated 09.03.2023, registered as Document No. 17860/2022-23, of Book I, stored in C.D. No. 1542, in the office of the Sub-Registrar Doddabhalapura, which bears out that Aditya Birla Finance Limited discharged the mortgage created in favour of M/s. Manipal Integrated Services Private Limited.
22. We have perused a copy of the Memorandum of Entry by Deposit of Title Deeds dated 28.03.2019, registered as Document No. DBP-1-14869-2018-19 of Book I, stored in CD No. DBPD518, in the office of the Sub-Registrar, Doddaballapur which bears out that M/s. Manipal Integrated Services Private Limited mortgaged the land in Survey No. 37/1A measuring 10 guntas along with other lands in favour of Vistra ITCL (India) Limited.
23. We have perused a copy of the Discharge Deed dated 14.12.2022, registered as Document No. DBP-1-13901-2022-23 of Book I, stored in CD No. DBPD1480, in the office of the Sub-Registrar, Doddaballapur which bears out that Vistra ITCL (India) Limited discharges the mortgage created over the land in Survey No. 37/1A measuring 10 guntas along with other lands in favour of M/s. Manipal Integrated Services Private Limited.

Note: We note that there are no registered mortgages in relation to the land in Survey No. 37/1A measuring 10 guntas, however, the Project Land has been mortgaged as part of an additional security loan in favour of Catalyst Trusteeship Limited, for another sister concern of Hebbal Properties Private Limited.

Katha Certificate and Property Taxes:

24. We have perused khata certificate bearing No.201/99 and Property No. 150300301700620273 in relation to land bearing survey No. 37/1A issued by the Panchayath Development officer, Majarahosahalli Village Panchayath, (presently the said land comes within the jurisdiction of



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Majarahosahalli Village Panchayath) which bears out the name of Hebbal Properties Private Limited, as the owner of the said land.

25. We have perused a copy of the E-Katha Certificate dated 19.07.2025 issued by the Panchatati Raj which bears out that the land in Survey No. 37/1A was assigned with Katha No. 150300301700620273 and the name of Hebbal Properties Private Limited is reflected as the owner of the land.

Note: We have not been furnished with the copy of the latest property tax receipt for the year 2025-26.

Encumbrance certificates with respect to Survey No. 37/1A:

26. We have perused a copy of the encumbrance certificate issued for the period 01.01.1960 to 27.05.1997 with respect to Survey No. 37, which bears out registration of Sale Deeds pertaining to other portions of the survey No. 37.
27. We have perused a copy of the encumbrance certificate issued for the period 01.01.1987 to 26.02.2000 and 01.04.2003 to 31.03.2004 which bears out registration of Sale Deed dated 03.07.1999, registered as Document No. 889/1999-2000.
28. We have perused a copy of the encumbrance certificate issued for the period 01.04.2004 to 04.09.2024, which bears out the registration of (1) Sale Deed dated 09.01.2008, registered as Document No. DBP-1-07125-2007-08 (2) Sale Deed dated 07.04.2014, registered as Document No. DBP-1-01119-2014-15, (3) Deposit of Title Deeds dated 14.08.2015, registered as Document No. DBP-1-04305-2015-16, (4) Deposit of Title Deeds dated 28.03.2019, registered as Document No. DBP-1-14869-2018-19, (5) Discharge dated 14.12.2022, registered as Document No. DBP-1-13901-2022-23, (6) Discharge dated 09.03.2023, registered as Document No. DBP-1-17860-2022-23 with respect to Survey No. 37/1A.
29. We have perused a copy of the Encumbrance Certificate for the period 04.09.2024 to 02.04.2025 which bears out nil encumbrances in relation to the land in Survey No. 37/1A.
30. We have perused a copy of the encumbrance certificate issued for the period from 01.04.2025 to 15.07.2025, which bears out the registration of (1) Sale Deed dated 06.06.2025, registered as Document No. DBP-1-03127-2025-26 with respect to Survey No. 37/1A.
31. We have perused a copy of the encumbrance certificate issued for the period from 01.04.2010 to 10.10.2025, with respect to Survey No. 37/1A which bears out the registration of (i) Sale Deed dated 06.06.2025, registered as Document No. DBP-1-03127-2025-26 (ii) Deed of Mortgage Discharge Deed dated 09.03.2023, registered as Document No. 17860/2022-23, of Book I, stored in C.D. No. 1542, in the office of the Sub-Registrar Doddabhalapura (iii) Discharge Deed dated 14.12.2022, registered as Document No. DBP-1-13901-2022-23 of Book I, stored in CD No. DBPD1480, in the office of the Sub-Registrar, Doddaballapur (iv) Memorandum of Entry by Deposit of Title Deeds dated 28.03.2019, registered as Document No. DBP-1-14869-2018-19 of Book I, stored in CD No. DBPD518, in the office of the Sub-



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Registrar, Doddaballapur (v) Supplemental Memorandum of Entry for Deposit of Title Deeds dated 14.08.2015, registered as Document No. DBP-1-04305-2015-16 of Book I, stored in CD No. DBPD377, in the office of the Sub-Registrar, Doddaballapur and (vi) Sale Deed dated 07.05.2014, registered as Document No. DBP-1-01119-2014-15 of Book I, stored in CD No. DBPD318, in the office of the Sub-Registrar, Doddaballapura.



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CONCLUSION

Based on review of the documents detailed above and subject to our observations, we are of the opinion that Hebbal Properties Private Limited is the owner of the residentially converted land bearing Survey No. 37/1A measuring 10 Guntas, situated at Hosahudya Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural District.

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SCHEDULE

Survey No. 37/1A measuring 10 Guntas.

All that piece and parcel of the residentially converted land bearing Survey No. 37/1A measuring 10 Guntas (converted vide. Official Memorandum dated 02.02.2005 in No. ALN (DO)SR/39/2003-04, issued by the Deputy Commissioner, Bengaluru Rural District), situated at Hosahudya Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural District and bounded on the:

East by : Land bearing Survey No. 37/1B;
West by : Land bearing Survey No. 36
North by : Land bearing Survey No. 37/2 and
South by : Land bearing Survey No. 38.

Annexure -A **Documents reviewed:**

Sl. No.	Description of the documents
1.	Inam Order dated 10.07.1962 in Case No. 23 & 54/1959-60, passed by the Special Deputy Commissioner for Inam Abolition.
2.	Endorsement issued by the Special Deputy Commissioner for Inam Abolition in pursuance of the Inam Order.
3.	Register VIII.
4.	Index of Lands.
5.	Record of Rights in Sl. No. 127.
6.	Mutation Register Extract No. 21/1997-98.
7.	Genealogical Tree of Chinnappa issued by Village Accountant, Bangalore North Taluk
8.	Sale Deed dated 03.07.1999, registered as Document No. 889/1999-2000 of Book I, Volume 2245, at Pages 67 to 76, in the office of the Sub-Registrar, Doddaballapura.
9.	Sale Deed dated 09.01.2008, registered as Document No. DBP-1-07125-2007-08 of Book I, stored in CD No. DBPD138, in the office of the Sub-Registrar, Doddaballapura.
10.	Sale Deed dated 07.05.2014, registered as Document No. DBP-1-01119-2014-15 of Book I, stored in CD No. DBPD318, in the office of the Sub-Registrar, Doddaballapura
11.	Sale Deed dated 06.06.2025, registered as Document No. DBP-1-03127-2025-26 of Book I, stored in central server, in the office of the Sub-Registrar, Doddaballapura
12.	RTC's for the period 1969-70 to 1988-89 in relation to Survey No. 37 measuring 04 Acres 10 Guntas.
13.	RTC's for the period 1991-92 and 1997-98 to 2025-26 in relation to Survey No. 37/1A measuring 10 Guntas.



