

Date: 16th December, 2024

To,

Sumadhura Buildwell Private Limited,
Registered Office at No. 14 & 158,
Pattanduru Agrahara Village,
Whitefield, Bangalore 560 066

Kind Attn: **Mr. G. Madhusudhan**

SUB / DESCRIPTION OF PROPERTY:-

All that piece and parcel of land measuring 1 Acre 17 Guntas, (exclusive of 4 Guntas B Kharab) in Survey No. 55/1, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, converted for non-agricultural residential purposes vide Official Memorandum dated 02.03.2009 bearing No. ALN[EVI]SR 36/2007-08, issued by the Special Deputy Commissioner (Revenue), Bangalore District, and bounded on the:

East By	Land in Survey No. 55/2C;
West By	Land in Survey No. 54;
North By	Road and Land in Survey Nos. 106 & 107;
South By	Land in Survey No. 56.

(Hereinafter referred to as the "**Subject Property**")

1. Upon perusal of the documents furnished to us, it is learnt from the Sale Deed dated 08.01.1970 that the same was executed by Mr. Muniyappa and Mr. Sambaiah, both s/o Mr. Papa, conveying the Subject Property in favor of Mrs. Anjanamma, w/o Mr. Ramaiah which is registered as document No. 4364/69-70 of Book I, recorded in Volume No. 793 at pages 192 to 195 in the Office of the Sub-Registrar, Bangalore South Taluk.
2. Mutation Register Extract bearing No. 23/1996-97 records the execution of the foregoing Sale Deed in favour of Mrs. Anjanamma executed with respect to Subject Property.
3. Mrs. Anjanamma, w/o Mr. Ramaiah, conveyed the Subject Property in favor of Mrs. Munirathamma w/o Mr. P. S. Muniraju, vide Sale Deed dated 03.01.2003, registered as document No. BNG(U)-BLR(S)/3103/2002-03 of Book I in the Office of the Sub-Registrar, Bangalore South Taluk and thereafter, the revenue records were mutated in the name of Mrs. Munirathamma vide Mutation Register Extract bearing MR No. 13/2002-03.

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4. We have been furnished with the genealogical tree of Mr. P S Muniraju, issued by the Village Accountant, Panathur Circle, Varthur Hobli, Bangalore East Taluk and it discloses that the family of Mr. P S Muniraju comprises of his wife Mrs. Munirathamma and their children Ms. Mamtha, Mr. Madhu and Mr. Madan.
5. Pursuant to the above, 1) Mrs. Munirathamma, 2) Mr. P S. Muniraju s/o late Sambaiah, 3) Ms. Mamtha, 4) Mr. Madhu and 6) Mr. Madan, since minors represented by their natural guardian and father, Mr. P S Muniraju, conveyed the Subject Property in favor of Mr. B.N. Adarsh s/o Mr. B.S.N.Hari vide Sale Deed dated 16.10.2006, registered as document No.BAS-1-18590/2006-07 of Book I and recorded in CD No. BASD279 in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore which is subsequently mutated in the revenue records vide Mutation Register Extract bearing MR No. 49/2006-07.
6. Mr. B.N. Adarsh, s/o Mr. B.S.N. Hari thereafter secured conversion of the Subject Property from agricultural to non-agricultural residential use vide Official Memorandum dated 02.03.2009, bearing No. ALN[EVH]SR 36/2007-08, issued by the Special Deputy Commissioner (Revenue), Bangalore District.
7. Pursuant to the above, The Bruhat Bangalore Mahanagara Palike (BBMP) issued a Notification on 15.10.2019, bearing No. EE/RI/M-Pura/TDR/01.2019-20 published on 18.10.2019, wherein the BBMP has notified an extent of 36678.50 Sq.mtrs in the Subject Property inter-alia along with other properties for acquisition for the purpose of formation of 45 mtrs wide road from 'Gear School Road to Peripheral Ring Road', as per Revised Master Plan, 2015.

Note: In reference to the above Notification, we are yet to be furnished with the sketch identifying the extent acquired for the formation of road in the Subject Property.

