
TITLE REPORT PREPARED FOR
CONCORDE HOUSING CORPORATION
PRIVATE LIMITED



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INTRODUCTION

This Title Verification Report (the “**Report**”) has been prepared under instructions and at the instance of Concorde Housing Corporation Private Limited (the “**Client**”) and is based on the Documents and information provided to us by the Client.

PROPERTY DETAILS

All that piece and parcel of the immovable property being land converted for residential purpose measuring an extent of 6,474 Sq. Mts. (or equivalent to 1 Acre 24 Guntas) bearing Khatha No. 1961/108/1, earlier bearing Survey No. 108/1, situated at Kannur Village, Bidarahalli – 3 Hobli, Bengaluru East Taluk, Bengaluru Urban District (“**Property**”) and bounded as follows:

East by	:	Road and land bearing Survey No. 108/2;
West by	:	Land bearing Survey No. 73;
North by	:	Water canal;
South by	:	Land bearing Survey Nos. 109 and 110.

DOCUMENTS PERUSED

The list of the photocopies of documents reviewed for the purpose of this report is attached hereto as **Annexure A** (“**Documents**”). The Documents relate to transactions in respect of the Property for a period of 70 years.

SCOPE OF INVESTIGATION AND LIMITATIONS

The Scope of work undertaken to prepare this Report, as mentioned above, is limited to review of information which was made available to us and is restricted to determining the marketability of the title of the Property.

In the preparation of this Report except where apparent from the Documents, we have assumed that:

- a) the Documents confirm to the originals and are accurate and complete;
- b) where relevant, the Documents were validly authorised and executed so that they are valid and binding on each party thereto;
- c) apart from the Documents, there are no other relevant document(s), instrument(s), understandings or information that would impact the findings in this Report;
- d) there are no litigations affecting any parcel of the Property or any part thereof;

- c) there are no acquisition proceedings initiated by any government authorities in respect of the Property or any part thereof.

No physical inspection or survey of the Property or any searches at any Office(s) of the Sub Registrar, courts of law, tribunals, the Office of the Registrar of Companies or before any other judicial or quasi-judicial authorities have been conducted, unless specified in this Report.

The Report does not cover any unregistered agreements or understandings if any, in relation to the Property, whether pertaining to agreement to sell or lease / license or easement or otherwise at all, that may have been agreed to or executed or where any such right on interest has been created without any written instrument(s), for the purpose.

The Report shall not be regarded as absolute and should not be relied upon as a substitute for any indemnities, representations and warranties, conditions precedent, conditions subsequent and others that may be necessary, amenable and achievable with respect to any proposed transaction.

The Report does not attempt to consider the sufficiency or otherwise of any stamp duty paid on instrument(s) / document(s) as per the applicable rates at the time of execution of the instrument(s) / document(s) in the past and valuation of the said document(s) / instrument(s) and transaction(s) for the purposes of assessment and payment of stamp duty.

The Report must not be regarded as a substitute for specific legal advice on the matters covered. It does not purport to offer any solutions to the legal issues reviewed.

The Report does not take note of order(s), if any, passed by the Collector or any other authority, whether judicial, quasi-judicial or otherwise, except which are specifically mentioned herein. For the purposes of this Report, we have not reviewed the compliance of any conditions stipulated in any such order(s) and whether the time for such compliance has expired or not, and the effect of such conditions and /or non-compliance thereof, if at all.

Views and opinions expressed in this Report are a matter of our professional judgment and need not necessarily be accepted by any court, arbitral tribunal, other tribunal, statutory authority or regulatory agency.

This Report is confidential and prepared for and on behalf of the Client within the above stated scope. There is no express or implied statement herein, which conveys the adequacy of this Report for any purpose not specifically, addressed herein.

TRACING THE TITLE

1. Previous Transactions

- 1.1. Upon review of the documents provided to us, we note that the Property i.e., the land measuring an extent of 6,474 Sq. Mts. (or equivalent to 1 Acre 24 Guntas) bearing Khatha No. 1961/108/1, previously formed part of the land bearing Survey No. 108/1, measuring 1 Acre 24 Guntas situated at Kannur Village.
- 1.2. We note from the extract of Index of Lands issued in respect of the land bearing Survey No. 108/1 and extract of Entry bearing R.R. No. 299 made in the Record of Rights that Ankarhalli Yemanna was the owner and khathedar of the land measuring 1 Acre 24 Guntas bearing Survey No. 108/1 of Kannur Village.

JSA Note: Please note that, Ankarhalli Yemanna was reflected as the owner and khathedar the land measuring 1 Acre 24 Guntas bearing Survey No. 108/1 of Kannur Village in Index of Lands and R.R. No. 299. However, there aren't any title documents evidencing the same.

- 1.3. Thereafter, Hemanna, son of Ankarahalli Kempegouda, conveyed the land measuring 1 Acre 24 Guntas bearing Survey No. 108/1 of Kannur Village, in favour of Mune Gowda, son of Mote Chenne Gowda, vide Sale Deed dated February 10, 1956, registered as Document No. 2671/1955-56, in Book – I, Volume 845, at Pages 155 to 156, in the Office of the Sub Registrar, Hoskote. Pursuant thereto, the Khatha in respect the above mentioned land was registered in the name of Mune Gowda, vide Entry bearing R.R. No. 433 made in the Record of Rights.
- 1.4. We note from the extract of Entry bearing R.R. No. 433 made in the Record of Rights that the said factum also recorded in the revenue records of Entry bearing M.R. No. 11/1955-56 made in the Mutation Register.
- 1.5. We have reviewed the Endorsement bearing Reference No. R.K.C.R. 3792/ 2023-24 issued by the Tahsildar, Bengaluru East Taluk, Krishnarajapura, stating that the extract of Entries bearing M.R. Nos. (i) 11/1955-56; and (ii) 5/1988-89 made in the Mutation Register; and extracts of Entries bearing I.H.C. Nos. (i) 17/1976-77; and (ii) 79/1980-81 made in the Registrar of Inheritance Cases, issued in respect of the Property, are not available as the same are mutilated.
- 1.6. We note from the recitals of the Sale Deed dated December 8, 1976 that Patel Narayana Swamy, son of Patel Mune Gowda, has acquired a portion of the land measuring 30 Guntas bearing Survey No. 108/1 of Kannur Village ancestrally. Thereafter, Patel Narayana Swamy, son of Patel Mune Gowda conveyed a portion of the land measuring 30 Guntas bearing Survey No. 108/1 of Kannur Village in favour of Chikka Hemanna, son of Reddappa, vide Sale Deed dated December 8, 1976, registered as Document No. 2443/1976-77, in Book – I, Volume No. 1452, at Pages 223 to 224, in the office of the Sub Registrar, Hoskote. Pursuant thereto, the Khatha in respect of the

abovementioned land was mutated and registered in the name of Chikka Hemanna, vide Entries: (i) bearing M.R. No. 21/1976-77 made in the Mutation Register; and (ii) bearing R.R. No. 855 made in the Record of Rights.

JSA Note: Please note that Patel Narayana Swamy, son of late Patel Mune Gowda has individually conveyed a portion of the land measuring 30 Guntas bearing Survey No. 108/1 of Kannur Village. However, none of the family members/ legal heirs of late Patel Mune Gowda have not made any claims so far on the Sale Deed dated December 8, 1976.

- 1.7. Thereafter, Chikka Hemanna, son of Kenchappa, created a charge on a portion of the land measuring 30 Guntas bearing Survey No. 108/1 of Kannur Village, in favour of S.B.L.F.S.C.S, Bidarahalli, under the Declaration dated June 12, 1978, registered as Document No. 2772/1978-79, in the office of the Sub Registrar, Hoskote. The said factum also recorded in the revenue records Entry bearing R.R. No. 733 and 758 made in the Record of Rights.
- 1.8. We note from the recitals of the Sale Deed dated September 7, 1982 that a portion of the land measuring an extent of 34 Guntas bearing Survey No. 108/1 of Kannur Village was a joint family property and jointly held by (i) P. Narayanaswamy, son of late Patel Mune Gowda; and (ii) Channappa, son of late Patel Mune Gowda; (iii) Dodda Hemanna, son of late Kenchappa; (iv) K. Hemanna, son of late Kenchappa; (v) Chikka Channappa, son late Kenchappa; (vi) Venkatarayappa, son of late Channarayappa; (vii) Channappa, son of late Channarayappa; (viii) Muniyappa, son of late Channarayappa; (ix) Lakshamaiah, son of Channarayappa, of the legal heirs late of Patel Mune Gowda. Further, (i) P. Narayanaswamy, son of late Patel Mune Gowda; and (ii) Channappa, son of late Patel Mune Gowda; (iii) Dodda Hemanna, son of late Kenchappa; (iv) K. Hemanna, son of late Kenchappa; (v) Chikka Channappa, son late Kenchappa; (vi) Venkatarayappa, son of late Channarayappa; (vii) Channappa, son of late Channarayappa; (viii) Muniyappa, son of late Channarayappa; (ix) Lakshamaiah, son of Channarayappa, conveyed a portion of the land measuring an extent of 34 Guntas bearing Survey No. 108/1 of Kannur Village, in favour of M. Natarajan, son of Maduraiveeraswamy, under Sale Deed dated September 7, 1982, registered as Document No. 2041/1982-83, in Book – I, Volume No. 1647, Page Nos. 21 to 28, in the Office of the Sub Registrar, Hoskote.
- 1.9. Further, family members of late Patel Mune Gowda as mentioned in para 1.8 of this Report have joined the execution of the above mentioned Sale Deed September 7, 1982, registered as Document No. 2041/1982-83, in Book – I, Volume No. 1647, Page Nos. 21 to 28, in the Office of the Sub Registrar, Hoskote for conveyance of the remaining portion of the land measuring 34 Guntas bearing Survey No. 108/1. After the death of Patel Mune Gowda, his legal heirs have conveyed the property to M. Natarajan. Pursuant to such conveyance, we are not aware of any claims being made by any other person claiming to be the legal heir of Patel Mune Gowda. In view of this and given the considerable lapse of time since the date of the aforementioned transaction, we can assume that no other legal heirs possessed any form of right, title and interest in respect of the land measuring 1 Acre 24 Guntas bearing Survey No. 108/1 of Kannur Village.