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14.	Official Memorandum dated 02.02.2005 in No. ALN (DO)SR/39/2003-04 issued by the Deputy Commissioner, Bangalore Rural District, along with the challan for having paid the conversion fees.
15.	Approved Development Plan dated 11.11.2025 in No. DPA/TP/DP/02/2025-26 issued by the Doddaballapura Planning Authority
16.	Building License dated 11.11.2025 issued by the Doddaballapura Planning Authority
17.	Relinquishment Deed dated 18.10.2025 registered as Document No. 9377/2025-26, in Book I, in the office of the sub-Registry, Doddaballapur
18.	Relinquishment Deed dated 18.10.2025 registered as Document No. 9378/2025-26, in Book I, in the office of the sub-Registry, Doddaballapur
19.	Karnataka revision settlement akarband extract.
20.	Hissa Tippyany, RR Pakka Book and Atlas with respect to Survey No. 37/1.
21.	Hissa Tippyany, RR Pakka Book and Atlas with respect to Survey No. 37/1A.
22.	Tippyany & Karda with respect to Survey No. 37.
23.	Supplemental Memorandum of Entry for Deposit of Title Deeds dated 14.08.2015, registered as Document No. DBP-1-04305-2015-16 of Book I, stored in CD No. DBPD377, in the office of the Sub-Registrar, Doddaballapur
24.	Deed of Mortgage Discharge Deed dated 09.03.2023, registered as Document No. 17860/2022-23, of Book I, stored in C.D. No. 1542, in the office of the Sub-Registrar Doddabhalapura
25.	Memorandum of Entry by Deposit of Title Deeds dated 28.03.2019, registered as Document No. DBP-1-14869-2018-19 of Book I, stored in CD No. DBPD518, in the office of the Sub-Registrar, Doddaballapur
26.	Discharge Deed dated 14.12.2022, registered as Document No. DBP-1-13901-2022-23 of Book I, stored in CD No. DBPD1480, in the office of the Sub-Registrar, Doddaballapur
27.	Khata certificate bearing No.201/99 and Property No. 150300301700620273 in relation to land bearing survey No. 37/1A issued by the Panchayath Development officer, Majarahosahalli Village Panchayath
28.	E-Katha Certificate dated 19.07.2025 issued by the Panchatati Raj.
29.	Encumbrance certificate issued for the period 01.01.1960 to 27.05.1997 with respect to Survey No. 37.
30.	Encumbrance certificate issued for the period 01.01.1987 to 26.02.2000 and 01.04.2003 to 31.03.2004 with respect to Survey No. 37/1A.
31.	Encumbrance certificate issued for the period 01.04.2004 to 04.09.2024 with respect to Survey No. 37/1A.
32.	Encumbrance Certificate issued for the period 04.09.2024 to 02.04.2025 with respect to Survey No. 37/2
33.	Encumbrance Certificate issued for the period 01.04.2025 to 15.07.2025 with respect to Survey No. 37/1A.
34.	Encumbrance Certificate issued for the period 01.04.2010 to 10.10.2025 with respect to Survey No. 37/1A.



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DATE: 29.12.2025

DUE DILIGENCE REPORT

We have in this draft due diligence report dealt with the converted land bearing Survey No. 37/1B measuring 02 Acres, situated at Hosahudya Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural District.

Flow of Title:

1. On a review of the documents provided to us we note that, land in Survey No. 37, measuring 04 Acres 10 Guntas was originally an Inam land. We have perused a copy of the Inam Order dated 10.07.1962 in Case No. 23 & 54/1959-60 which bears out that, Chinnappa @ Kumbara Chinnappa S/o. Chikka Nanjappa was registered as an occupant of the land bearing Survey No. 37, measuring 04 Acres 10 Guntas and other properties under Section 9 of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954. The same is recorded in the Endorsement issued by the Special Deputy Commissioner for Inam Abolition conferring occupancy right to Chinnappa @ Kumbara Chinnappa, S/o. Chikka Nanjappa. The Index of Lands, Record of Rights in Sl. No. 127 (it is recited that, details is not available) & Register VIII bears out the name of Chinnappa as the owner with respect to Survey No. 37, measuring 04 Acres 10 Guntas.
2. We have perused the Index of Lands with regard to Survey No. 37, it is observed that said Chinnappa sold 2 acres in favour of Byalappa. Subsequently, the said Byalappa sold the same portion in favour of Munihanumaiah. However, the relevant Sale Deeds are not available, as the Index records pertaining to the period from 1960 to 1967 at the Sub-Registrar's Office are mutilated. (The Index mutilation was mentioned in the Encumbrance Certificate 01.01.1960 to 27.05.1997).

Note: As the documents have been mutilated and are not available, we have relied on the revenue records to confirm the flow of title of the said land.

3. We have perused a copy of the Sale Deed dated 03.05.1965, registered as Document No. 324/1965-66 of Book I, Volume 1194, at Pages 14 to 16, in the office of the Sub-Registrar, Doddaballapura, which bears out that Munihanumaniah son of Subanna conveyed a portion of land measuring 02 Acres in Survey No. 37 in favour of V. Puttachari son of Veerabadrachar.
4. We have perused a copy of the Sale Deed dated 26.06.1980, registered as Document No. 745/1980-81 of Book I, Volume 1579, at Pages 33 to 35, in the office of the Sub-Registrar, Doddaballapura, which bears out that V. Puttachari conveyed a portion of land measuring 02 Acres in Survey No. 37 in favour of B J Ganapathi son of Manjappa. The same is recorded in the Mutation Register Extract No. 8/1985-86. The registration of the said Deed is borne out in the Encumbrance Certificate for the period 01.01.1960 to 27.05.1997.



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5. We have perused a copy of the Sale Deed dated 29.04.1988, registered as Document No. 218/1988-89 of Book I, in the office of the Sub-Registrar, Doddaballapura, which bears out that B J Ganapathi conveyed a portion of land measuring 02 Acres in Survey No. 37 in favour of Shankaramma wife of Venkatakrishnappa. The registration of the said Deed is borne out in the Encumbrance Certificate for the period 01.01.1960 to 27.05.1997.
6. We have perused a copy of the Power of Attorney, registered as Document No. 76/1995-96 of Book IV, Volume SF-10, at Page 192, in the office of the Sub-Registrar, Doddaballapura, which bears out that Shankaramma empowered Abdul Quduse and Feroze Abdullah to execute Sale Deed/s or any other conveyance deed and present the same before the Sub-Registrar on her behalf with respect to the land measuring 02 Acres in Survey No. 37.
7. The land measuring 02 Acres in Survey No. 37 came under the jurisdiction of Majara Hosahalli Village Panchayat, Doddaballapura and the said authority has assigned khatha No. 32/B-37 to the said portion of land measuring 02 Acres in Survey No.37.
8. We have perused a copy of the Sale Deed dated 15.04.1996, registered as Document No.2296/1997-98 of Book I, Volume 2158, at Pages 12 to 22, in the office of the Sub-Registrar, Doddaballapura which bears out that Shankaramma, represented by her Power of Attorney holder Abdul Quduse conveyed the land measuring 01 Acre out of 2 Acres having khatha No. 32/B-37 in favour of Mohammed Badaruddin Ajmal son of Haji Ajmal Ali. The schedule of the said Deed, only mentions the panchayat katha number.
9. We have perused a copy of the Sale Deed dated 15.04.1996, registered as Document No.2295/1997-98 of Book I, Volume 2158, at Pages 01 to 11, in the office of the Sub-Registrar, Doddaballapura which bears out that Shankaramma, represented by her Power of Attorney holder Abdul Quduse conveyed her remaining portion of land measuring 01Acre having khatha No. 32/B-37 in favour of Sirajuddin Ajmal son of Haji Ajmal Ali. The schedule of the said Deed, only mentions the panchayat katha number.
10. The land bearing Survey No. 37 measuring 04 Acres 10 Guntas was subject to phody and bifurcated in to two portions i.e., Survey No. 37/1 and Survey No. 37/2 on 15-05-1987. Subsequently the land bearing Survey No. 37/1 was bifurcated in to two portions on 11-01-1989, i.e., Survey No. 37/1A measuring 10 Guntas and Survey No. 37/1B measuring 02 Acres.
11. We have perused a copy of the Sale Deed dated 09.01.2008, registered as Document No.DBP-1-07117-2007-08 of Book I, stored in CD No. DBPD138, in the office of the Sub-Registrar, Doddaballapura, which bears out that Mohammed Badaruddin Ajmal, represented by his Power of Attorney holder Mohammed Fakhruddin Ajmal conveyed a portion of land measuring 01 Acre in Survey No. 37/1B in favour of M/s. Geetanjali Effective Realty Solutions Private Limited represented by its authorised signatory P. Dayananda Pai.
12. We have perused a copy of the General Power of Attorney dated 23.05.2007, which bears out that Mohammed Badaruddin Ajmal authorized and empowered Mohammed Fakhruddin Ajmal, to purchase, sell, or transfer any property, lands, houses flats, etc, and to execute, sign,



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register and deliver all such conveyances, mortgages, leases and transfer deeds and assurances.