Litigations

OS No. 1826/2006

8. Mrs. Kaveramma w/o Mr. Chandrappa and 12 others filed a suit for Partition and Separate Possession against Chinappa s/o late Mr. Sambaiah and four others before the Court of the City Civil Judge, Senior Division, Bangalore Rural District with respect to Subject Property in OS No. 1826/2006. However, the Plaintiffs have subsequently filed a Memo on 10.09.2007 praying for dismissal of the said Suit as 'Not Pressed and having settled the matter out of the court', and accordingly the Hon'ble Court dismissed the Suit vide an Order dated 11.09.2007.

OS No. 7279/2007

9. Mrs. Venkatamma and others (family members of erstwhile owner Mr. Sambaiah and Mr. Muniyappa as Plaintiffs) have preferred a Suit for Partition and Separate Possession of the Subject Property inter-alia along with other properties in OS No. 7297/2007 before the Court of Pr. City Civil & Sessions Judge, Bangalore. However, the Plaintiffs have subsequently filed a Memo on 28.11.2007 praying for dismissal of the said Suit as 'Not Pressed and having settled the matter out of the court', and accordingly the Hon'ble Court dismissed the Suit vide an Order dated 29.11.2007.

Note : We have not been furnished with any documents indicating the terms of settlement.



OS No. 4009/2008

10. Mr. Seetharamau, s/o late Mr. Ramaiah and 12 others have preferred a suit for Declaration and Permanent Injunction against Mrs. Munirathnamma and 06 others (Mr. B.N. Adarsh being Defendant No.6) in OS No. 4009/2008 before the Court of XXXVII Addl. City Civil & Sessions, Judge (CCH 38), Bangalore City wherein the Plaintiff's have prayed to declare the Sale Deed dated 03.01.2003 executed in favour of Mrs. Munirathnamma as not binding on them. We have further been furnished with the Judgment wherein the Hon'ble Court has dismissed the suit vide Order dated 03.04.2013.

OS No. 809/2013

11. Mr. Chandrappa and 9 others have preferred a Suit for partition and separate possession against Mr. Muniyamma and 6 others (Mr. B.N. Adarsh being Defendant No.7) in OS No. 809/2013, before the Court of III Addl. City Civil & Sessions Judge, Bangalore. We have further been furnished with the Judgment wherein the Hon'ble Court has dismissed the suit vide Order dated 14.09.2020.

Joint Development Agreement and Amendment Agreements

12. Mr. B.N. Adarsh inter – alia along with other landowners (hereinafter referred to **Landowners**) have executed a Joint Development Agreement (JDA) on 31.03.2009 with M/s Mantri Developers Private Limited (hereinafter referred as **MDPL**), with an intention to develop the Subject Property inter-alia along with other properties into a mixed use development and the same is registered as document No. VRT-1-05834/2008-09 of Book I, recorded in CD No. VRTD43, in the Office of the Sub-Registrar, Varthur and in pursuance of the same have also executed a General Power of Attorney (GPA) on 31.03.2009 which is registered as document No. VRT-4-00275/2008-09 of Book IV, recorded in CD No. VRTD43 in the Office of the Sub-Registrar, Varthur in favor of MDPL to execute the development in terms of the foregoing JDA.
13. In furtherance to the foregoing JDA and GPA the Landowners and MDPL have executed various amendments and the same are mentioned as hereinbelow:
- Amendment Agreement dated 12.06.2012, registered as document No. SHV-1-00668/12-13 of Book I, recorded in CD No. SHVD152 in the Office of the Sub-Registrar, Shivajinagar, Bangalore.
 - Second Amendment Agreement dated 28.02.2014, registered as document No. INR-1-09051/13-14 of Book I, recorded in CD No. INRD88 in the Office of the Sub-Registrar, Indiranagar, Bangalore.
 - Third Amendment Agreement dated 01.04.2021, registered as document No. MDP-1-00282/21-22 of Book I, recorded in CD No. MDP825 in the Office of the Sub-Registrar, Mahadevapura, Bangalore.
 - Fourth Amendment Agreement dated 17.11.2021, registered as document No. INR-1-07379/2021-22 of Book I, recorded in CD No. INRD940 in the Office of the Sub-Registrar, Indiranagar, Bangalore.
 - Deed of Rectification and Amendment dated 17.11.2021 for POA dated 31.03.2009 registered as document No. INR-4-00657/2021-22 of Book IV, recorded in CD No. INRD940 in the office of the Sub-Registrar, Indiranagar, Bangalore.
 - Fifth Amendment Agreement dated 13.12.2021, registered on 16.12.2021 as document No. INR-1-08661/2021-22 of Book I, recorded in CD No. INRD961 in the Office of the Sub-Registrar, Indiranagar, Bangalore.