- 1.10. Thereafter, M. Natarajan, son of Maduraiveeraswamy, conveyed the land measuring an extent of 34 Guntas bearing Survey No. 108/1 of Kannur Village, in favour B.S. Mani also known as Balasubramanian, son of Thangavel Nadar, under the Sale Deed dated July 29, 1991, registered on September 6, 1991, as Document No. 2485/1991-92, in Book – I, in Volume No. 326, at Pages 103 to 110, in the Office of the Sub Registrar, Krishnarajapuram. Pursuant thereto, the Khatha in respect of the above land was mutated in the name B.S. Mani also known as Balasubramanian, vide Entry bearing M.R. No. 7/1991-92 made in the Mutation of Register.
- 1.11. Further, (i) Chikka Hemanna, son of Reddappa along with his sons (ii) Hire Gowda; (iii) Muninarayanappa; (iv) Nanje Gowda; (v) Manjunath, conveyed a portion of the land measuring 30 Guntas bearing Survey No. 108/1 of Kannur Village, in favour of B.S. Mani also known as Balasubramanian, son of Thangavel Nadar, under the Sale Deed dated June 9, 1993, registered on August 11, 1993, as Document No. 1372/1993-94, in Book – I, at Pages 137 to 143, in the Office of the Sub Registrar, Krishnarajapuram. Pursuant thereto, the Khatha in respect of the above land was mutated in the name B.S. Mani also known as Balasubramanian, vide Entry bearing M.R. No. 6/1993-94 made in the Mutation of Register.
- 1.12. Thereafter, B.S. Mani also known as Balasubramanian, son of Thangavel Nadar along with the Confirming Party namely Lakhan Singh, son of late Bhagwath Singh, conveyed the land measuring an extent of 1 Acre 24 Guntas bearing Survey No. 108/1 of Kannur Village along with farm house and facilities for plantations, in favour of: (i) Cherian Sebastian, son of late E.I. Sebastian; and (ii) Edattukaran Sebastian Joy, son of late E.I. Sebastian, under the Sale Deed dated April 24, 2007, registered on April 28, 2007, as Document No. BDH-1-00506/2007-08, in Book – I, stored in C.D. No. BDHD-2, in the Office of the Sub Registrar, Bidarahalli. Pursuant thereto, the Khatha in respect of the above land was jointly mutated in the names of: (i) Cherian Sebastian; and (ii) Edattukaran Sebastian Joy, vide Entry bearing M.R. No. 67/2006-07 made in the Mutation of Register.
- 1.13. Thereafter, Edattukaran Sebastian Joy, son of late E.I. Sebastian, bequeathed the land measuring an extent of 1 Acre 24 Guntas bearing Survey No. 108/1 of Kannur Village along with farm house and facilities for plantations along with other properties to his wife and children namely: (i) Mercy Anto, wife of Edattukaran Sebastian Joy; (ii) Bestin also known as Bestin Joy; (iii) Shantin also known as Shantin Joy, in equal portions, under the Will dated February 16, 2012, registered as Document No. 36/2012, in Book – III, Volume No. 113, at Pages 75 to 78, in the Office of the Sub Registrar, Manduru, Ernakulam District.
- 1.14. We have reviewed Death Certificate of Edattukaran Sebastian Joy, son of late E.I. Sebastian, issued by the Department of Panchayats, evidencing the date of death as on February 24, 2012.
- 1.15. Pursuant thereto, the Khatha in respect of the above land was jointly mutated in the names of: (i) Mercy Anto; (ii) Bestin also known as Bestin Joy; (iii) Shantin also known as Shantin Joy along with Cherian Sebastian, son of late E.I. Sebastian, vide Entry bearing M.R. No. H63/2011-12 made in the Mutation of Register.

1.16. We have reviewed the Affidavit dated October 11, 2012 executed between: (i) Cherian Sebastian, son of late E.I. Sebastian; (i) Mercy Anto, wife of Edattukaran Sebastian Joy; (ii) Bestin also known as Bestin Joy; (iii) Shantin also known as Shantin Joy (both being sons of late E S Joy alias S J Edattikaran) in respect of the land measuring an extent of 1 Acre 24 Guntas bearing Survey No. 108/1 of Kannur Village along with farm house and facilities for plantations. We note from the same that the above mentioned land was shared as follows: (i) 50% of land measuring an extent of 1 Acre 24 Guntas bearing Survey No. 108/1 of Kannur Village was allotted to the share of Cherian Sebastian; and (ii) 1/3rd share out of remaining 50% of land measuring an extent of 1 Acre 24 Guntas bearing Survey No. 108/1 of Kannur Village were allotted to the shares of: (i) Mercy Anto; (ii) Bestin also known as Bestin Joy; and (iii) Shantin also known as Shantin Joy.

1.17. Thereafter, (i) Mercy Anto, wife of Edattukaran Sebastian Joy; (ii) Bestin also known as Bestin Joy; (iii) Shantin also known as Shantin Joy (both being sons of late E S Joy alias S J Edattikaran) released the land measuring an extent of 1 Acre 24 Guntas bearing Survey No. 108/1 of Kannur Village along with farm house and facilities for plantations in favour of Cherian Sebastian, son of late E.I. Sebastian, under the Release Deed dated August 8, 2016, registered as Document No. HLS-1-01816-2016-17, in Book – I, stored in C.D. No. HLSD-134, in the office of the Sub Registrar, Halasuru. Pursuant thereto, the Khatha in respect of the above land was mutated in the name of Cherian Sebastian, vide Entry bearing M.R. No. H35/2016-17 made in the Mutation of Register.

JSA Note: Please note that the release was executed among family members, and as such, the stamp duty paid under the relevant deed is in accordance with the applicable regulations.

As per the amended definition of "family" outlined in the Schedule of the Karnataka Stamp Act, 1957, the term "family," in relation to an individual, includes: the husband, wife, son, daughter, father, and mother. It also extends to the individual's brother (as well as the wife and children of a predeceased brother), sister (along with the husband and children of a predeceased sister), the wife of a predeceased son, and the children of a predeceased son or daughter.

Accordingly, the parties involved in the release fall within this legally recognized definition of "family," justifying the applicability of the concessional stamp duty.

1.18. Subsequently, from the review of Sale Deed dated June 16, 2025, registered as Document No. HLS-1-00792-2025-26 at the office of the Sub Registrar, Halasuru, we note that the above-mentioned Cherian Sebastian son of late E I Sebastian conveyed the Property in favour of M/s Concorde Housing Corporation Private Limited, a Company incorporated under the Companies Act, 1956 represented by its Directors B S Nesara and R G Anil.

2. Revenue Records.

- 2.1. The Record of Tenancy and Crops Certificate ("RTCs") discloses the actual extent in Survey No. 108/1 as 1 Acre 24 Guntas and there being no kharab land. The RTCs' further discloses the following owners and occupants:

Period	Owner	Column No. 10	Column No. 11	Occupant
1968-69 to 1969-70	Munne Gowda son of Chenne Gowda	By way of Sale deed	Nil	Narayana Swamy
1970-71 to 1972-73	Munne Gowda son of Chenne Gowda	By way of Sale deed	Nil	Chennappa, K. Hemanna, Kurla Hemanna
1973-74 to 1977-78	Munne Gowda son of Chenne Gowda	By way of Sale deed	F.S.C.S Bidarahalli- Mortgaged by Chikka Hemanna	Narayana Swamy, Chennappa, K. Hemanna
1978-79 to 1983-84	Munne Gowda son of Chenne Gowda, Chikka Hemanna son of Reddanna,	By way of Sale deed RR No. 855	F.S.C.S Bidarahalli- Mortgaged by Chikka Hemanna	Chikka Hemanna, Chennappa, K. Hemanna
1984-85 to 1987-88	Munne Gowda son of Chenne Gowda, Chikka Hemanna son of Reddanna, M Natarajan	RR No. 855 MR No. 5/88-89	F.S.C.S Bidarahalli- Mortgaged by Chikka Hemanna	Chikka Hemanna, Chennappa, K. Hemanna
1988-89 to 1989-90	Munne Gowda son of Chenne Gowda, Chikka Hemanna	RR No. 855	F.S.C.S Bidarahalli- Mortgaged by Chikka Hemanna	Chikka Hemanna, M. Natarajan

		son of Reddanna, M Natarajan	MR No. 5/88-89		
1989-90 1990-91	to	Munne Gowda son of Chenne Gowda, Chikka Hemanna son of Reddanna, M Natarajan B.S Mani	RR No. 855 MR No. 5/88-89 MR No. 7/91-92 MR No. 6/93-94	F.S.C.S Bidarahalli- Mortgaged by Chikka Hemanna	Chikka Hemanna, Natarajan
1991-92 1992-93	to	Munne Gowda son of Chenne Gowda, Chikka Hemanna son of Reddanna, M Natarajan B.S Mani	RR No. 855 MR No. 5/88-89 MR No. 7/91-92 MR No. 6/93-94	F.S.C.S Bidarahalli- Mortgaged by Chikka Hemanna	Chikka Hemanna, B.S Mani
1993-94 1994-95	to	Munne Gowda son of Chenne Gowda, Chikka Hemanna son of Reddanna, M Natarajan B.S Mani	RR No. 855 MR No. 5/88-89 MR No. 7/91-92 MR No. 6/93-94	F.S.C.S Bidarahalli- Mortgaged by Chikka Hemanna	B.S Mani
1995-96 2006-07	to	B.S Mani	MR No. 7/91-92 MR No. 6/93-94	Nil	B.S Mani
2007-08 2011-12	to	Cheriyen Sebastin son of late E I Sebastin, Edakattukar an Sebastian Joy son of	MR No. 87/2006- 07	Nil	Cheriyen Sebastin, Edakattukaran Sebastian

		late E I Sebastin			
2012-13 2016-17	to	Cheriyen Sebastin son of late E I Sebastin, Mercy wife of late Edakattukar an Sebastian Joy, Bestin son of late Edakattukar an Sebastian Joy, Shantin son of late Edakattukar an Sebastian Joy	MR No. H63/2011-12	Nil	Cheriyen Sebastin, Mercy, Bestin, Shantin
2016-17 2023-24	to	Cheriyen Sebastin son of late E I Sebastin	MR No. H35/2016-17	Nil	Cheriyen Sebastin
2023-24 2024-25	to	Cheriyen Sebastin son of late E I Sebastin	MR No. T70/2016-17	Nil	Cheriyen Sebastin

3. *Survey Records:*

- 3.1. We have reviewed the Village Map of Kannur (online copy), indicates the location and shape of the land bearing Survey No. 108 and bounded on the East by water canal and land bearing Survey Nos. 84 and 85; on the West by water body and land bearing Survey No. 73; on the North by water canal and land bearing Survey No. 79; and on the South by land bearing Survey Nos. 110 and 109.
- 3.2. We have reviewed the copy of Moola Tippani, issued in respect of the Survey No. 108 of Kannur Village.
- 3.3. We have reviewed the copies of: (i) Hissa Survey Tippani; and (ii) copy of Atlas issued in respect of the land bearing Survey No. 108/1 of Kannur Village, evidencing the subdivision of the land into four land parcels and assigned with new Survey No. 108/1; 108/2; 108/3 and 108/4.