Note: It is noted that the western side of the Survey No. 37/1B has been wrongly mentioned as Survey No. 36 instead of Survey No. 37/1A. We are given to understand that the same is a typographical error. However, we note that the details of the schedule have been rightly mentioned in the subsequent sale deed.

13. We have perused a copy of the Sale Deed dated 09.01.2008, registered as Document No.DBP-1-07118-2007-08 of Book I, stored in CD No. DBPD138, in the office of the Sub-Registrar, Doddaballapura, which bears out that Mohammed Sirajuddin Ajmal, represented by his Power of Attorney holder Mohammed Fakhruddin Ajmal conveyed a portion of land measuring 01 Acre in Survey No. 37/1B in favour of M/s. Geetanjali Effective Realty Solutions Private Limited represented by its authorised signatory P. Dayananda Pai.
14. We have perused a copy of the General Power of Attorney dated 30.04.2008, which bears out that Mohammed Sirajuddin Ajmal authorized and empowered Mohammed Fakhruddin Ajmal, to purchase, sell, or transfer any property, lands, houses flats, etc, and to execute, sign, register and deliver all such conveyances, mortgages, leases and transfer deeds and assurances.

Thus, in the aforesaid manner M/s. Geetanjali Effective Realty Solutions Private Limited acquired title to the land measuring 02 Acres in Survey No. 37/1B.

15. We have perused a copy of the Sale Deed dated 07.05.2014, registered as Document No. DBP-1-01119-2014-15 of Book I, stored in CD No. DBPD318, in the office of the Sub-Registrar, Doddaballapura, which bears out that M/s. Geetanjali Effective Realty Solutions Private Limited conveyed the land bearing Survey No. 37/1B measuring 02 Acres in favour of M/s. Manipal Integrated Services Private Limited. The registration of the said Deed is borne out in the Encumbrance Certificate for the period 01.04.2004 to 04.09.2024.
16. We have perused a copy of the Sale Deed dated 06.06.2025, registered as Document No. DBP-1-03127-2025-26 of Book I, stored in central server, in the office of the Sub-Registrar, Doddaballapura, which bears out that M/s. Manipal Integrated Services Private Limited, (now Manipal Education And Medical Group India Private Limited) and M/s. Geetanjali Effective Realty Solutions Private Limited, (as confirming party) conveyed the land bearing Survey No. 37/1B measuring 2 acres in favour of Hebbal Properties Private Limited, represented by its authorized signatory Mr. P. Ashwin Pai. The registration of the said Deed is borne out in the Encumbrance Certificate for the period 01.04.2025 to 15.07.2025.

RTC Extracts

17. We have perused copies of the RTC's for the period 1969-70 to 1988-89 in relation to Survey No. 37 measuring 04 Acres 10 Guntas. For the period 1969-70 to 1973-74 the name of Chinnappa is entered as the owner. For the period 1974-75 to 1983-84 the names of Chinnappa & V. Puttachari are entered as owners. For the period 1984-85 to 1988-89 the names of Manmal Luniya and Ganapathi are entered as the owners.



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Note: We have not been furnished with the RTC for the period 1989-90 to 1990-91 with respect to Survey No. 37/1.

18. We have perused copies of the RTC's for the period 1991-92 to 1994-95 and 2001-02 to 2025-26 in relation to Survey No. 37/1B measuring 02 Acres 01 Gunta and the name of B J Ganapathi is entered as the owner for the said period.

Note: We have not been furnished with the legible copies of RTC for the period 1995-96 to 2000-01 with respect to Survey No. 37/1B.

Conversion of the Land.

19. We have perused a copy of the Official Memorandum dated 30.05.1988 in No. ALN (D) SR/149/1987-88 issued by the Deputy Commissioner, Bangalore Rural District which bears out that the land measuring 02 Acres in Survey No. 37 has been converted from agricultural use to non-agricultural/ residential purposes. The said conversion is borne out in the Mutation Register Extract No. 11/2006-07.

Development of the Land

20. We have perused a copy of the Approved Development Plan dated 11.11.2025 in No. DPA/TP/DP/02/2025-26 issued by the Doddaballapura Planning Authority, which bears out that permission was accorded for the development of the residential apartment tower + amenity tower + commercial tower with a combined gross built-up area of 72,704.82 square meters, over the Project Land in (i) Survey No. 37/1A measuring 10 guntas (ii) Survey No. 37/1B measuring 2 acres and (iii) Survey No. 37/2 measuring 2 acres measuring in total 4 acres 10 guntas ("**Project Land**").
21. We have perused a copy of the Building License dated 11.11.2025 issued by the Doddaballapura Planning Authority which bears out that permission was accorded for the residential and commercial development over the Project Land.
22. We have perused a copy of the Relinquishment Deed dated 18.10.2025 registered as Document No. 9377/2025-26, in Book I, in the office of the sub-Registry, Doddaballapur which bears out that Hebbal Properties Private Limited (represented by Authorized Signatory, Vivekananda Nayak) relinquished for park and open area -1 measuring 837.49 square meters and park and open area -2 measuring 514.05 square meters and park and open area -3 measuring 428.55 square meters, in total 1780.09 square mtrs, in favour of Member Secretary, Doddaballapura Planning Authority in relation to Survey Nos. 37/2, 37/1A and 37/1B.
23. We have perused a copy of the Relinquishment Deed dated 18.10.2025 registered as Document No. 9378/2025-26, in Book I, in the office of the sub-Registry, Doddaballapur which bears out that Hebbal Properties Private Limited (represented by Authorized Signatory, Vivekananda Nayak) relinquished for road area measuring 1604.16 square meters in favour of Panchayath Decvelopment Officer, Majrahossahalli. Gram Panchayath in relation to Survey Nos. 37/2, 37/1A and 37/1B.



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Survey documents with respect to Survey No.37/1B:

24. We have perused a copy of the Karnataka revision settlement akarband extract which bears out that Survey No. 37/1B, measures 02 Acres.
25. We have perused the copies of the Hissa Tippy, RR Pakka Book and Atlas which bears out that the land bearing Survey No. 37 is bifurcated in two portions, i.e., Survey No. 37/1 & 37/2.
26. We have perused the copies of the Hissa Tippy, RR Pakka Book and Atlas which bears out that the land bearing Survey No. 37/1 is bifurcated in two portions, i.e., Survey No. 37/1A & 37/1B.
27. We have perused a copy of the Tippy/Karda which bears out the shape & boundaries of the composite property i.e., Survey No. 37.