- g. Deed of Rectification and Second Amendment dated 13.12.2021 for POA dated 31.03.2009, registered on 16.11.2021 as document No. INR-4-0770/2021-22 of Book IV, recorded in CD No. INRD961 in the office of the Sub-Registrar, Indiranagar, Bangalore.
- h. Sixth Amendment Agreement dated 14.03.2022, registered as document No. INR-1-00128/2022-23 of Book I, recorded in CD No. INRD1046, in the Office of the Sub-Registrar, Shivajinagar (Indiranagar), Bangalore.
- i. Deed of Rectification and Third Amendment dated 14.03.2022 for POA dated 31.03.2009, registered as document No. INR-4-00033/2022-23 of Book IV and recorded in INRD1046, in the Office of the Sub-Registrar, Shivajinagar (Indiranagar), Bangalore.
- j. Seventh Amendment Agreement dated 10.06.2022, registered on 07.07.2022 with document No. INR-1-04391/2022-23 of Book I and recorded in CD No. INRD116 in the Office of the Sub-Registrar, Shivajinagar (Indiranagar), Bangalore.
- k. Deed of Rectification and Fourth Amendment dated 10.06.2022 for POA dated 31.03.2009, registered on 07.07.2022 as document No. INR-4-00441/2022-23 in Book IV and recorded in INRD 1116 in the Office of the Sub-Registrar, Shivajinagar (Indiranagar), Bangalore.
- l. Eighth Amendment Agreement dated 25.08.2022 registered as document No. INR-1-06735/2022-23 of Book I, recorded in CD No INRD1154, in the Office of the Sub-Registrar, Shivajinagar (Indiranagar), Bangalore.
- m. Deed of Rectification and Fifth Amendment to Power of Attorney dated 25.08.2022 registered as document No. 640/2022-23 of Book IV, recorded in CD No. INRD1154 in the Office of the Sub-Registrar, Shivajinagar (Indiranagar), Bangalore.

Note : It is pertinent to note that through the several amendments deeds executed as mentioned hereinabove, the terms of development for the Subject Property remained same as mentioned in the principal deed dated 31.03.2009.

- 14. In furtherance to the above, the Subject Property came within revenue jurisdiction of Bruhat Bangalore Mahanagara Palike (BBMP) and was accordingly was assigned with combined (for the Subject Property inter-alia along with other properties) as evident from the Municipal Katha Sl.No. 1122/Sy Nos. 55/1,57/5, 592A, 58, 59/3A, 60/1 bearing Municipal No. 96 of Panathur Sub Division in the name of Mr. B.N. Adarsh s/o Mr. B.S.N. Hari as evident from the Katha Certificate dated 20.01.2021 issued by the Assistant Revenue Office, Mahadevapura Zone, Bruhat Bangalore Mahanagara Palike.
- 15. The Katha Extract dated 20.01.2021 with respect to land in Municipal Katha Sl.No. 1122/Sy Nos. 55/1,57/5, 592A, 58,59/3A, 60/1C indicates the total extent as 9 Acres 15.08 Guntas as a Composite Property (consisting of the Subject Property inter-alia along with other properties). Receipts dated 24.02.2021, 25.02.2021 and 09.03.2021 issued by BBMP indicates the payment of municipal tax for the composite property for the period 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20 and 2020-21.
- 16. We have been furnished with the Ninth Amendment Agreement to the Joint Development Agreement dated 24.03.2023 and it indicates that the same was executed by Mr. B.S.N. Hari and others in favour of MDPL and the parties through the execution of this Agreement have agreed to exclude and remove the Subject Property inter-alia along with other properties from the scheme of development as proposed under the principal deed dated 31.03.2009 and accordingly the said Amendment was registered as document No. MDP-1-00415/2023-24 in Book I and recorded in CD No. MDPD1345 in the Office of the Sub-Registrar, Mahadevapura.