- 3.4. We have reviewed the copy of Hadabust Sketch, issued in respect of the land bearing Survey No. 108/1 of Kannur Village, evidencing the subdivision of the land into two land parcels and assigned with new Survey No. 108/1; and 108/2.
- 3.5. We have reviewed the Endorsement dated May 7, 2025 bearing Reference No. TQ/T.C./276/2025-26, issued by the Inspector, Bengaluru East Taluk, stating that copy of R.R. Pakka Book, issued in respect of the land bearing Survey No. 108/1 of Kannur Village, is not available as the same is mutilated.
- 3.6. We have reviewed the extract of Karnataka Revision Settlement Akarbandh, issued in respect of the land bearing Survey No. 108/1. We note from the same that the land bearing Survey No. 108/1 comprises of 1 Acre 24 Guntas cultivable land and there being no Kharab land.

4. *Endorsements:*

- 4.1. We have been provided with the Endorsement dated May 05, 2025 bearing Reference No. RD1218114031679 issued by the Tahsildar, Bengaluru East Taluk, confirming that there are no tenancy applications filed or pending under the provisions of the Karnataka Land Reforms Act, 1961 in respect of the land bearing Survey No. 108/1 of Kannur Village as on the date of issuance of endorsement.
- 4.2. We have reviewed the Endorsement dated May 06, 2025 bearing Reference No. PTCL/ BE/ CR:55/2025-26, issued by the Assistant Commissioner, Bengaluru North Division, Bengaluru, confirming that there are no proceedings initiated or pending under the provisions of the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the land measuring 1 Acre 24 Guntas bearing Survey No. 108/1 of Kannur Village as on date of endorsement.

5. *Conversion Order:*

- 5.1. Upon an application filed by Cherian Sebastian, son of late E.I. Sebastian, the Deputy Commissioner, Bengaluru Urban District, has granted permission for conversion of land measuring 1 Acre 24 Guntas of Kunnar Village from agricultural purposes to apartment-residential purposes, vide Official Memorandum dated April 10, 2024 bearing Reference No. 645769, issued by the Deputy Commissioner, Bengaluru Urban District. In this regard, we have also reviewed the following documents: (i) Challans evidencing the payment of conversion fees; (ii) Sketch prepared for the purposes of conversion of the land issued by the Land surveyor, Bengaluru East Taluk; and (iii) extract of Entry bearing M.R. No. T70/2023-24 made in the Mutation Register, evidencing the conversion of the land.
- 5.2. We have reviewed the Rectified Order dated April 19, 2024 bearing Reference No. 645769, issued by the Deputy Commissioner, Bengaluru Urban District pertaining to Official Memorandum dated April 10, 2024 bearing Reference No. 645769. We note from the same that the boundaries

mentioned in the Official Memorandum dated April 10, 2024 bearing Reference No. 645769, in respect of the land measuring an extent of 1 Acre 24 Guntas bearing Survey No. 108/1 of Kannur Village, have been rectified and mentioned the actual boundaries of the above mentioned land.

6. *Change of land use:*

- 6.1. We have reviewed the Commencement Certificate dated March 31, 2023 bearing Reference No. BDA/TPA/CLU-04/2021-22/4101/2022-23, issued by the Commissioner, Bengaluru Development Authority ("BDA"). We note from the same that the Commissioner, BDA has accorded permission to conversion of the Property from agricultural purposes to non-agricultural commercial purposes.

7. *Khatha and Tax Paid Receipts:*

- 7.1. We have Khatha Certificate (in Form 11B) dated May 24, 2024 bearing Reference No. 16056552, issued by Rural Development and Panchayat Raj Department, in respect of the land measuring 6,474.97 Sq. Mts. bearing Khatha No. 1961/108/1, standing in the name of Cherian Sebastian.
- 7.2. We have reviewed the Tax Paid Receipts issued by the Taluk Office, Bengaluru East Taluk, in respect of the property bearing Survey No. 108/1, evidencing the payment of property taxes for the years: (i) 2021-22; 2022-23; 2023-24 and 2025-26.

JSA Note: As per the statutory provisions under the Karnataka Panchayat Raj Act, 1993, and the rules framed thereunder, the mutation process typically takes 30 to 45 days to be procured, from the date of registration of the transfer deed or sale deed. Hence, we are yet to be provided with the Khata Certificate in the name of M/s. Concorde Housing Corporation Private Limited.

8. *Mortgage:*

- 8.1. We note that M/s Concorde Housing Corporation Private Limited, a company incorporated under the Companies Act, 1956 represented by its Directors Nesara Budanoor Shivarama and Ramsagara Gopal Reddy Anil and others (as the '**Mortgagor**') along with IDBI Trusteeship Services Limited, a company incorporated under the Companies Act, 1956 represented by Manohar Maddili (as the '**Mortgagee**') have entered into an Indenture of Mortgage dated June 13, 2025 registered as Document No. HLS-1-00794-2025-26, Book-I, at the office of the Sub Registrar, Shivajinagar (Halasuru) with respect to the Property. The said mortgage is subsisting as on date.

9. *Encumbrances:*

- 9.1. On perusal of the Encumbrance Certificate in SA No. 58871 issued for the period April 01, 1942 to March 31, 1976 we note that apart from the transaction discussed above, no other transactions are reflected in respect Survey No. 108/1, measuring 1Acre 24 Guntas.

- 9.2. On perusal of the Encumbrance Certificate in SA No. 1870/10-11 issued for the period April 01, 1976 to July 31, 1986 we note that apart from the transactions discussed above, no other transactions are reflected in respect Survey No. 108/1, measuring 1Acre 24 Guntas.
- 9.3. On perusal of the Encumbrance Certificate in SA No. 7733/101-11 issued for the period August 01, 1986 to May 31, 1989, no transactions are reflected in respect Survey No. 108/1, measuring 30 Guntas.
- 9.4. On perusal of the Encumbrance Certificate in SA No. 433/10-11 issued for the period June 01, 1989 to March 31, 2004 we note that apart from the transactions discussed above, no other transactions are reflected in respect Survey No. 108/1, measuring 1Acre 24 Guntas..
- 9.5. On perusal of the Encumbrance Certificate in SA No. 118/07-08 issued for the period April 01, 2004 to May 02, 2007 we note that apart from the transactions discussed above, no other transactions are reflected in respect Survey No. 108/1, measuring 1 Acre 24 Guntas.
- 9.6. On perusal of the Encumbrance Certificate in SA No. 132/10-11 issued for the period April 01, 2007 to April 05, 2010 we note that apart from the transactions discussed above, no other transactions are reflected in respect Survey No. 108/1, measuring 1 Acre 24 Guntas.
- 9.7. On perusal of the Encumbrance Certificate in SA No. 2916/2016-17 issued for the period April 01, 2010 to August 09, 2016 we note that apart from the transactions discussed above, no other transactions are reflected in respect Survey No. 108/1, measuring 1 Acre 24 Guntas.
- 9.8. On perusal of the Encumbrance Certificate in SA No. 406/22 issued for the period April 01, 2016 to April 17, 2022 we note that apart from the transactions discussed above, no other transactions are reflected in respect Survey No. 108/1, measuring 1 Acre 24 Guntas.
- 9.9. On perusal of the Encumbrance Certificate in SA No. 419651/25-26 issued for the period April 17, 2022 to May 2, 2025 we note that apart from the transactions discussed above, no other transactions are reflected in respect Survey No. 108/1, measuring 1 Acre 24 Guntas.
- 9.10. On perusal of the Encumbrance Certificate issued for the period from May 01, 2025, to June 25, 2025, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 108/1 measuring 1 Acre 24 Guntas.

10. Public Notice:

- 10.1. We have issued the Public Notice dated April 12, 2025, in the Bangalore editions of *The Times Nation* (English daily) and *Vijaya Karnataka* (Kannada daily) in respect of the Property, and we have not received any objections, as on date June 25, 2025.

CONCLUSION

Subject to our observations above, we are of the opinion that:

- a. **M/s. Concorde Housing Private Limited**, is having the absolute ownership, rights, title and interest in respect of the residentially converted land measuring an extent of measuring an extent of 6,474 Sq. Mts. (or equivalent to 1 Acre 24 Guntas) bearing Khatha No. 1961/108/1, earlier bearing Survey No. 108/1, situated at Kannur Village, Bidarahalli – 3 Hobli, Bengaluru East Taluk, Bengaluru Urban District viz., the Property.
- b. The Property has been converted from agricultural purposes to non-agricultural residential purposes.
- c. The Property has been mortgaged with IDBI Trusteeship Services Limited and the same is subsisting as on date.
- d. Water canal is flowing on northern portion of the Property. In this regard, it is advisable to reserve the required buffer zone.

For **J. Sagar Associates**,



Gerald Manoharan,
Partner

Date: June 25, 2025

DISCLAIMER

In producing this Report, any statements made are based only on such knowledge as we have obtained from the copies of the documents and information provided to us and as listed above, all of which we are assuming to be true, correct and complete for the purposes of this Report. We have limited ourselves to endeavouring to provide a Report based on the above and represent that we have not made an independent search or verification of any of the documents or their adequacy for the purpose of preparation of this Report. Also, we have undertaken no site inspection of the Property, nor have we conducted a search or inspection at the offices of the concerned sub registrar of assurance while or to prepare this Report.

ANNEXURE – A
LIST OF DOCUMENTS PERSUED (Photocopies)

Sl. No.	Particulars of the documents
1.	Index of Lands issued in respect of the land bearing Survey No. 108/1;
2.	Entry bearing RR. No. 299 made in the Record of Rights;
3.	Sale Deed dated February 10, 1956, registered as Document No. 2671/1955-56, in Book – I, Volume 845, at Pages 155 to 156, in the Office of the Sub Registrar, Hoskote;
4.	Entry bearing R.R. No. 433 made in the Record of Rights;
5.	Entry bearing M.R. No. 11/1955-56 made in the Mutation Register;
6.	Endorsement bearing Reference No. R.K.C.R. 3792/ 2023-24 issued by the Tahsildar, Bengaluru East Taluk, Krishnarajapura;
7.	Sale Deed dated December 8, 1976, registered as Document No. 2443/1976-77, in Book – I, Volume No. 1452, at Pages 223 to 224, in the office of the Sub Registrar, Hoskote;
8.	Entry bearing M.R. No. 21/1976-77 made in the Mutation Register;
9.	Entry bearing R.R. No. 855 made in the Record of Rights;
10.	Declaration dated June 12, 1978, registered as Document No. 2772/1978-79, in the office of the Sub Registrar, Hoskote;
11.	Entry bearing R.R. No. 733 and 758 made in the Record of Rights;
12.	Sale Deed dated September 7, 1982, registered as Document No. 2041/1982-83, in Book – I, Volume No. 1647, Page Nos. 21 to 28, in the Office of the Sub Registrar, Hoskote;
13.	Sale Deed dated July 29, 1991, registered on September 6, 1991, as Document No. 2485/1991-92, in Book – I, in Volume No. 326, at Pages 103 to 110, in the Office of the Sub Registrar, Krishnarajapuram;
14.	Entry bearing M.R. No. 7/1991-92 made in the Mutation of Register;
15.	Sale Deed dated June 9, 1993, registered on August 11, 1993, as Document No. 1372/1993-94, in Book – I, at Pages 137 to 143, in the Office of the Sub Registrar, Krishnarajapuram;
16.	Entry bearing M.R. No. 6/1993-94 made in the Mutation of Register;
17.	Sale Deed dated April 24, 2007, registered on April 28, 2007, as Document No. BDH-1-00506/2007-08, in Book – I, stored in C.D. No. BDHD-2, in the Office of the Sub Registrar, Bidarahalli;
18.	Entry bearing M.R. No. 67/2006-07 made in the Mutation of Register;
19.	Will dated February 16, 2012, registered as Document No. 36/2012, in Book – III, Volume No. 113, at Pages 75 to 78, in the Office of the Sub Registrar;
20.	Death Certificate of E S Joy alias S J Edattikaran, issued by the Department of Panchayats;
21.	Entry bearing M.R. No. H63/2011-12 made in the Mutation of Register;
22.	Affidavit dated October 11, 2012;
23.	Release Deed dated August 8, 2016, registered as Document No. HLS-1-01816-2016-17, in Book – I, stored in C.D. No. HLSD-134, in the office of the Sub Registrar, Halasuru;
24.	Entry bearing M.R. No. H35/2016-17 made in the Mutation of Register;