Mortgages:

28. We have perused a copy of the Supplemental Memorandum of Entry for Deposit of Title Deeds dated 14.08.2015, registered as Document No. DBP-1-04305-2015-16 of Book I, stored in CD No. DBPD377, in the office of the Sub-Registrar, Doddaballapur which bears out that M/s. Manipal Integrated Services Private Limited mortgaged the land in Survey No. 37/1B measuring 2 acres along with other lands in favour of Aditya Birla Finance Limited.
29. We have perused a copy of the Discharge Deed dated 09.03.2023, registered as Document No. 17860/2022-23, of Book I, stored in C.D. No. 1543, in the office of the Sub-Registrar Doddabhalapura, which bears out that Aditya Birla Finance Limited discharged the mortgage created in favour of M/s. Manipal Integrated Services Private Limited.
30. We have perused a copy of the Memorandum of Entry by Deposit of Title Deeds dated 28.03.2019, registered as Document No. DBP-1-14869-2018-19 of Book I, stored in CD No. DBPD518, in the office of the Sub-Registrar, Doddaballapur which bears out that M/s. Manipal Integrated Services Private Limited mortgaged the land in Survey No. 37/1B measuring 2 acres along with other lands in favour of Vistra ITCL (India) Limited.
31. We have perused a copy of the Discharge Deed dated 14.12.2022, registered as Document No. DBP-1-13901-2022-23 of Book I, stored in CD No. DBPD1480, in the office of the Sub-Registrar, Doddaballapur which bears out that Vistra ITCL (India) Limited discharges the mortgage created over the land in Survey No. 37/1B measuring 2 acres along with other lands in favour of M/s. Manipal Integrated Services Private Limited.

Note: We note that there are no registered mortgages in relation to the land in Survey No. 37/1B measuring 2 acres, however, the Project Land has been mortgaged as part of an additional security loan in favour of Catalyst Trusteeship Limited, for another sister concern of Hebbal Properties Private Limited.



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Katha Certificate and Property Taxes:

32. We have perused khata bearing No.201/101 and Property No. 150300301700620275 in relation to land bearing survey No. 37/1B issued by the Panchayath Development officer, Majarahosahalli Village Panchayath, presently the said land comes within the jurisdiction of Majarahosahalli Village Panchayath and the name of Hebbal Properties Private Limited, is entered therein as the owner.
33. We have perused a copy of the E-Katha Certificate dated 19.07.2025 issued by the Panchatati Raj which bears out that the land in Survey No. 37/1B was assigned with Katha No. 150300301700620275 and the name of Hebbal Properties Private Limited is reflected as the owner of the land.

Note: We have not been furnished with the copy of the latest property tax receipt for the year 2025-26.

Encumbrance certificates with respect to Survey No. 37/1B and Mortgages:

34. We have perused a copy of the encumbrance certificate issued for the period 01.01.1960 to 27.05.1997 which bears out registration of (1) Sale Deed dated 26.06.1980, registered as Document No. 745/1980-81, (2) Sale Deed dated 29.04.1988, registered as Document No. 218/1988-89.
35. We have perused copies of the Encumbrance Certificate for the period 17.06.1974 to 16.07.1980, 01.04.2003 to 31.03.2004, which bears out nil encumbrances.
36. We have perused a copy of the Encumbrance Certificate for the period 01.04.1965 to 31.03.1966 which bears out the registration of Sale Deed dated 03.05.1995, registered as Document No.324/1965-66.
37. We have perused a copy of the Encumbrance Certificate for the period 01.01.1995 to 20.01.2000 which bears out the registration of Sale Deed dated 15.04.1996, registered as Document No.2296/1997-98.
38. We have perused a copy of the Encumbrance Certificate for the period 01.04.1996 to 31.03.1997 which bears out the registration of Sale Deed dated 16.05.1996, registered as Document No.2295/1997-98.
39. We have perused a copy of the Encumbrance Certificate issued for the period 01.04.2004 to 04.09.2024, which bears out the registration of (1) Sale Deed dated 09.01.2008, registered as Document No. DBP-1-07118-2007-08 (2) Sale Deed dated 09.01.2008, registered as Document No. DBP-1-07117-2007-08 (3) Sale Deed dated 07.04.2014, registered as Document No. DBP-1-01119-2014-15, (4) Deposit of Title Deeds dated 14.08.2015,



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registered as Document No. DBP-1-04305-2015-16, (4) Deposit of Title Deeds dated 28.03.2019, registered as Document No. DBP-1-14869-2018-19, (5) Discharge dated 14.12.2022, registered as Document No. DBP-1-13901-2022-23, (6) Discharge dated 09.03.2023, registered as Document No. DBP-1-17860-2022-23 with respect to Survey No. 37/1B.

40. We have perused a copy of the Encumbrance Certificate for the period 04.09.2024 to 02.04.2025 which bears out nil encumbrances in relation to the land in Survey No. 37/1B.
41. We have perused a copy of the Encumbrance Certificate issued for the period from 01.04.2025 to 15.07.2025, which bears out the registration of (1) Sale Deed dated 06.06.2025, registered as Document No. DBP-1-03127-2025-26 with respect to Survey No. 37/1B.
42. We have perused a copy of the encumbrance certificate issued for the period from 01.04.2010 to 10.10.2025, with respect to Survey No. 37/1B which bears out the registration of (1) Sale Deed dated 06.06.2025, registered as Document No. DBP-1-03127-2025-26 (ii) Deed of Mortgage Discharge Deed dated 09.03.2023, registered as Document No. 17860/2022-23, of Book I, stored in C.D. No. 1542, in the office of the Sub-Registrar Doddabhalapura (iii) Discharge Deed dated 14.12.2022, registered as Document No. DBP-1-13901-2022-23 of Book I, stored in CD No. DBPD1480, in the office of the Sub-Registrar, Doddaballapur (iv) Memorandum of Entry by Deposit of Title Deeds dated 28.03.2019, registered as Document No. DBP-1-14869-2018-19 of Book I, stored in CD No. DBPD518, in the office of the Sub-Registrar, Doddaballapur (v) Supplemental Memorandum of Entry for Deposit of Title Deeds dated 14.08.2015, registered as Document No. DBP-1-04305-2015-16 of Book I, stored in CD No. DBPD377, in the office of the Sub-Registrar, Doddaballapur and (vi) Sale Deed dated 07.05.2014, registered as Document No. DBP-1-01119-2014-15 of Book I, stored in CD No. DBPD318, in the office of the Sub-Registrar, Doddaballapura.



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CONCLUSION

Based on review of the documents detailed above and subject to our observations, we are of the opinion that Hebbal Properties Private Limited is the owner of the residentially converted land measuring 02 Acres in Survey No. 37/1B, situated at Hosahudya Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural District.

M. J. J.

MANJUNATHA. J
Advocate
Bangaluru



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SCHEDULE

Survey No. 37/1B measuring 02 Acres.

All that piece and parcel of the residentially converted land bearing Survey No. 37/1B measuring 02 Acres (converted vide. Official Memorandum dated 30.05.1988 in No. ALN (D) SR/149/1987-88, issued by the Deputy Commissioner, Bengaluru Rural District), situated at Hosahudya Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural District and bounded on the:

East by : Road;
West by : Land bearing Survey No. 37/1A
North by : Land bearing Survey No. 37/2 and
South by : Land bearing Survey No. 38.

Annexure -A Documents reviewed

Sl. No.	Description of the documents
1.	Inam Order dated 10.07.1962 in Case No. 23 & 54/1959-60, passed by the Special Deputy Commissioner for Inam Abolition.
2.	Endorsement issued by the Special Deputy Commissioner for Inam Abolition in pursuance of the Inam Order.
3.	Register VIII.
4.	Index of Lands.
5.	Record of Rights in Sl. No. 127.
6.	Sale Deed dated 03.05.1965, registered as Document No. 324/1965-66 of Book I, Volume 1194, at Pages 14 to 16, in the office of the Sub-Registrar, Doddaballapura.
7.	Sale Deed dated 26.06.1980, registered as Document No. 745/1980-81 of Book I, Volume 1579, at Pages 33 to 35, in the office of the Sub-Registrar, Doddaballapura.
8.	Mutation Register Extract No. 8/1985-86.
9.	Sale Deed dated 29.04.1988, registered as Document No. 218/1988-89 of Book I, in the office of the Sub-Registrar, Doddaballapura.
10.	Power of Attorney, registered as Document No. 76/1995-96 of Book IV, Volume SF-10, at Page 192, in the office of the Sub-Registrar, Doddaballapura.
11.	Sale Deed dated 15.04.1996, registered as Document No.2296/1997-98 of Book I, Volume 2158, at Pages 12 to 22, in the office of the Sub-Registrar, Doddaballapura.
12.	Sale Deed dated 15.04.1996, registered as Document No.2295/1997-98 of Book I, Volume 2158, at Pages 01 to 11, in the office of the Sub-Registrar, Doddaballapura.