17. Subsequently, a Deed of Rectification and Sixth Amendment to the Power of Attorney was executed by Mr. B.N. Adarsh and others on 24.03.2023 wherein it is observed that further to the Ninth Amendment referred above the Subject Property were excluded from the Power of Attorney dated 31.03.2009 and the same being registered as document no. MDP-4-00023/2023-24 in Book IV and recorded in CD No. MDPD1345 in the Office of the Sub-Registrar, Mahadevapura.
18. Pursuant to the above, Mr. B.N. Adarsh conveyed the Subject Property in favor of Satvik Developers under a Sale Deed dated 24.03.2023, registered as document No. MDP-1-01234/2023-24 of Book I, recorded in CD No. MDPD1364 in the Office of the Sub-Registrar, Mahadevapura.
19. Thereafter, Satvik Developers have entered into an Agreement to Sell with Sumadhura Buildwell Private Limited agreeing to convey the Subject Property inter-alia along with other properties which is registered on 22.11.2023 as document No. MDP-1-0660/2023-24 of Book I in the Office of the Sub-Registrar, Mahadevapura.
20. Pursuant to the same, 1) Satvik Developers represented by their Partners Mr. Ashok Kumar and Mr. C.R. Nagendra, 2) Mr. Ashok Kumar and 3) Mr. C.R. Nagendra have conveyed the Subject Property inter-alia along with other properties in favor of Sumadhura Buildwell Private Limited vide a Sale Deed dated 01.02.2024, registered as document No. MDP-1-08666/2023-24 of Book I and recorded in the Office of the Sub-Registrar, Mahadevapura.
21. Thereafter, Sumadhura Buildwell Private Limited have created a charge on the Subject Property inter-alia along with other properties in favour of Vistra ITCL (India) Limited (as mortgage/debenture trustee) under a Memorandum of Deposit of Title Deed dated 01.03.2024 registered as document No. MDP-1-09498/2023-24 of Book-I, in the office of the Sub-Registrar, Mahadevapura, Bangalore and pursuant to the said charge, a Rectification Deed was executed by Sumadhura Buildwell Private Limited and Vistra ITCL (India) Limited registered on 01.04.2024 as document no. MDP-1-00007/2024-25 in Book I and recorded in in the office of the Sub-Registrar, Mahadevapura, Bangalore and in terms of the said deed the loan amount was rectified from 27,50,00,000/- (Rupees Twenty Seven Crores and Fifty Lakhs only) to 275,00,00,000/-(Rupees Two Hundred and Seventy Five Crores only).

(D) OPINION ABOUT CONSIDERATIONS INVOLVED IN LAST TRANSFER:

22. The Sale Deed dated 01.02.2024, registered as document No. MDP-1-08666/2023-24 of Book I, recorded in the Office of the Sub-Registrar, Mahadevapura indicating the conveyance of Subject Property inter alia other properties in favour of Sumadhura Buildwell Private Limited indicates the total consideration of INR 65,20,00,000/- (Indian Rupees Sixty Five Crore Twenty Lakh Only) paid to the Vendors and the same being acknowledged by them.