25.	Sale Deed dated June 16, 2025, registered as Document No. HLS-1-00790-2025-26, in Book I, in the office of the Sub Registrar, Shivajinagar (Halasuru), Bengaluru;
26.	RTC/Pahani for the period of 1968-69 to 2024-25 in respect of Survey No. 108/1 as 1 Acre 24 Guntas;
27.	Official Memorandum dated April 10, 2024 bearing Reference No. 645769, issued by the Deputy Commissioner, Bengaluru Urban District;
28.	Entry bearing M.R. No. T70/2023-24 made in the Mutation Register;
29.	Rectified Order dated April 19, 2024 bearing Reference No. 645769, issued by the Deputy Commissioner, Bengaluru Urban District;
30.	Official Memorandum dated April 10, 2024 bearing Reference No. 645769;
31.	Commencement Certificate dated March 31, 2023 bearing Reference No. BDA/TPA/CLU-04/2021-22/4101/2022-23, issued by the Commissioner, Bengaluru Development Authority;
32.	Khatha Certificate (in Form 11B) dated May 24, 2024 bearing Reference No. 16056552, issued by Rural Development and Panchayat Raj Department;
33.	Tax Paid Receipts issued by the Taluk Office, Bengaluru East Taluk for the period of 2021-22; 2022-23; 2023-24 and 2025-26 in respect of Survey No. 108/1;
34.	Village Map of Kannur;
35.	Moola Tippani, issued in respect of the Survey No. 108;
36.	Hissa Survey Tippani in respect of the land bearing Survey No. 108/1;
37.	Atlas issued in respect of the land bearing Survey No. 108/1;
38.	Hadabust Sketch, issued in respect of the land bearing Survey No. 108/1;
39.	Endorsement dated May 7, 2025 bearing Reference No. TQ/T.C./276/2025-26, issued by the Inspector, Bengaluru East Taluk;
40.	Karnataka Revision Settlement Akarbandh, issued in respect of the land bearing Survey No. 108/1;
41.	Endorsement dated May 05, 2025 bearing Reference No. RD1218114031679 issued by the Tahsildar, Bengaluru East Taluk;
42.	Endorsement dated May 06, 2025 bearing Reference No. PTCL/ BE/ CR:55/2025-26, issued by the Assistant Commissioner, Bengaluru North Division, Bengaluru;
43.	Indenture of Mortgage dated June 13, 2025 registered as Document No. HLS-1-00794-2025-26, Book-I at the office of the Sub Registrar, Shivajinagar (Halasuru) with respect to the Property;
44.	Encumbrance Certificate in SA No. 58871 issued for the period April 01, 1942 to March 31, 1976;
45.	Encumbrance Certificate in SA No. 1870/10-11 issued for the period April 01, 1976 to July 31, 1986;
46.	Encumbrance Certificate in SA No. 7733/101-11 issued for the period August 01, 1986 to May 31, 1989;
47.	Encumbrance Certificate in SA No. 433/10-11 issued for the period June 01, 1989 to March 31, 2004;
48.	Encumbrance Certificate in SA No. 118/07-08 issued for the period April 01, 2004 to May 02, 2007;

49.	Encumbrance Certificate in SA No. 132/10-11 issued for the period April 01, 2007 to April 05, 2010;
50.	Encumbrance Certificate in SA No. 2916/2016-17 issued for the period April 01, 2010 to August 09, 2016;
51.	Encumbrance Certificate in SA No. 406/22 issued for the period April 01, 2016 to April 17, 2022;
52.	Encumbrance Certificate in SA No. 419651/25-26 issued for the period April 17, 2022 to May 2, 2025;
53.	Encumbrance Certificate issued for the period May 1, 2025 to June 25, 2025; and
54.	Public Notice dated April 12, 2025, in the Bangalore editions of <i>The Times Nation</i> (English daily) and <i>Vijaya Karnataka</i> (Kannada daily) in respect of the Property.

TITLE REPORT PREPARED FOR
CONCORDE HOUSING CORPORATION
PRIVATE LIMITED



J. Sagar Associates | advocates & solicitors

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Richmond Circle, Bengaluru - 560 025

Ahmedabad | Bengaluru | Chennai | Gurugram | Hyderabad | Mumbai | New Delhi

INTRODUCTION

This title verification report ("**Report**") has been prepared under the instructions and at the instance of Concorde Housing Corporation Private Limited (the "**Client**") and is based on the documents and information provided to us by the Client.

DESCRIPTION AND SCHEDULE OF THE PROPERTY

All that piece and parcel of residentially converted property measuring 2,933.97 Sq. Mts. (or equivalent to 29 Guntas) bearing Khata No. 1962/108/2, carved out of land bearing Survey No. 108/2, situated at Kannur Village, Bidarahalli-3 Hobli, Bangalore East Taluk, Bangalore Urban District ("**Property**") and bounded as follows:

East by	:	Connecting Road and land bearing Survey No. 108/3;
West by	:	Land bearing Survey No.108/1;
North by	:	Kaluve;
South by	:	Land bearing Survey No. 109.

DOCUMENTS PERUSED

The list containing photocopies of documents, relating to the Property, which were examined by us is attached hereto as **Annexure A** ("**Documents**"). The Documents relate to transactions in respect of the Property for a period of Seventy-Two (72) years.

SCOPE OF INVESTIGATION AND LIMITATIONS

The Scope of work undertaken to prepare this Report, as mentioned above, is limited to review of information which was made available to us and is restricted to determining the marketability of the title of the Property.

In the preparation of this Report except where apparent from the Documents, we have assumed that:

- a) the Documents confirm to the originals and are accurate and complete;
- b) where relevant, the Documents were validly authorised and executed so that they are valid and binding on each party thereto;
- c) apart from the Documents, there are no other relevant document(s), instrument(s), understandings or information that would impact the findings in this Report;
- d) there are no litigations affecting any parcel of the Property or any part thereof;
- e) there are no acquisition proceedings initiated by any government authorities in respect of the Property or any part thereof.

No physical inspection or survey of the Property or any searches at any Office(s) of the Sub Registrar, courts of law, tribunals, the Office of the Registrar of Companies or before any other judicial or quasi-judicial authorities have been conducted, unless specified in this Report.

The Report does not cover any unregistered agreements or understandings if any, in relation to the Property, whether pertaining to agreement to sell or lease / license or easement or otherwise at all, that may have been agreed to or executed or where any such right or interest has been created without any written instrument(s), for the purpose.

The Report shall not be regarded as absolute and should not be relied upon as a substitute for any indemnities, representations and warranties, conditions precedent, conditions subsequent and others that may be necessary, amenable and achievable with respect to any proposed transaction.

The Report does not attempt to consider the sufficiency or otherwise of any stamp duty paid on instrument(s) / document(s) as per the applicable rates at the time of execution of the instrument(s) / document(s) in the past and valuation of the said document(s) / instrument(s) and transaction(s) for the purposes of assessment and payment of stamp duty.

The Report must not be regarded as a substitute for specific legal advice on the matters covered. It does not purport to offer any solutions to the legal issues reviewed.

The Report does not take note of order(s), if any, passed by the Collector or any other authority, whether judicial, quasi-judicial or otherwise, except which are specifically mentioned herein. For the purposes of this Report, we have not reviewed the compliance of any conditions stipulated in any such order(s) and whether the time for such compliance has expired or not, and the effect of such conditions and / or non-compliance thereof, if at all.

Views and opinions expressed in this Report are a matter of our professional judgment and need not necessarily be accepted by any court, arbitral tribunal, other tribunal, statutory authority or regulatory agency.

This Report is confidential and prepared for and on behalf of the Client within the above stated scope. There is no express or implied statement herein, which conveys the adequacy of this Report for any purpose not specifically, addressed herein.

TRACING THE TITLE

1. *Previous Transactions*

- 1.1. Upon review of the document provided to us, we have prepared the title with respect to the residentially converted property measuring property measuring 2933.97 sq. mtrs., (or equivalent to 29 Guntas) bearing Khata No. 1962/108/2, carved out of land bearing Survey No. 108/2, situated at Kannur Village, Bidarahalli-3 Hobli, Bangalore East Taluk, Bangalore Urban District (hereinafter referred to as "**Property**").
- 1.2. Upon reviewing the extract of the Index of Lands, the extract of the Records of Rights bearing RR No. 300, and the Hissa Tippani dated September 1, 1942, we note that Property was originally belonged to Marappa, son of Nanjundappa and the same was his ancestral property.
- 1.3. From review of the Deed of Absolute Sale dated May 21, 1982, registered as Document No. 489 of 1982-83, Book-I, Volume 1634, at page Nos. 171 to 176, in the office of the Sub-Registrar, Hoskote, we note that (i) Muninanjappa, (ii) Nanjundappa @ Junjappa, (iii) Karagappa, (iv) Ramaiah, (v) Lakshamappa and (vi) Anjanappa all children of Marappa conveyed the Property in favour of M. Natarajan, son of Madhuraiveeraswamy. Pursuant to this sale deed the revenue records was mutated in the name of M. Natarajan, son of Madhuraiveeraswamy vide Records of Rights bearing RR No. 859.

JSA Note: We have not been provided with the Family Tree of Marappa as issued by the Village Accountant. However, according to the extract of the Record of Rights (RR 300), the property in Survey No. 108/2, measuring 29 Guntas, was an ancestral property of Marappa. The children of Marappa: (i) Muninanjappa, (ii) Nanjundappa @ Junjappa, (iii) Karagappa, (iv) Ramaiah, (v) Lakshmanappa alias Lakshmaiah, and (vi) Anjanappa, have conveyed the Property through a Deed of Absolute Sale dated May 21, 1982. Based on the litigation search conducted by the Client, no legal proceedings have been initiated against this Property. Furthermore, as this transaction occurred over 42 (forty-Two) years ago, any potential claims by the family members of Marappa would be barred by the limitation period under the Limitation Act, 1963.