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13.	Sale Deed dated 09.01.2008, registered as Document No.DBP-1-07117-2007-08 of Book I, stored in CD No. DBPD138, in the office of the Sub-Registrar, Doddaballapura.
14.	General Power of Attorney dated 23.05.2007, executed by Mohammed Badaruddin Ajmal authorized and empowered Mohammed Fakhruddin Ajmal.
15.	Sale Deed dated 09.01.2008, registered as Document No.DBP-1-07118-2007-08 of Book I, stored in CD No. DBPD138, in the office of the Sub-Registrar, Doddaballapura.
16.	General Power of Attorney dated 30.04.2008, executed by Mohammed Sirajuddin Ajmal authorized and empowered Mohammed Fakhruddin Ajmal.
17.	Sale Deed dated 07.05.2014, registered as Document No. DBP-1-01119-2014-15 of Book I, stored in CD No. DBPD318, in the office of the Sub-Registrar, Doddaballapura
18.	Sale Deed dated 06.06.2025, registered as Document No. DBP-1-03127-2025-26 of Book I, stored in central server, in the office of the Sub-Registrar, Doddaballapura
19.	RTC's for the period 1969-70 to 1988-89 in relation to Survey No. 37 measuring 04 Acres 10 Guntas.
20.	RTC's for the period 1991-92 to 1994-95 and 2001-02 to 2025-26 in relation to Survey No. 37/1B measuring 02 Acres.
21.	Official Memorandum dated 30.05.1988 in No. ALN (D) SR/149/1987-88 issued by the Deputy Commissioner, Bangalore Rural District.
22.	Approved Development Plan dated 11.11.2025 in No. DPA/TP/DP/02/2025-26 issued by the Doddaballapura Planning Authority
23.	Building License dated 11.11.2025 issued by the Doddaballapura Planning Authority
24.	Relinquishment Deed dated 18.10.2025 registered as Document No. 9377/2025-26, in Book I, in the office of the sub-Registry, Doddaballapur
25.	Relinquishment Deed dated 18.10.2025 registered as Document No. 9378/2025-26, in Book I, in the office of the sub-Registry, Doddaballapur
26.	Karnataka revision settlement Akarband extract.
27.	Hissa Tippyany, RR Pakka Book and Atlas with respect to Survey No. 37/1 & 37/2.
28.	Hissa Tippyany, RR Pakka Book and Atlas with respect to Survey No. 37/1B & 37/1A.
29.	Tippyany & Karda with respect to Survey No. 37.
30.	Supplemental Memorandum of Entry for Deposit of Title Deeds dated 14.08.2015, registered as Document No. DBP-1-04305-2015-16 of Book I, stored in CD No. DBPD377, in the office of the Sub-Registrar, Doddaballapur
31.	Deed of Mortgage Discharge Deed dated 09.03.2023, registered as Document No. 17860/2022-23, of Book I, stored in C.D. No. 1543, in the office of the Sub-Registrar Doddabhalapura
32.	Memorandum of Entry by Deposit of Title Deeds dated 28.03.2019, registered as Document No. DBP-1-14869-2018-19 of Book I, stored in CD No. DBPD518, in the office of the Sub-Registrar, Doddaballapur
33.	Discharge Deed dated 14.12.2022, registered as Document No. DBP-1-13901-2022-23 of Book I, stored in CD No. DBPD1480, in the office of the Sub-Registrar, Doddaballapur.
34.	khata bearing No.201/101 and Property No. 150300301700620275 in relation to land bearing survey No. 37/1B issued by the Panchayath Development officer, Majarahosahalli Village



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	Panchayath.
35.	E-Katha Certificate dated 19.07.2025 issued by the Panchatati Raj
36.	Encumbrance certificate issued for the period 01.01.1960 to 27.05.1997 with respect to Survey No. 37.
37.	Encumbrance Certificate issued for the period 17.06.1974 to 16.07.1980, 01.04.2003 to 31.03.2004
38.	Encumbrance Certificate for the period 01.04.1965 to 31.03.1966.
39.	Encumbrance Certificate issued for the period 01.01.1995 to 20.01.2000 with respect to Survey No. 37/1B.
40.	Encumbrance Certificate issued for the period 01.04.1996 to 31.03.1997 with respect to Survey No. 37/1B.
41.	Encumbrance Certificate issued for the period 01.04.2004 to 04.09.2024 with respect to Survey No. 37/1B.
42.	Encumbrance Certificate for the period 04.09.2024 to 02.04.2025 in relation to the land in Survey No. 37/1B.
43.	Encumbrance Certificate issued for the period from 01.04.2025 to 15.07.2025 in relation to the land in Survey No. 37/1B.
44.	Encumbrance Certificate issued for the period from 01.04.2010 to 10.10.2025, with respect to Survey No. 37/1B.



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DATE: 29.12.2025

DUE DILIGENCE REPORT

We have in this draft due diligence report dealt with the converted land bearing Survey No. 37/2 measuring 02 Acres, situated at Hosahudya Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural District.

Flow of Title:

1. On a review of the documents provided to us we note that, land in Survey No. 37, measuring 04 Acres 10 Guntas was originally an Inam land. We have perused a copy of the Inam Order dated 10.07.1962 in Case No. 23 & 54/1959-60 which bears out that, Chinnappa @ Kumbara Chinnappa, S/o. Chikka Nanjappa was registered as an occupant of the land bearing Survey No. 37, measuring 04 Acres 10 Guntas and other properties under Section 9 of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954. The same is recorded in the Endorsement issued by the Special Deputy Commissioner for Inam Abolition conferring occupancy right to Chinnappa @ Kumbara Chinnappa, S/o. Chikka Nanjappa. The Index of Lands, Record of Rights in Sl. No. 127, (it is recited that, details is not available) & Register VIII bears out the name of Chinnappa as the owner with respect to Survey No. 37, measuring 04 Acres 10 Guntas.
2. We have perused a copy of the Sale Deed 03.05.1960, registered as Document No. 1609/1960-61 of Book I, Volume 1015, at Pages 41 to 42, in the office of the Sub-Registrar, Doddaballapura, which bears out that Chinnappa conveyed a portion of land measuring 02 Acres in Survey No. 37 in favour of Thimma Boyi. The same is recorded in the Record of Rights in Sl No. 220.

Note: Kindly note that no details of any Survey Number is mentioned in the aforesaid Sale Deed dated 03.05.1960, however we note that the schedule of the land mentioned in the said Sale Deed, is that of the portion of the land in Survey No. 37, and therefore the same is not a concern. Further, we have not been furnished with the Mutation Register Extract No. 4/81-82 and are given to understand that the same is not available. We have therefore relied on the title document and the RTC extracts.

3. We have perused a copy of the Non-Availability Endorsement dated 10.10.2025 bearing No. RRT/MR/CR/150/25-26 issued by Tahsildar, Doddaballapur Taluk which bears out that Mutation Register Extract Nos. 4/81-82 and 5/81-82 not available.
4. We have perused a copy of the Sale Deed dated 22.04.1962, registered as Document No. 1066/1962-63 of Book I, Volume 1087, at Pages 41 to 43, in the office of the Sub-Registrar, Doddaballapura which bears out that Thimma Boyi conveyed the land measuring 02 Acres in Survey No. 37 in favour of Veerabadrachar S/o. Mariyachar. The same is recorded in Record of Rights in Sl No. 221.