(E) REVENUE RECORDS:-

23. Entries in the Record of Tenancy and Crops Certificates verified from 1968 onwards and our observation as hereunder:



Sl. No.	Period of RTCs	Name of the Owner
1.	1967-68 to <u>1972-73</u> , 1977-78 to 1981-82.	Thamanna s/o Chenna Basappa.
2.	1982-83 to 2001-02	Anjanamma w/o Ramaiah
3.	2002-03 to 2005-06	Munirathnamma w/o Muniraju
4.	2006-07 to 2022-23	B N Adharsh (reflects Court Stay as per Order in OS No. 7297/2007 dated 13.09.2007)

24. Hissa Survey Tippani in respect to larger extent in Survey No. 55 issued by the Superintendent, Bangalore East Taluk discloses that the said land was bifurcated into four portions as Survey Nos. 55/1, 55/2, 55/3 and 55/4 of situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District.
25. Nil tenancy certificate dated 04.01.2024 issued by the Tahsildar, Bangalore East Taluk, Bangalore discloses no claims in respect to Subject Property under provisions of the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prevention of Transfer of Certain Lands) Act, 1978.
26. Endorsement dated 30.12.2023 bearing No. PTCL/BE/CR688/2023-24 issued by the Assistant Commissioner, Bangalore North Sub Division, Bangalore discloses no proceedings being initiated under the provisions of the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prevention of Transfer of Certain Lands) Act, 1978 in respect to land measuring 1 Acre 17 Guntas in Survey No. 55/1 of situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District.
27. Karnataka Settlement Akarbandh issued by office of the Assistant Director of Land Records, Bangalore East Taluk discloses the extent of the Subject Property as 01 Acre 21 Guntas which is inclusive of 04 Guntas of 'B' Kharab of situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District.
28. Latest Revenue record i.e., Katha Certificate dated 20.01.2021 issued by the Assistant Revenue Office, Mahadevapura Zone, Bruhat Bangalore Mahanagara Pallike issued on 20.01.2021 indicates the name of Mr. B.N. Adarsh.
29. Receipts dated 24.02.2021, 25.02.2021 and 09.03.2021 issued by BBMP indicates the payment of municipal tax for the composite property for the period 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20 and 2020-21.



(F) **LAND AREA REFLECTED IN DIFFERENT DOCUMENTS.**

1. Last title deed records the area of Subject Property as 01 Acre 17 Guntas
2. In the revenue records i.e., RTCs reflect the area of the Subject Property as 01 Acre 17 Guntas (exclusive of 04 Guntas B Kharab)
3. In the assessment extracts area of Subject Property is 01 Acre 17 Guntas
4. In the RERA website the area disclosed is – Not Applicable
5. In the development permissions area of Subject Property is - Not Applicable

(G) **OPINION ON LAND RELATED PERMISSIONS & RESTRICTIONS:**

- The property does not come under the purview of The Urban land Ceiling Act.
- Subject Property is converted for non-agricultural residential use usage by virtue of Official Memorandum dated 02.03.2009, bearing No. ALN[EVH]SR 36/2007-08, issued by the Special Deputy Commissioner (Revenue), Bangalore District

Based on the title deeds, there is no constraint or objection with respect to any easement rights or access issue.

- (H) **PUBLIC NOTICE:-** We had caused a Public Notice in the daily newspapers of Times of India and Vijaya Karnataka on 03.01.2024, intimating about the intended sale transaction of the Subject Property. We have not received any objections with respect to the Subject Property until date.

(I) **OPINION ON SEARCH / ENCUMBRANCE CERTIFICATES:**

30. Encumbrance Certificate has been furnished for the following period with regard to Survey No. 55/1 and its entries are as follows:

Sl. No.	Period	Issued by	Transaction
1.	01.04.1950 to 14.02.1957	Office of the Sub-Registrar, Peenya	• Sale Deed dated 07.04.1956 executed Sheshamma in favor of Smabaiah registered as document no. 185 at Volume No. 1527 in pages 54 to 55. • Sale Deed dated 07.04.1956 executed by Mr. Sambaiah in favor of Thamanna vide document no. 186 at Volume No. 1525 in pages 216 to 217.
2.	15.02.1957 to 31.03.2004	Office of the Senior Sub- Registrar, Bommanahalli	• Sale Deed dated 19.08.1967 executed by Mr. Thamanna in favor of Samabaiah registered as document no. 2328 in Volume No.