- 1.4. From the review of Sale Deed dated July 29, 1991, registered on September 06, 1991, as Document No. 3483 of 1991-92, Book-I, Volume 326, at page Nos. 88-95, in the office of the Sub-Registrar, Krishnarajapuram, we note that M. Natarajan, son of Madhuraiveeraswamy conveyed the Property in favour of Mani alias Balasubramanian, son of late Thangavel Nadar. Pursuant to this sale deed the revenue records were mutated in the name of Mani alias Balasubramanian, son of late Thangavel Nadar through Mutation Register Extract bearing MR No. 5/91-92.
- 1.5. From review of Sale Deed dated April 24, 2007, registered on September 28, 2007, as Document No. BDH-1-00392-2007-08, Book-I, stored in C.D. No. BDHD1 in the office of the Sub-Registrar, Bidarahalli, we note that Mani alias Balasubramanian, son of late Thangavel

Nadar conveyed the Property in favour of Cherian Sebastain, son of late E.I. Sebastain and Edattukaran Sabastain Joy, son of late E.I. Sebastain. The Lakhan Singh son of Bhagwat Singh acted as Confirming party to Sale Deed. Pursuant to this Sale Deed the revenue records mutated in the names of Cherian Sebastain, son of late E.I. Sebastain and Edattukaran Sabastain Joy son of late E.I. Sebastain through Mutation Register Extract bearing MR No. 81/2006-07. Further, it is to note that Lakan Singh son of Bhagwath Singh was made as the consenting witness to the aforementioned sale deed, as Lakhan Singh had intentions of purchasing the land bearing Survey No. 108/2, wherein which he had made an advance payment. Since, the said transaction hadn't taken place, Lakhan Singh was made as the consenting witness.

- 1.6. From review of the Will dated February 16, 2012, registered as Document No. 36 of 2012, Book-III, in the office of the Sub-Registrar, Manduru, Ernakulam District, we note that Edattukaran Sebastian Joy alias S. J. Edattukaran alias E.S. Joy has bequeathed the Property equally in favour of his wife and children namely (i) Mercy Joy (wife), (ii) Bestin Joy (son) and (iii) Shantin Joy (son).
- 1.7. From the review of the Death Certificate dated February 28, 2012, issued by the Secretary and Registrar of the Births and Deaths, we note that E S Joy alias S J Edattukaran son of Sebastian died on February 24, 2012.
- 1.8. Subsequently, from the review of Mutation Register Extract bearing MR No. H63/2011-12, we note that upon the demise of that Edattukaran Sebastian Joy @ E S Joy @ S J Edattukaran, the khatha with respect to land bearing Survey No. 108/2 was transferred in the names of his legal heirs namely; (i) Mercy Anto; (ii) Bestin @ Bestin Joy; (iii) Shantin @ Shantin Joy along with the previous khatedar herein, Cherian Sebastian.
- 1.9. Further, from the review of Affidavit dated October 11, 2012, entered between; Cherian Sebastian, wife and sons of late Edattukaran Sebastian Joy also known as E S Joy namely, Mercy Anto, Bestin @ Bestin Joy and Shantin @ Shantin Joy. As per the Affidavit, it was established that the land in Survey No. 108/2, was jointly purchased by Cherin and E S Joy, in which they both had 50% of undivided share, right, title and interest. Accordingly, upon the death of E S Joy, 1/3rd share each in 50 % undivided share was inherited by his wife and sons. Thereby 50% undivided share in Survey No. 108/2 was allotted to Cherian Sebastian and the remaining 50% undivided share of E S Joy was allotted to Mercy Anto (1/3rd share), Bestin @ Bestin Joy (1/3rd share) and Shantin @ Shantin Joy (1/3rd share).
- 1.10. From review of the Release Deed dated August 08, 2016, registered as Document No. HLS-1-01813-2016-17, Book-I, stored in C.D. No. HLSD in the office of the Sub-Registrar, Shivajinagar (Halasuru), we note that (i) Mercy Joy wife of Edattukaran Sebastian Joy, (ii) Bestin Joy, son of Edattukaran Sebastian Joy and (iii) Shantin Joy, son of Edattukaran Sebastian Joy jointly and severally released their portion of the Property in favour of Cherian Sebastain, son of late E.I. Sebastain. (i) Mercy Joy wife of Edattukaran Sabastain Joy, (ii) Bestin Joy, son of Edattukaran Sabastain Joy and (iii) Shantin Joy, son of Edattukaran Sebastian received a sum of Rs. 29,40,000/- (Rupees Twenty-Nine Lakhs Forty Thousand) as a consideration for releasing their share of Property in favour of Cherian Sebastain, son of late

E.I. Sebastain. Pursuant to this Release Deed the revenue records were mutated in the names of Cherian Sebastain, son of late E.I. Sebastain through Mutation Register Extract bearing MR No. H36/2016-17.

JSA Note: Please note that the release was executed among family members, and as such, the stamp duty paid under the relevant deed is in accordance with the applicable regulations. As per the amended definition of "family" outlined in the Schedule of the Karnataka Stamp Act, 1957, the term "family," in relation to an individual, includes: the husband, wife, son, daughter, father, and mother. It also extends to the individual's brother (as well as the wife and children of a predeceased brother), sister (along with the husband and children of a predeceased sister), the wife of a predeceased son, and the children of a predeceased son or daughter. Accordingly, the parties involved in the release fall within this legally recognized definition of "family," justifying the applicability of the concessional stamp duty.

- 1.11. Subsequently, from the review of Sale Deed dated June 16, 2025, registered as Document No. HLS-1-00791-2025-26 at the office of the Sub Registrar, Halasuru, we note that the above-mentioned Cherian Sebastian son of late E I Sebastian conveyed the Property in favour of M/s Concorde Housing Corporation Private Limited, a Company incorporated under the Companies Act, 1956 represented by its Directors B S Nesara and R G Anil.

2. Revenue Records

- 2.1. The Record of Rights, Tenancy and Crops (RTC) discloses the total and the actual extent in Survey No. 108/2 as 29 Guntas and there being no kharab. The RTC further discloses the following owners and occupants:

Period	Owner	Column No. 10	Column No. 11	Occupant
1968-69 and 1969-70	Marappa, son of Nanjundappa	Ancestral	Nil	Marappa
1970-71 to 1977-78	Marappa, son of Nanjundappa	Ancestral	Nil	Muninanjappa, Narayanaswami, Ramappa, Lakshmaiah and Karagappa
1978-79 to 1983-84	(Marappa, son of Nanjundappa) M. Natarajan, son of Madhuraiveeraswamy	Ancestral MR 5/81-82	Nil	Muninanjappa, Narayanaswami, Ramappa, Lakshmaiah and Karagappa
1984-85 to 1987-88	M. Natarajan, son of Madhuraiveeraswamy	MR 5/81-82	Nil	Muninanjappa, Narayanaswami, Ramappa, Lakshmaiah and Karagappa

1988-89	M. Natarajan, son of Madhuraiveeraswamy	MR 5/81-82	Nil	M. Natarajan, son of Madhuraiveeraswamy
1995-96 to 2006-07	B.S. Mani	MR 5/91-92	Nil	B.S. Mani
2007-08 to 2011-12	Cherian Sebastain, son of late E.I. Sebastain and Edattukaran Sabastain Joy son of late E.I. Sebastain	MR No. 81/2006-07	Nil	Cherian Sebastain, son of late E.I. Sebastain and Edattukaran Sabastain Joy son of late E.I. Sebastain
2012-13 to 2015-16	(i) Cherian Sebastain, son of late E.I. Sebastain, (ii) Mercy Joy wife of Edattukaran Sebastian Joy, (iii) Bestin Joy, son of Edattukaran Sabastain Joy and (iv) Shantin Joy, son of Edattukaran Sabastain Joy	MR No. H63/2011-12	Nil	Cherian Sebastain Mercy, Bestin Shantin
2016-17 to 2022-23	Cherian Sebastain, son of late E.I. Sebastain	MR No. H36/2016-17	Nil	Cherian Sebastain, son of late E.I. Sebastain
2023-24 to 2024-25	Cherian Sebastain, son of late E.I. Sebastain	MR No. T69/2023-24 Converted	Nil	Cherian Sebastain, son of late E.I. Sebastain

JSA Notes:

- RTC records for the years 1989-90 to 1994-95 have not been provided to us. However, our Client conducted a search at the Tahsildar's office, where the Tahsildar of Bangalore East Taluk, Krishnarajapura, issued an Endorsement dated August 17, 2013, bearing No. RK/CR/1097/13-14. The Endorsement confirms that the RTC/Pahani records for Survey No. 108/2 of Kannur Village for the years 1989 to 1995 are not available in the office records.
- The name of one Narayanaswami appeared in the tenancy column of the Record of Rights, Tenancy and Crops (RTC) for the period from 1970-71 to 1987-88 in respect of land bearing Survey No. 108/2. However, no supporting documents or credible evidence have been provided to establish the nature of his right, title, or interest in the said land. From 1988-89 onwards, his name was removed from the RTC, and no

tenancy proceedings were initiated under the Karnataka Land Reforms Act, 1961. Given that thirty-six (36) years have passed without any action by him or his legal heirs, any claim now raised would be clearly barred by limitation under the Limitation Act, 1963.

3. Survey Records

- 3.1. On the review of the Village Map of Kanuru, we note that land bearing Survey No. 108 is bounded on the east by: Kaluve and Survey No. 106, on the west by: land bearing Survey Nos.73,111, 109, on the north by: Kaluve, and on the south by: land bearing Survey Nos. 110,109,107 and 106.
- 3.2. We have perused the Mula Tippani of Survey No. 108, which indicates the shape of Survey No. 108.
- 3.3. We have reviewed the copies of: (i) Hissa Survey Tippani; and (ii) copy of Atlas issued in respect of the land bearing Survey No. 108/1 of Kannur Village, evidencing the subdivision of the land into four land parcels and assigned with new Survey No. 108/1; 108/2; 108/3 and 108/4. As per these documents Marappa son of Nanjundappa is the hissedar of the land bearing Survey No. 108/2.
- 3.4. We have perused the Karnataka Revision Settlement Akarbandh, for land bearing Survey No. 108/2, we note that actual extent of land in Survey No. 108/2 is 29 Guntas and there being no Kharab.
- 3.5. We have perused the Haddubastu, we note that land bearing Survey No. 108/2 is bounded on the east by: land bearing Survey No. 108/3, on the west by: land bearing Survey No.108/1, on the north by: Kaluve, and on the south by: land bearing Survey No. 109.

JSA Note: From the review of the survey document, we note that the rajakaluve is abutting the land bearing Survey No. 108/2, hence appropriate buffer zone needs to be left prior to the development activities.