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Note: we have not been furnished with the Mutation Register Extract No. 5/81-82 and are given to understand that the same is not available. We have therefore relied on the title document and the RTC extracts.

Observation: It is noted that Chinnappa conveyed the land in favour of Thimma boyi under the sale deed dated 03.05.1960. Subsequently Thimma boyi conveyed a portion of the land measuring 2 acres in Survey No. 37 in favour of Veerabradchar under the sale deed dated 22.04.1962. It is pertinent to note that the Inam order dated 10.07.1962 wherein Chinnappa was registered as an occupant has been issued pursuant to the above-mentioned sale deeds. However, the same is not a concern, as no claims have been made by Chinnappa or his legal heirs and we have confirmed the flow of title in relation to the said land from Chinnappa itself.

5. We have perused a copy of the Sale Deed dated 16.08.1984, registered as Document No. 1031/84-85 of Book I, Volume 164, at Pages 174 to 176, in the office of the Sub-Registrar, Doddaballapura which bears out that Veerabadrachar conveyed the land measuring 02 Acres in Survey No. 37 in favour of Manmal Luniya S/o. Agarchand. The same is recorded in Record of Rights in Sl No. 222.

Note: We have not been furnished with the Mutation Register Extract No. 2/84-85 and are given to understand that the same is not available. We have therefore relied on the title document and the RTC extracts.

6. The land measuring 02 Acres in Survey No. 37 came under the jurisdiction of Majarahosahalli Village Panchayat, Doddaballapura and the said authority has assigned khatha No. 26-36 to the said portion of land measuring 02 Acres in Survey No.37.
7. Manmal Luniya conveyed a portion of land measuring 01 Acre out of 02 Acres in Survey No. 37 having khatha No. 26-36 in favour of Nazirul Haq Ajmal S/o. Ajmal Ali Haji in the following manner:
 - a) Sale Deed dated 15.09.1996, registered as Document No. 1117/1996-97 of Book I, Volume 2088, at Pages 44 to 55, in the office of the Sub-Registrar, Doddaballapura, with respect to a portion of land measuring 20 Guntas in Survey No. 37.
 - b) Sale Deed dated 28.09.1996, registered as Document No. 1532/1996-97 of Book I, Volume 2096, at Pages 129 to 140, in the office of the Sub-Registrar, Doddaballapura, with respect to another portion of land measuring 20 Guntas in Survey No. 37.
8. Manmal Luniya conveyed his remaining portion of land measuring 01 Acre in Survey No. 37 having khatha No. 26-36 in favour of Mohammed Amiruddin Ajamal S/o. Ajmal Ali Haji in the following manner:
 - a) Sale Deed dated 20.09.1996, registered as Document No. 1369/1996-97 of Book I, Volume 2093, at Pages 53 to 64, in the office of the Sub-Registrar, Doddaballapura, with respect to a portion of land measuring 20 Guntas in Survey No. 37. The details of the khatha number 26-36 is mentioned in the Schedule.
 - b) Sale Deed dated 20.09.1996, registered as Document No. 381/1997-98 of Book I, in the office of the Sub-Registrar, Doddaballapura, with respect to another portion of land



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measuring 20 Guntas in Survey No. 37. The details of the khatha number 26-36 is mentioned in the Schedule.

9. The land bearing Survey No. 37 measuring 04 Acres 10 Guntas was subject to phody and the land in possession of Nazirul Haq Ajmal & Mohammed Amiruddin Ajmal was assigned with new Survey Number 37/2 measuring 02 Acres on 15-05-1987.
10. We have perused a copy of the Sale Deed dated 09.01.2008, registered as Document No. DBP-1-07116-2007-08 of Book I, stored in CD No. DBPD138, in the office of the Sub-Registrar, Doddaballapura, which bears out that Nazirul Haq Ajmal, represented by his Power of Attorney holder Mohammed Fakhruddin Ajmal conveyed his portion of land measuring 01 Acre in Survey No. 37/2 in favour of M/s. Geetanjali Effective Realty Solutions Private Limited represented by its authorised signatory P. Dayananda Pai.
11. We have perused a copy of the notarized General Power of Attorney dated 06.07.1992 which bears out that Nazirul Haq Ajmal has empowered and authorized Mohammed Fakhruddin Ajmal, to purchase, sell, exchange, mortgage, leave or transfer any property, lands, houses flats, etc, and to execute, sign, register and deliver all such conveyances, mortgages, leases and transfer deeds and assurances in relation to Survey No. 37/2.

Note: It is noted that the said Power of Attorney was executed in Dubai and the same was attested by the Consulate General of India, Dubai.

12. We have perused a copy of the Sale Deed dated 09.01.2008, registered as Document No. DBP-1-07120-2007-08 of Book I, stored in CD No. DBPD138, in the office of the Sub-Registrar, Doddaballapura, which bears out that Mohammed Amiruddin Ajmal, represented by his Power of Attorney holder Mohammed Fakhruddin Ajmal conveyed his portion of land measuring 01 Acre in Survey No. 37/2 in favour of M/s. Geetanjali Effective Realty Solutions Private Limited represented by its authorised signatory P. Dayananda Pai.
13. We have perused a copy of the General Power of Attorney dated 30.04.2008 which bears out that Mohammed Amiruddin Ajmal has empowered and authorized Mohammed Fakhruddin Ajmal, to purchase, sell, transfer any property, lands, houses flats, etc, and to execute, sign, register and deliver all such conveyances, mortgages, leases and transfer deeds and assurances. Further it is noted that the said Power of Attorney was executed in Dubai and the same was attested by the Consulate General of India, Dubai and adjudicated by the District Registrar, Bangalore.

Thus, in the aforesaid manner M/s. Geetanjali Effective Realty Solutions Private Limited became the absolute owner of the residentially converted land bearing Survey No. 37/2 measuring 02 Acres.

14. We have perused a copy of the Sale Deed dated 07.04.2014, registered as Document No. DBP-1-01119-2014-15 of Book I, stored in CD No. DBPD318, in the office of the Sub-Registrar, Doddaballapura , which bears out that M/s. Geetanjali Effective Realty Solutions



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Private Limited conveyed the land bearing Survey No. 37/2 measuring 02 Acres in favour of M/s. Manipal Integrated Services Private Limited. The registration of the said Deed is borne out in the Encumbrance Certificate for the period 01.04.2004 to 04.09.2024.

15. We have perused a copy of the Sale Deed dated 06.06.2025, registered as Document No. DBP-1-03127-2025-26 of Book I, stored in central server, in the office of the Sub-Registrar, Doddaballapura , which bears out that M/s. Manipal Integrated Services Private Limited, (now Manipal Education and Medical Group India Private Limited) and M/s. Geetanjali Effective Realty Solutions Private Limited, (as confirming party) conveyed the land bearing Survey No. 37/2 measuring 2 acres in favour of Hebbal Properties Private Limited, represented by its authorized signatory Mr. P. Ashwin Pai. The registration of the said Deed is borne out in the Encumbrance Certificate for the period 01.04.2025 to 15.07.2025

RTC Extracts

16. We have perused copies of the RTC's for the period 1969-70 to 1988-89 in relation to Survey No. 37 measuring 04 Acres 10 Guntas. For the period 1969-70 to 1973-74 the name of Chinnappa is entered as the owner. For the period 1974-75 to 1983-84 the names of Chinnappa & V. Puttachari are entered as owners. For the period 1984-85 to 1988-89 the name of Manmal Luniya is entered as the owner to an extent of 02 Acres.
17. We have perused copies of the RTC's for the period 2001-02 to 2025 - 265 in relation to Survey No. 37/2 measuring 18 Guntas & the name of Manmal Luniya is entered as the owner for the said period.
18. We have perused Letter dated 21.03.1987 bearing No. RRT/ALN/33/86-87 which bears out that it is recommended by Tahsildar to Assistant Director of Land Survey Branch to phodi the Survey No. 37 and make records including akarband etc.