			657 at pages 153 to 154. • Sale Deed dated 08.01.1970 executed by Mr. Muniyappa and Mr. Sambaiah s/o Mr. Papa in favor of Mrs. Anjanamma w/o Mr. Ramaiah registered as document no. 4364/69-70 in Book I and recorded in Volume No. 793 at pages 192 to 195. • Sale Deed dated 03.01.2003 registered as document no. BNG(U)-BLR(S)/13103/2002-03 in Book I in the Office of the Sub-Registrar, Bangalore South Taluk.
3.	01.04.2004 to 26.12.2023 and 01.04.2004 and 02.01.2024	Office of the Sub-Registrar, Varthur	• Agreement to Sell dated 22.11.2023 registered as document No. MDP-1-06600/2023-24 of Book I in the Office of the Sub-Registrar, Mahadevapura executed in favour of Sumadhura Buildwell Private Limited. • Fifth Amendment Agreement dated 13.12.2021 registered on 16.12.2021 as document no. INR-1-08661/2021-22 in Book I and recorded in CD No. INRD961 in the Office of the Sub-Registrar, Indiranagar, Bangalore. • Fourth Amendment Agreement dated 17.11.2021 registered as document no. INR-1-07379/2021-22 in Book I and recorded in CD No. INRD940 in the Office of the Sub-Registrar, Indiranagar, Bangalore. • Amendment Agreement dated 12.06.2012 registered as document no. SHV-1-00668/12-13 in Book I and recorded in CD No. SHVD152 in the Office of the Sub-Registrar,



			Shivajinagar, Bangalore.
			- Joint Development Agreement dated 31.03.2009 registered as document no. VRT-1-05834/2008-09 in Book I and recorded in CD No. VRTD43 in the Office of the Sub-Registrar, Varthur. - Sale Deed dated 16.10.2006 registered as document no. BAS-1-18590/2006-07 in Book I and recorded in CD No. BASD279 in the Office of the Sub-Registrar, Bangalore South Taluk.
4.	01.01.2024 to 10.12.2024	View only copy	Sale Deed dated 01.02.2024 document No. MDP-1-08666/2023-24 in Book I and recorded in the Office of the Sub-Registrar, Mahadevapura.

Observation: Entries such as Second Amendment Agreement dated 28.02.2014, Third Amendment Agreement dated 01.04.2021, Sixth Amendment Agreement dated 14.03.2022, Seventh Amendment Agreement dated 10.06.2022, Eight Amendment Agreement dated 25.08.2022 and Ninth Amendment Agreement dated 24.03.2023 and Sale Deed dated 24.03.2023 referred in the report above are missing in the said Encumbrance Certificates.

(J) RERA STATUS AND LITIGATION DISCLOSURE :-

- (i) Registration number under RERA :- Not Applicable
- (ii) Land Area disclosed under RERA :- Not Applicable
- (iii) Name of the land owner and Developer under RERA :- Not Applicable
- (iv) Name and date of Advocate Title Report uploaded under RERA :- Not Applicable
- (v) Brief of any encumbrance or litigation disclosed under RERA :- Not Applicable

(K) SPECIFIC LIMITATIONS AND REQUISITIONS AND COMPLIANCES NEEDED :

None

(L) FINAL TITLE CERTIFICATE:-

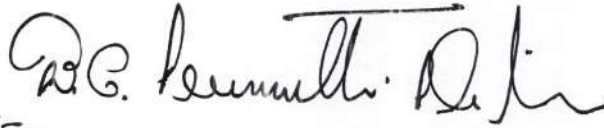
I/We have gone through all required title deeds, relating to the Subject Property, I/we hereby certify that :

1. Sumadhura Buildwell Private Limited is the owner of Subject Property admeasuring 01 Acre 17 Guntas in Survey No. 55/1 and is subject to Mortgage Deed dated 01.03.2024 registered as document no. MDP-1-09498/2023-24 in favor of Vistra ITCL India Limited.



2. The title deeds referred are a complete evidence of title.
3. In all the transfers and transactions, proper stamping and registration has been done and signature of all related / affected parties have been taken and the execution of title deeds is in order.

Yours truly



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