4. Endorsements

- 4.1. We have been provided with the Endorsement dated July 06, 2023 bearing No. RK/CR/1178/2023-24 issued by the Tahsildar (Grade-2), Bangalore East Taluk, Krishnarajapura, which indicate that MR No. 05/1981-82 in respect of the land in Survey No. 108/2 of Kannur Village is not available in their office records.
- 4.2. We have been provided with the Endorsement dated August 17, 2013 bearing No. RK/CR/1097/13-14 issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura, which indicate that RTC/pahani from the year 1989 to 1995 in respect of the land in Survey No. 108/2 of Kannur Village are not available in their office records.

- 4.3. We have been provided with an Endorsement dated November 2, 2006, bearing No. LRF/BE/CR/405/06-07, issued by the Assistant Commissioner, Bangalore North Taluk (Sub-Division), Bangalore. The endorsement indicates that no proceedings have been initiated under Sections 76A and 80 of the Karnataka Land Reforms Act, 1960, in respect of the land in Survey No. 108/2 of Kannur Village.
- 4.4. We have been provided with the Endorsement dated November 13, 2013 bearing No. RD00038114012549 issued by the Tahsildar, Bangalore East Taluk, which indicates that there are no tenancy applications filed under Karnataka Land Reforms Act, 1961 in respect of land in Survey Nos. 110/2, 108/3, 108/2 and 108/1 as per the tenancy application register maintained in Kannur Village.
- 4.5. We have been provided with the Non-Tenancy Certificate dated May 05, 2025, bearing reference No. RD1218114031680 issued by the Tahsildar, Bangalore East Taluk, which indicates that there are no tenancy applications filed under Karnataka Land Reforms Act, 1961 in respect of land in Survey No. 108/2 as per the village wise registers maintained under the Land Reforms Act and Rules.
- 4.6. We have been provided with the Endorsement dated May 06, 2025 bearing No. PTCL/BE/CR: 54/2025-26 issued by the Assistant Commissioner, Bangalore North Taluk (sub-division), Bangalore, which indicates that there are no proceedings initiated under the provisions of the Karnataka Schedule Caste and Schedule Tribe (Prohibition of Transfer Certain Lands) Act, 1978 with respect to Survey No. 108/2 of the Kannur Village.

5. Conversion Order

- 5.1. On perusal of the Official Memorandum dated April 04, 2024 bearing reference No. 645767 issued by the District Commissioner, Bangalore Urban District, we note that land bearing Survey No. 108/2 measuring 29 Guntas have been converted from agricultural to residential (apartment) purposes as proposed in the Master Plan. Pursuant to the same revenue records capture the non-agricultural conversion through Mutation Register Extract bearing MR No. T69/2023-24.
- 5.2. We have also perused the conversion sketch, we note that land bearing Survey No. 108/2 is bounded on the east by: land bearing Survey No. 108/3 and road, on the west by: land bearing Survey No.108/1, on the north by: Kaluve, and on the south by: land bearing Survey No. 109.

6. Change of land use:

- 6.1. We have reviewed the Commencement Certificate dated March 31, 2023 bearing reference No. BDA/TPA/CLU-04/2021-22/4101/2022-23, issued by the Commissioner, Bengaluru Development Authority ("BDA"). We note from the same that the Commissioner, BDA has accorded permission to convert the Property from agricultural purposes to non-agricultural commercial purposes.

7. Khatha and Tax Paid Receipts:

- 7.1. We have been provided with Form No. 11 B (E-Khata) dated May 24, 2024, issued by the office of the Rural Development and Panchayat Raj Department, which indicates that the residentially converted land bearing Survey No. 108/2 measuring 2933.97 square meters (29 Guntas), situated at Kannur Village was assigned with property identification No. 150200400200223025 and Gram Panchayat Khata No. 1962/108/2. Cherian Sebastain, son late E I Sebastain is the khatedar of this Khata.
- 7.2. We have reviewed the Tax Paid Receipt dated April 23, 2025, bearing No. 00711/1502004002/25-26, issued by the Rural Development and Panchayat Raj Department. This receipt pertains to the land bearing Survey No. 108/2 (Property Identification No. 150200400200223025 and Gram Panchayat Khata No. 1962/108/2) and indicates that property tax for the year 2025-26 has been paid by Cherian Sebastain, son of the late E.I. Sebastain.

JSA Note: As per the statutory provisions under the Karnataka Panchayat Raj Act, 1993, and the rules framed thereunder, the mutation process typically takes 30 to 45 days to be procured, from the date of registration of the Transfer Deed or Sale Deed. Hence, we are yet to be provided with the Khata Certificate in the name of M/s. Concorde Housing Corporation Private Limited.

8. Mortgage:

- 8.1. We note that M/s Concorde Housing Corporation Private Limited, a company incorporated under the Companies Act, 1956 represented by its Directors Nesara Budanoor Shivarama and Ramsagara Gopal Reddy Anil and others (as the '**Mortgagor**') along with IDBI Trusteeship Services Limited, a company incorporated under the Companies Act, 1956 represented by Manohar Maddili (as the '**Mortgagee**') have entered into an Indenture of Mortgage dated June 13, 2025 registered as Document No. HLS-1-00794-2025-26, Book-I at the office of the Sub Registrar, Shivajinagar (Halasuru) with respect to the Property. The said mortgage is subsisting as on date.

9. Investigation of Encumbrances

- 9.1. On perusal of the Encumbrance Certificate bearing S.A. No. 416/2022-23, issued for the period from April 1, 1942, to March 31, 1976, in respect of Survey No. 108/2, we note that no transactions are reflected therein.
- 9.2. On perusal of the Encumbrance Certificate bearing S.A. No. 1872/2010-11, issued for the period from April 1, 1976, to July 31, 1986, in respect of Survey No. 108/2, we note that apart from the transactions discussed above, no transactions are reflected therein.
- 9.3. On perusal of the Encumbrance Certificate bearing S.A. No. 7734/10-11, issued for the period from August 1, 1986, to May 31, 1989, in respect of Survey No. 108/2, we note that no transactions are reflected therein.

- 9.4. On perusal of the Encumbrance Certificate bearing S.A. No. 434/2010-11, issued for the period from June 1, 1998, to March 31, 2004, in respect of Survey No. 108/2, we note that apart from the transactions discussed above, no transactions are reflected therein.
- 9.5. On perusal of the Encumbrance Certificate bearing S.A. No. 119/2007-08, issued for the period from April 01, 2004, to May 05, 2007, in respect of Survey No. 108/2, we note that apart from the transactions discussed above, no transactions are reflected therein.
- 9.6. On perusal of the Encumbrance Certificate bearing S.A. No. 122/2010-11, issued for the period from April 01, 2007, to April 04, 2010, in respect of Survey No. 108/2, we note that apart from the transactions discussed above, no transactions are reflected therein.
- 9.7. On perusal of the Encumbrance Certificate bearing S.A. No. 2915/16-17, issued for the period from April 01, 2010, to August 09, 2016, in respect of Survey No. 108/2, we note that apart from the transactions discussed above, no transactions are reflected therein.
- 9.8. On perusal of the Encumbrance Certificate bearing S.A. No. 122/2010-11, issued for the period from April 01, 2016, to April 17, 2022, in respect of Survey No. 108/2, we note that apart from the transactions discussed above, no transactions are reflected therein.
- 9.9. On perusal of the Encumbrance Certificate bearing S.A. No. ECC-02052025-957125, issued for the period from April 17, 2022, to May 02, 2025, in respect of Survey No. 108/2, we note that apart from the transactions discussed above, no transactions are reflected therein.
- 9.10. On perusal of the Encumbrance Certificate bearing S.A. No. ECC-25062025-2832718, issued for the period from May 01, 2025, to June 25, 2025, in respect of Survey Nos. 108/1, 108/2, 108/3, and 110 of Kannur Village, we note that it reflects certain transactions for Survey Nos. 108/1, 108/3, and 110 of Kannur Village. However, with respect to Survey No. 108/2, apart from the transactions discussed above, no other transactions are reflected therein.

10. Public notice

- 10.1. We have issued the Public Notice dated April 12, 2025, in the Bangalore editions of *The Times Nation* (English daily) and *Vijaya Karnataka* (Kannada daily) in respect of the Property, and we have not received any objections, as on date (June 25, 2025).

CONCLUSION

Subject to our observations above, we are of the opinion that:

- a. **M/s. Concorde Housing Corporation Private Limited**, is having the absolute ownership, rights, title and interest in respect of the residentially converted land measuring an extent of measuring an extent of 2,933.97 Sq. Mts. (or equivalent to 29 Guntas) bearing Khata No. 1962/108/2, carved out of land bearing Survey No. 108/3, situated at Kannur Village, Bidarahalli-3 Hobli, Bangalore East Taluk, Bangalore Urban District viz., the Property.
- b. The Property has been converted from agricultural purposes to non-agricultural residential purposes.
- c. The Property has been mortgaged with IDBI Trusteeship Services Limited and the same is subsisting as on date.

For **J. Sagar Associates**,



Gerald Manoharan,
Partner
Date: June 25, 2025

DISCLAIMER

In producing this Report, any statements made are based only on such knowledge as we have obtained from the copies of the documents and information provided to us and as listed above, all of which we are assuming to be true, correct and complete for the purposes of this Report. We have limited ourselves to endeavouring to provide a Report based on the above and represent that we have not made an independent search or verification of any of the documents or their adequacy for the purpose of preparation of this Report. Also, we have undertaken no site inspection of the Property, nor have we conducted a search or inspection at the offices of the concerned sub registrar of assurance while or to prepare this Report.