Note: We have not been furnished with the RTC's for the period 1990-91 to 2000-01 with respect to Survey No. 37/2.

Note: It is pertinent to note that as per title deeds and the Hissa Tippyany, Manmal Luniya owned & possessed land measuring 2 Acres in Survey No. 37 and subsequently converted the said portion of land measuring 02 Acres in Survey No. 37. However the RTC extracts reflect that the total extent of land in Survey No. 37/2 is 18 Guntas, (Kharab Durasthi). We are given to understand that the RTC extracts erroneously mentions 81 ares as 18 guntas.

Conversion of the Land

19. It is observed that Manmal Luniya applied for the portion of land measuring 02 Acres in Survey No. 37 from agricultural purpose to non-agricultural residential purpose vide Official Memorandum dated 27.02.1987 bearing No. 102-46/1986-87, issued by the Tahsildhar, Doddaballapura, which bears out that the land in Survey No. 37 measuring 2 acres was converted from agricultural purpose to non-agricultural residential purpose and conversion



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fee paid receipt also issued. Further we note that the said conversion is valid for a period of 1 year

Development of the Land

20. We have perused a copy of the Approved Development Plan dated 11.11.2025 in No. DPA/TP/DP/02/2025-26 issued by the Doddaballapura Planning Authority, which bears out that permission was accorded for the development of the residential apartment tower + amenity tower + commercial tower with a combined gross built-up area of 72,704.82 square meters, over the Project Land in (i) Survey No. 37/1A measuring 10 guntas (ii) Survey No, 37/1B measuring 2 acres and (iii) Survey No. 37/2 measuring 2 acres measuring in total 4 acres 10 guntas (“**Project Land**”).
21. We have perused a copy of the Building License dated 11.11.2025 issued by the Doddaballapura Planning Authority which bears out that permission was accorded for the residential and commercial development over the Project Land.
22. We have perused a copy of the Relinquishment Deed dated 18.10.2025 registered as Document No. 9377/2025-26, in Book I, in the office of the sub-Registry, Doddaballapur which bears out that Hebbal Properties Private Limited (represented by Authorized Signatory, Vivekananda Nayak) relinquished for park and open area -1 measuring 837.49 square meters and park and open area -2 measuring 514.05 square meters and park and open area -3 measuring 428.05 square meters in favour of Member Secretary, Doddaballapura Planning Authority in relation to Survey Nos. 37/2, 37/1A and 37/1B.
23. We have perused a copy of the Relinquishment Deed dated 18.10.2025 registered as Document No. 9378/2025-26, in Book I, in the office of the sub-Registry, Doddaballapur which bears out that Hebbal Properties Private Limited (represented by Authorized Signatory, Vivekananda Nayak) relinquished for road area measuring 1604.16 square meters in favour of Panchayath Development Officer, Majrahossahalli. Gram Panchayath in relation to Survey Nos. 37/2, 37/1A and 37/1B.

Survey documents with respect to Survey No.37/2:

24. We have perused a copy of the Karnataka revision settlement akarbhand extract which bears out that Survey No. 37/2 measures 02 Acres.
25. We have perused the copies of the Hissa Tippy and the R R Pakka Book which bears out that the land bearing Survey No. 37 is bifurcated in two portions, i.e., Survey No. 37/1 & 37/2.
26. We have perused a copy of the Tippy/Karda which bears out the shape & boundaries of the composite property i.e., Survey No. 37.



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Mortgages:

27. We have perused a copy of the Supplemental Memorandum of Entry for Deposit of Title Deeds dated 14.08.2015, registered as Document No. DBP-1-04305-2015-16 of Book I, stored in CD No. DBPD377, in the office of the Sub-Registrar, Doddaballapur which bears out that M/s. Manipal Integrated Services Private Limited mortgaged the land in Survey No. 37/2 measuring 2 acres along with other lands in favour of Aditya Birla Finance Limited.
28. We have perused a copy of the Discharge Deed dated 09.03.2023, registered as Document No. 17860/2022-23, of Book I, stored in C.D. No. 1542, in the office of the Sub-Registrar Doddabhalapura, which bears out that Aditya Birla Finance Limited discharged the mortgage created in favour of M/s. Manipal Integrated Services Private Limited.
29. We have perused a copy of the Memorandum of Entry by Deposit of Title Deeds dated 28.03.2019, registered as Document No. DBP-1-14869-2018-19 of Book I, stored in CD No. DBPD518, in the office of the Sub-Registrar, Doddaballapur which bears out that M/s. Manipal Integrated Services Private Limited mortgaged the land in Survey No. 37/2 measuring 2 acres along with other lands in favour of Vistra ITCL (India) Limited.
30. We have perused a copy of the Discharge Deed dated 14.12.2022, registered as Document No. DBP-1-13901-2022-23 of Book I, stored in CD No. DBPD1480, in the office of the Sub-Registrar, Doddaballapur which bears out that Vistra ITCL (India) Limited discharges the mortgage created over the land in Survey No. 37/2 measuring 2 acres along with other lands in favour of M/s. Manipal Integrated Services Private Limited.

Note: We note that there are no registered mortgages in relation to the land in Survey No. 37/1A measuring 10 guntas however, the Project Land has been mortgaged as part of an additional security loan in favour of Catalyst Trusteeship Limited, for another sister concern of Hebbal Properties Private Limited.

Katha Certificate and Property Taxes:

31. We have perused khata bearing No.201/91 and Property No. 150300301700620265 in relation to land bearing survey No. 37/2 issued by the Panchayath Development officer, Majarahosahalli Village Panchayath, presently the said land comes within the jurisdiction of Majarahosahalli Village Panchayath.
32. We have perused a copy of the E-Katha Certificate dated 19.07.2025 issued by the Panchatati Raj which bears out that the land in Survey No. 37/2 was assigned with Kathe No. 150300301700620265 and the name of Hebbal Properties Private Limited is reflected as the owner of the land.

Note: We have not been furnished with the copy of the latest property tax receipt for the year 2025-26.



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Encumbrance certificates with respect to Survey No. 37/2 and Mortgages:

33. We have perused a copy of the encumbrance certificate issued for the period 01.01.1960 to 31.03.2004 which bears out registration of (1) Sale Deed dated 16.08.1984, registered as Document No. 1031/84-85, (2) Sale Deed dated 15.09.1996, registered as Document No. 1117/1996-97, Sale Deed dated 28.09.1996, registered as Document No. 1532/1996-97, Sale Deed dated 20.09.1996, registered as Document No. 1369/1996-97, Sale Deed dated 20.09.1996, registered as Document No. 381/1997-98.

Note: We note that the entry pertaining to the Sale Deed dated 03.05.1960, registered as Document No. 1609/1960-61 & the Sale Deed dated 22.04.1962, registered as Document No. 1066/1962-63 has not been reflected in the furnished Encumbrance Certificate.