ANNEXURE – A
LIST OF DOCUMENTS PERSUED (Photocopies)

Sl. No.	Particulars of the documents
1.	Index of the Lands for land bearing Survey No. 108/2 measuring 29 Guntas;
2.	Records of Rights bearing RR No. 300 land bearing Survey No. 108/2 measuring 29 Guntas;
3.	Deed of Absolute Sale dated May 21, 1982, registered as Document No. 489 of 1982-83 Volume 1634 Book-I at page Nos. 171 to 176 in the office of the Sub-Registrar, Hoskote;
4.	Records of Rights bearing RR No. 859;
5.	Sale Deed dated July 29, 1991, registered on September 06, 1991, as Document No. 3483 of 1991-92, Volume 326 Book-I at page Nos. 88-95 in the office of the Sub-Registrar, KR Puram;
6.	Mutation Register Extract bearing MR No. 5/91-92;
7.	Sale Deed dated April 24, 2007, registered on September 28, 2007, as Document No. BDH-1-00392-2007-08, Book-I, stored in C.D. No. BDHD1 in the office of the Sub-Registrar, Bidrahalli;
8.	Mutation Register Extract bearing MR No. 81/2006-07;
9.	Will dated February 16, 2012, registered as Document No. 36 of 2012, Book-III in the office of the Sub-Registrar, Manduru, Ernakulam District;
10.	Death Certificate dated February 28, 2012, issued by the secretary and registrar of the Births and Deaths;
11.	Mutation Register Extract bearing MR No. H63/2011-12;
12.	Release Deed dated August 08, 2016, registered as Document No. HLS-1-01813-2016-17, Book-I, stored in C.D. No. HLSD in the office of the Sub-Registrar, Shivajinagar (Halasuru);
13.	Mutation Register Extract bearing MR No. H36/2016-17;
14.	Sale Deed dated June 16, 2025, registered as Document No. HLS-1-00791-2025-26, Book-I, in the office of the Sub-Registrar, Shivajinagar (Halasuru);
15.	Record of Rights, Tenancy and Crops for the years 1968-69 to 1988-89 for land bearing Survey No. 108/2 measuring 29 Guntas;
16.	Record of Rights, Tenancy and Crops for the years 1995-96 to 2006-07 for land bearing Survey No. 108/2 measuring 29 Guntas;
17.	Record of Rights, Tenancy and Crops for the years 2007-08 to 2024-25 for land bearing Survey No. 108/2 measuring 29 Guntas;
18.	Village map of Kannur;
19.	Mula Tippani of Survey No. 108;
20.	Hissa Tippani dated November September 1, 1942 for land bearing Survey No. 108/2 measuring 29 Guntas;
21.	RR Pakka Book for land bearing Survey No. 108/2 measuring 29 Guntas;
22.	Revision settlement Akarbandh for land bearing Survey No. 108/2 measuring 29 Guntas;
23.	Haddubastu for land bearing Survey No. 108/2 measuring 29 Guntas;
24.	Endorsement dated July 06, 2023 bearing No. RK/CR/1178/2023-24 issued by the Tahsildar (Grade-2), Bangalore East Taluk, Krishnarajapura;

25.	Endorsement dated August 17, 2013 bearing No. RK/CR/1097/13-14 issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura;
26.	Endorsement dated November 2, 2006, bearing No. LRF/BE/CR/405/06-07, issued by the Assistant Commissioner, Bangalore North Taluk (Sub-Division), Bangalore;
27.	Endorsement dated November 13, 2013 bearing No. RD00038114012549 issued by the Tahsildar, Bangalore East Taluk;
28.	Non-Tenancy Certificate dated May 05, 2025, bearing reference No. RD1218114031680 issued by the Tahsildar, Bangalore East Taluk;
29.	Endorsement dated May 06, 2025 bearing No. PTCL/BE/CR: 54/2025-26 issued by the Assistant Commissioner, Bangalore North Taluk (sub-division), Bangalore;
30.	Official Memorandum dated April 04, 2024 bearing reference No. 645767 issued by the District Commissioner, Bangalore Urban District;
31.	Conversion sketch for land bearing Survey No. 108/2;
32.	Form No. 11 B (E-Khata) dated May 24, 2024, issued by the office of the Gram Panchayat, Kannur for property identification No. 15020040200223025;
33.	Tax Paid Receipt dated April 23, 2025, for the year 2025-26;
34.	Indenture of Mortgage Deed (without possession) dated June 13, 2025, registered as Document No. HLS-1-00794-2025-26, Book-I at the office of the Sub Registrar, Halasuru;
35.	Encumbrance Certificate bearing S.A. No. 416/2022-23, issued for the period from April 1, 1942, to March 31, 1976;
36.	Encumbrance Certificate bearing S.A. No. 1872/2010-11, issued for the period from April 1, 1976, to July 31, 1986;
37.	Encumbrance Certificate bearing S.A. No. 7734/10-11, issued for the period from August 1, 1986, to May 31, 1989;
38.	Encumbrance Certificate bearing S.A. No. 434/2010-11, issued for the period from June 1, 1998, to March 31, 2004;
39.	Encumbrance Certificate bearing S.A. No. 119/2007-08, issued for the period from April 01, 2004 to May 05, 2007;
40.	Encumbrance Certificate bearing S.A. No. 122/2010-11, issued for the period from April 01, 2007 to April 04, 2010;
41.	Encumbrance Certificate bearing S.A. No. 2915/16-17, issued for the period from April 01, 2010 to August 09, 2016;
42.	Encumbrance Certificate bearing S.A. No. 122/2010-11, issued for the period from April 01, 2016 to April 17, 2022;
43.	Encumbrance Certificate bearing S.A. No. ECC-02052025-957125, issued for the period from April 17, 2022, to May 02, 2025;
44.	Encumbrance Certificate bearing S.A. No. ECC-25062025-2832718, issued for the period from May 01, 2025 to June 25, 2025; and
45.	Public Notice dated April 12, 2025, in the Bengaluru editions of <i>The Times Nation</i> (English daily) and <i>Vijaya Karnataka</i> (Kannada daily) in respect of the Property.

TITLE REPORT PREPARED FOR
CONCORDE HOUSING CORPORATION
PRIVATE LIMITED



J. Sagar Associates | advocates & solicitors

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Ahmedabad | Bengaluru | Chennai | Gurugram | Hyderabad | Mumbai | New Delhi

INTRODUCTION

This Title Verification Report (the “**Report**”) has been prepared under instructions and at the instance of Concorde Housing Corporation Private Limited (the “**Client**”) and is based on the Documents and information provided to us by the Client.

PROPERTY DETAILS

All that piece and parcel of the residentially converted property measuring an extent of 1,922.25 sq. mtrs., (or equivalent to 19 Guntas) bearing Khatha No. 1963/108/3, carved out of Survey No. 108/3 situated at Kannur Village, Bidarahalli – 3 Hobli, Bengaluru East Taluk, Bengaluru Urban District (“**Property**”) and bounded as follows:

East by	:	Connecting Road;
West by	:	Land in Survey No. 108/2;
North by	:	Kaluve;
South by	:	Land in Survey Nos. 109.

DOCUMENTS PERUSED

The list of the photocopies of documents reviewed for the purpose of this report is attached hereto as **Annexure A** (“**Documents**”). The Documents relate to transactions in respect of the Property for a period of 70 years.

SCOPE OF INVESTIGATION AND LIMITATIONS

We have prepared this report based on information and Documents which have been made available to us. The Report is limited to the purpose of determining marketability of the title of the Property.

In the preparation of this Report except where apparent from the Documents, we have assumed that:

- a) the Documents confirm to the originals and are accurate and complete;
- b) where relevant, the Documents were validly authorised and executed so that they are valid and binding on each party thereto;
- c) apart from the Documents, there are no other relevant document(s), instrument(s), understandings or information that would impact the findings in this Report;

- d) there are no litigations affecting any parcel of the Property or any part thereof; and
- e) there are no acquisition proceedings initiated by any government authorities in respect of the Property or any part thereof.

We have not undertaken: (i) physical measurement or survey of the Property; (ii) verification of records and documents maintained with any court, tribunal, registrar of companies, or other quasi-judicial authorities.

The Report does not cover any unregistered agreements or understandings if any, in relation to the Property, whether pertaining to agreement to sell or lease / license or easement or otherwise at all, that may have been agreed to or executed or where any such right on interest has been created without any written instrument(s), for the purpose.

The Report shall not be regarded as absolute and should not be relied upon as a substitute for any indemnities, representations and warranties, conditions precedent, conditions subsequent and others that may be necessary, amenable and achievable with respect to any proposed transaction.

The Report does not attempt to consider the sufficiency or otherwise of any stamp duty paid on instrument(s) / document(s) as per the applicable rates at the time of execution of the instrument(s) / document(s) in the past and valuation of the said document(s) / instrument(s) and transaction(s) for the purposes of assessment and payment of stamp duty.

The Report must not be regarded as a substitute for specific legal advice on the matters covered. It does not purport to offer any solutions to the legal issues reviewed.

The Report does not take note of order(s), if any, passed by the collector or any other authority, whether judicial, quasi-judicial or otherwise, except which are specifically mentioned herein. For the purposes of this Report, we have not reviewed the compliance of any conditions stipulated in any such order(s) and whether the time for such compliance has expired or not, and the effect of such conditions and / or non-compliance thereof, if at all.

Views and opinions expressed in this Report are a matter of our professional judgment and need not necessarily be accepted by any court, arbitral tribunal, other tribunal, statutory authority or regulatory agency.

This Report is confidential and prepared for and on behalf of the Client within the above stated scope. There is no express or implied statement herein, which conveys the adequacy of this Report for any purpose not specifically, addressed herein. Circulation of this Report to third parties and the public is not intended and advised against.

TRACING THE TITLE

1. Previous Transactions

- 1.1. Upon review of the document provided to us, we have prepared the title with respect to the residentially converted property measuring an extent of 1,922.25 sq. mtrs., (or equivalent to 19 Guntas) bearing Khatha No. 1963/108/3, carved out of Survey No. 108/3 situated at Kannur Village, Bidarahalli – 3 Hobli, Bengaluru East Taluk, Bengaluru Urban District (hereinafter referred to as “**Property**”).
- 1.2. From the review of Sale Deed dated November 03, 1938, registered as Document No. 800/1938-39 in Book-I, Volume 488, Pages 81 to 83 at the office of the Sub Registrar, Hoskote, we note that the land bearing Survey No. 108 (New Survey No. 108/3) measuring an extent of 29 ¼ Guntas situated at Kannur Village, Bidarahalli – 3 Hobli, Bengaluru East Taluk, Bengaluru Urban District was the self-acquired property of Hemanna son of Vokkaligara Kempegowda which he had acquired from Airavathappa son of Sanjeevappa, Subbanna son of Sanjeevappa and Kamma wife of Sanjeevappa.
- 1.3. From the review of Sale Deed dated February 10, 1956, registered as Document No. 2671/1955-56 in Book-I, Volume-845, pages 155-157 at the office of the Sub Registrar, Hoskote, we note that K Hemanna son of Antarahalli Kempegowda conveyed Survey No. 108/3 measuring an extent of 29 Guntas in favour of Munegowda son of Mota Channegowda. Accordingly, the khatha with respect to Survey No. 108/3 was transferred in favour of Munegowda son of Mota Channegowda vide Record of Rights bearing RR No. 434. Further, we have been provided with the Non-Availability Endorsement reflecting the non-availability of Mutation Register Extract bearing MR No. 11/1955-56.
- 1.4. From the review of Sale Deed dated May 21, 1982, registered as Document No. 488/1982-83, in Book-I, Volume No. 1636, at Pages 109-114, registered at the office of the Sub Registrar, Hoskote, we note that the legal heirs of Patel Mune Gowda namely; (i) P Narayanaswamy, (ii) Channappa, (iii) Muninanjappa, (iv) Nanjunda, (v) Karagappa, (vi) Narayanappa, (vii) Ramaiah and (viii) Lakshmaiah have conveyed the land bearing Survey No. 108/3 measuring an extent of 34 Guntas (including 2 Guntas of kharab) in favour of M Natarajan son of Madurai Veeraswamy. Accordingly, the khatha with respect to Survey No. 108/3 was transferred in favour of M Natarajan vide Mutation Register Extract bearing MR No. 6/1981-82. The recitals in the Sale Deed further state that Muninanjappa and his brothers (i.e., Sl. Nos. iii to viii), who are the sons of the late Patel Mune Gowda's sister, had been cultivating the land for an extended period. Therefore, all members of the family jointly executed the Sale Deed in favour of M. Natarajan.