34. We have perused a copy of the encumbrance certificate issued for the period 01.04.2004 to 04.09.2024, which bears out the registration of (1) Sale Deed dated 09.01.2008, registered as Document No. DBP-1-07116-2007-08, (2) Sale Deed dated 09.01.2008, registered as Document No. DBP-1-07120-2007-08, (3) Sale Deed dated 07.04.2014, registered as Document No. DBP-1-01119-2014-15, (4) Deposit of Title Deeds dated 14.08.2015, registered as Document No. DBP-1-04305-2015-16, (5) Deposit of Title Deeds dated 28.03.2019, registered as Document No. DBP-1-14869-2018-19, (6) Discharge dated 14.12.2022, registered as Document No. DBP-1-13901-2022-23, (7) Discharge dated 09.03.2023, registered as Document No. DBP-1-17860-2022-23 with respect to Survey No. 37/2.
35. We have perused a copy of the Encumbrance Certificate for the period 04.09.2024 to 02.04.2025 which bears out nil encumbrances in relation to the land in Survey No. 37/2.
36. We have perused a copy of the Encumbrance Certificate issued for the period from 01.04.2025 to 15.07.2025, which bears out the registration of (1) Sale Deed dated 06.06.2025, registered as Document No. DBP-1-03127-2025-26 with respect to Survey No. 37/2.
37. We have perused a copy of the encumbrance certificate issued for the period from 01.04.2010 to 10.10.2025, with respect to Survey No. 37/2 which bears out the registration of (1) Sale Deed dated 06.06.2025, registered as Document No. DBP-1-03127-2025-26 (ii) Deed of Mortgage Discharge Deed dated 09.03.2023, registered as Document No. 17860/2022-23, of Book I, stored in C.D. No. 1542, in the office of the Sub-Registrar Doddabhalapura (iii) Discharge Deed dated 14.12.2022, registered as Document No. DBP-1-13901-2022-23 of Book I, stored in CD No. DBPD1480, in the office of the Sub-Registrar, Doddaballapur (iv) Memorandum of Entry by Deposit of Title Deeds dated 28.03.2019, registered as Document No. DBP-1-14869-2018-19 of Book I, stored in CD No. DBPD518, in the office of the Sub-Registrar, Doddaballapur (v) Supplemental Memorandum of Entry for Deposit of Title Deeds dated 14.08.2015, registered as Document No. DBP-1-04305-2015-16 of Book I, stored in CD No. DBPD377, in the office of the Sub-Registrar, Doddaballapur and (vi) Sale Deed dated 07.05.2014, registered as Document No. DBP-1-01119-2014-15 of Book I, stored in CD No. DBPD318, in the office of the Sub-Registrar, Doddaballapura.



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CONCLUSION

Based on review of the documents detailed above and subject to our observations, we are of the opinion, that Hebbal Properties Private Limited is the owner of the residentially converted land bearing Survey No. 37/2 measuring 02 Acres, situated at Hosahudya Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural District.

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SCHEDULE

Survey No. 37/2 measuring 02 Acres.

All that piece and parcel of the residentially converted land bearing Survey No. 37/2 measuring 02 Acres (converted vide. Official Memorandum bearing No. Dis. ALN SR (D) 46/86-87, issued by the Deputy Commissioner, Bengaluru Rural District), situated at Hosahudya Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural District and bounded on the:

East by : Road;
West by : Land bearing Survey No. 36
North by : Land bearing Survey No. 34 and
South by : Lands bearing Survey Nos. 37/1A & 37/1B.

Annexure -A **Documents reviewed**

Sl. No.	Description of the documents
1.	Inam Order dated 10.07.1962 in Case No. 23 & 54/1959-60, passed by the Special Deputy Commissioner for Inam Abolition.
2.	Endorsement issued by the Special Deputy Commissioner for Inam Abolition in pursuance of the Inam Order.
3.	Register VIII.
4.	Index of Lands.
5.	Record of Rights in Sl. No. 127
6.	Sale Deed 03.05.1960, registered as Document No. 1609/1960-61 of Book I, Volume 1015, at Pages 41 to 42, in the office of the Sub-Registrar, Doddaballapura.
7.	Non-Availability Endorsement dated 10.10.2025 bearing No. RRT/MR/CR/150/25-26 issued by Tahsildar, Doddaballapur Taluk.
8.	Sale Deed dated 22.04.1962, registered as Document No. 1066/1962-63 of Book I, Volume 1087, at Pages 41 to 43, in the office of the Sub-Registrar, Doddaballapura.
9.	Sale Deed dated 16.08.1984, registered as Document No. 1031/84-85 of Book I, Volume 164, at Pages 174 to 176, in the office of the Sub-Registrar, Doddaballapura.
10.	Sale Deed dated 15.09.1996, registered as Document No. 1117/1996-97 of Book I, Volume 2088, at Pages 44 to 55, in the office of the Sub-Registrar, Doddaballapura.
11.	Sale Deed dated 28.09.1996, registered as Document No. 1532/1996-97 of Book I, Volume 2096, at Pages 129 to 140, in the office of the Sub-Registrar, Doddaballapura.
12.	Sale Deed dated 20.09.1996, registered as Document No. 1369/1996-97 of Book I, Volume 2093, at Pages 53 to 64, in the office of the Sub-Registrar, Doddaballapura.
13.	Sale Deed dated 20.09.1996, registered as Document No. 381/1997-98 of Book I, in the office



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	of the Sub-Registrar, Doddaballapura.
14.	Sale Deed dated 09.01.2008, registered as Document No. DBP-1-07116-2007-08 of Book I, stored in CD No. DBPD138, in the office of the Sub-Registrar, Doddaballapura.
15.	General Power of Attorney dated 06.07.1992
16.	Sale Deed dated 09.01.2008, registered as Document No. DBP-1-07120-2007-08 of Book I, stored in CD No. DBPD138, in the office of the Sub-Registrar, Doddaballapura.
17.	General Power of Attorney dated 30.04.2008
18.	Sale Deed dated 07.04.2014, registered as Document No. DBP-1-01119-2014-15 of Book I, stored in CD No. DBPD318, in the office of the Sub-Registrar, Doddaballapura
19.	Sale Deed dated 06.06.2025, registered as Document No. DBP-1-03127-2025-26 of Book I, stored in central server, in the office of the Sub-Registrar, Doddaballapura
20.	RTC's for the period 1969-70 to 1988-89 in relation to Survey No. 37.
21.	RTC's for the period 2001-02 to 2024-25 in relation to Survey No. 37/2.
22.	Letter dated 21.03.1987 bearing No. RRT/ALN/33/86-87 issued by Tahsildar to Assistant Director of Land Survey Branch
23.	Official Memorandum dated 27.02.1987 bearing No. 102-46/1986-87, issued by the Tahsildhar, Doddaballapura
24.	Approved Development Plan dated 11.11.2025 in No. DPA/TP/DP/02/2025-26 issued by the Doddaballapura Planning Authority
25.	Building License dated 11.11.2025 issued by the Doddaballapura Planning Authority
26.	Relinquishment Deed dated 18.10.2025 registered as Document No. 9377/2025-26, in Book I, in the office of the sub-Registry, Doddaballapur
27.	Relinquishment Deed dated 18.10.2025 registered as Document No. 9378/2025-26, in Book I, in the office of the sub-Registry, Doddaballapur
28.	Karnataka revision settlement akarband extract.
29.	Hissa Tippyany with respect to Survey No. 37/2.
30.	Tippyany & Karda with respect to Survey No. 37.
31.	Supplemental Memorandum of Entry for Deposit of Title Deeds dated 14.08.2015, registered as Document No. DBP-1-04305-2015-16 of Book I, stored in CD No. DBPD377, in the office of the Sub-Registrar, Doddaballapur
32.	Discharge Deed dated 09.03.2023, registered as Document No. 17860/2022-23, of Book I, stored in C.D. No. 1542, in the office of the Sub-Registrar Doddabhalapura,
33.	Memorandum of Entry by Deposit of Title Deeds dated 28.03.2019, registered as Document No. DBP-1-14869-2018-19 of Book I, stored in CD No. DBPD518, in the office of the Sub-Registrar, Doddaballapur
34.	Discharge Deed dated 14.12.2022, registered as Document No. DBP-1-13901-2022-23 of Book I, stored in CD No. DBPD1480, in the office of the Sub-Registrar, Doddaballapur
35.	Khata bearing No.201/91 and Property No. 150300301700620265 in relation to land bearing survey No. 37/2 issued by the Panchayath Development officer, Majarahosahalli Village Panchayath



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36.	E-Katha Certificate dated 19.07.2025 issued by the Panchatati Raj
37.	Encumbrance certificate issued for the period 01.01.1960 to 31.03.2004
38.	Encumbrance certificate issued for the period 01.04.2004 to 04.09.2024.
39.	Encumbrance Certificate issued for the period 04.09.2024 to 02.04.2025.
40.	Encumbrance Certificate issued for the period from 01.04.2025 to 15.07.2025.
41.	Encumbrance Certificate issued for the period from 01.04.2010 to 10.10.2025