Further, family members of late Patel Mune Gowda have joined the execution of the above-mentioned Sale Deed with respect to Survey No. 108/3. After the death of Patel Mune

Gowda, his legal heirs have conveyed the property to M Natarajan. Pursuant to such conveyance, we are not aware of any claims being made by any other person claiming to be the legal heir of Patel Mune Gowda. In view of this and given the considerable lapse of time since the date of the aforementioned transaction, we can assume that no other legal heirs possessed any form of right, title and interest in respect of the Property.

JSA Note: Please note that, a total extent of 34 Guntas was conveyed in the aforementioned Sale Deed. However, there isn't any clarity as to how an additional extent of 5 Guntas was conveyed when the overall extent of land was 29 Guntas.

- 1.5. Further, from the review of Sale Deed dated July 29, 1991, registered as Document No. 2484/1991-92, in Book-I, Volume No. 326, in Page nos. 96-102 at the office of the Sub Registrar, Krishnarajapuram, we note that the above mentioned, M Natarajan son of Madurai Veeraswamy conveyed the agricultural land bearing Survey No. 108/3 measuring an extent of 34 Guntas (including 2 Guntas kharab) in favour of B S Mani @ Balasubramanian son of Thangavel. Accordingly, the khatha with respect to Survey No. 108/3 was transferred in favour of B S Mani @ Balasubramanian son of Thangavel vide Mutation Register Extract bearing MR No. 6/1991-92.
- 1.6. Subsequently, from the review of Sale Deed dated April 24, 2007, registered as Document No. BDH-1-00393-2007-08 in Book-I, stored in CD No. BDHD1, registered at the office of the Sub Registrar, Bidarahalli, we note that B S Mani @ Balasubramanian conveyed the land bearing Survey No. 108/3 measuring an extent of 34 Guntas (including 2 Guntas kharab) along with farm house and plantation facilities in favour of Cherian Sebastian and Edattukaran Sebastian Joy. Accordingly, the khatha with respect to Survey No. 108/3 was transferred in favour of Cherian Sebastian and Edattukaran Sebastian Joy vide Mutation Register Extract bearing MR No. 82/2006-07. Further, it is to note that Lakan Singh son of Bhagwath Singh was made as the confirming party to the aforementioned sale deed., as Lakhan Singh had intentions of purchasing the land bearing Survey No. 108/3 measuring an extent of 34 Guntas (including 2 Guntas kharab) wherein which he had made an advance payment of Rs. 15,00,000/-. Since, the said transaction hadn't taken place, Lakhan Singh was made as the confirming party.
- 1.7. Further, Edattukaran Sebastian Joy, son of late E.I. Sebastian, bequeathed the land measuring an extent of 34 Guntas (including 2 Guntas kharab) bearing Survey No. 108/3 along with farm house and plantation facilities along with other properties collectively to his wife and children namely: (i) Mercy Anto, Wife of Edattukaran Sebastian Joy; (ii) Bestin @ as Bestin Joy; (iii) Shantin @ Shantin Joy, vide the Will dated February 16, 2012, registered as Document No. 36/2012, in Book – III, Volume No. 113, at Pages 75 to 78, in the Office of the Sub Registrar, Maradu, Ernakulam District, Kerala.
- 1.8. Pursuant to the above and from the review of Death Certificate issued by the Register of Births and Deaths, Adat Grama Panchayat, Thrissur, we note that Edattukaran Sebastian Joy @ E S Joy @ S J Edattukaran demised on February 24, 2012.

- 1.9. Subsequently, from the review of Mutation Register Extract bearing MR No. H63/2011-12, we note that upon the demise of that Edattukaran Sebastian Joy @ E S Joy @ S J Edattukaran, the khatha with respect to land bearing Survey No. 108/3 measuring an extent of 32 Guntas (excluding 2 Guntas kharab) was transferred in the names of his legal heirs namely; (i) Mercy Anto; (ii) Bestin @ Bestin Joy; (iii) Shantin @ Shantin Joy along with the previous khatedar herein, Cherian Sebastian.
- 1.10. Further, from the review of Affidavit dated October 11, 2012, entered between; Cherian Sebastian, wife and sons of late E S Joy namely, Mercy Anto, Bestin @ Bestin Joy and Shantin @ Shantin Joy. As per the Affidavit, it was established that the land in Survey No. 108/3 measuring an extent of 34 Guntas (including 2 Guntas kharab), was jointly purchased by Cherian and E S Joy, in which they both had 50% of undivided share, right, title and interest. Accordingly, upon the death of E S Joy, 1/3rd share each in 50 % undivided share was inherited by his wife and sons. Thereby 50% undivided share in Survey No. 108/3 was allotted to Cherian Sebastian and the remaining 50% undivided share of E S Joy was allotted to Mercy Anto (1/3rd share), Bestin @ Bestin Joy (1/3rd share) and Shantin @ Shantin Joy (1/3rd share).
- 1.11. From the review of Relinquishment Deed dated May 21, 2013, registered as Document No. BNS-1-02013-2013-14 in Book-I, stored in CD No. BNSD276, registered at the office of the Sub Registrar, Shivajinagar (Banaswadi), we note that Cherian Sebastian, Mercy, Bestin, Shantin relinquished/surrendered an extent of 1,651.10 sq. mtrs., of land and building in Survey No. 108/3 in favour of The Commissioner, Bruhat Bengaluru Mahanagara Palike, N R Square, Bangalore.

The relinquishment was carried out because the BBMP undertook a project to widen the existing road into a 150-foot double road connecting Kannur Village to the Bangalore International Airport compound at Mylanahalli Village, which required 1,651.10 square meters (*relinquished land area is 1,323.85 sq. mtrs., + relinquished area of the building is 327.25 sq. mtrs.*) of land and building from the landowners' land bearing Survey No. 108/3. Further, please note that, we have not been provided with the acquisition sketch for the same.

Further, it is to note that as per the Sale Deeds from 1982 onwards along with the revenue records and survey records reflect that the total extent of land in Survey No. 108/3 is 32 Guntas (excluding 2 Guntas kharab). However, as per the above-mentioned Relinquishment Deed, we note that an extent of 13.08 Guntas (i.e., 1,323.85 sq. mtrs.) of the land area was relinquished to the Government. Thereby, please note that leaving the kharab extent of 2 Guntas along with the relinquished extent of 13.08 Guntas (i.e., 1,323.85 sq. mtrs.) of the land area amounts to the existing extent of land in possession of the owners i.e., 18.92 Guntas (i.e., approx., equal to 19 Guntas).

- 1.12. Subsequently, from the review of Release Deed dated August 08, 2016, registered as Document No. HLS-1-01814-2016-17 in Book-I stored in CD No. HLSD134 at the office

of the Sub Registrar, Shivajinagar (Halasuru) we note that Mercy @ Mercy Anto and her sons, Bestin @ Bestin Joy, Shantin @ Shantin Joy release their 50% undivided right in the Property bearing Survey No. 108/3 measuring an extent of 19 Guntas (the balance area left, subsequent the relinquishment to BBMP) in favour of their family member, Cherian Sebastian.

JSA Note: Please note that the release was executed among family members, and as such, the stamp duty paid under the relevant deed is in accordance with the applicable regulations.

As per the amended definition of "family" outlined in the Schedule of the Karnataka Stamp Act, 1957, the term "family," in relation to an individual, includes: the husband, wife, son, daughter, father, and mother. It also extends to the individual's brother (as well as the wife and children of a predeceased brother), sister (along with the husband and children of a predeceased sister), the wife of a predeceased son, and the children of a predeceased son or daughter.

Accordingly, the parties involved in the release fall within this legally recognized definition of "family," justifying the applicability of the concessional stamp duty.

- 1.13. Subsequently, from the review of Sale Deed dated June 16, 2025, registered as Document No. HLS-1-00792-2025-26 at the office of the Sub Registrar, Halasuru, we note that the above-mentioned Cherian Sebastian son of late E I Sebastian conveyed the Property in favour of M/s Concorde Housing Corporation Private Limited, a Company incorporated under the Companies Act, 1956 represented by its Directors B S Nesara and R G Anil.

2. Revenue Records

- 2.1. The Record of Tenancy and Crops Certificate ("RTCs") discloses the actual extent in Survey No. 108/3 measuring an extent of 19 Guntas and there being no kharab land. The RTCs' further discloses the following owners and occupants:

Period	Owner	Column No. 10	Column No. 11	Occupant
1968-69 to 1969-70	Munne Gowda son of Chenne Gowda	By way of Sale Deed	Nil	Marappa son of Nanjundappa
1970-71 to 1972-73	Munne Gowda son of Chenne Gowda	By way of Sale Deed	Nil	Muninanjappa, Ramappa, Lakshmaiah, Karagappa and others
1973-74 to 1977-78	Munne Gowda son of Chenne Gowda	By way of Sale Deed	Nil	Muninanjappa, Ramappa, Lakshmaiah, Karagappa and others

1978-79 to 1979-80	M. Natarajan son of P. Madhurai Veeraswami	MR No. 6/81-82	Nil	Muninanjappa, Ramappa, Lakshmaiah, Karagappa
1981-82 to 1985-86	M. Natarajan son of P. Madhurai Veeraswami	MR No. 6/81-82	Nil	Muninanjappa, Ramaiah, Lakshmaiah, Karagappa, Narayanappa, Junjappa
1986-87 to 1988-89	M. Natarajan son of P. Madhurai Veeraswami	MR No. 6/81-82	Nil	Nil
1995-96 to 2006-07	B.S Mani	MR No. 6/91-92	Nil	B.S Mani
2007-08 to 2011-12	Cheriyen Sebastian son of late E I Sebastian, Edakattukaran Sebastian Joy son of late E I Sebastian	MR No. 82/2006-07	Nil	Cheriyen Sebastian, Edakattukaran Sebastian
2012-13 to 2015-16	Cheriyen Sebastian son of late E I Sebastian, Mercy wife of late Edakattukaran Sebastian Joy, Bestin son of late Edakattukaran Sebastian Joy, Shantin son of late Edakattukaran Sebastian Joy	MR No. H63/2011- 12	Nil	Cheriyen Sebastian, Mercy, Bestin, Shantin
2016-17 to 2023-24	Cheriyen Sebastian son of late E I Sebastian, Mercy wife of late Edakattukaran Sebastian Joy, Bestin son of late Edakattukaran Sebastian Joy,	MR No. H17/2016- 17	MR No. H63/2011-12, UDD 154 BEM RU PRA 2004, An extent of 13 Guntas was acquired by B.B.M.P.	Cheriyen Sebastian, Mercy, Bestin, Shantin

	Shantin son of late Edakattukaran Sebastian Joy, Cheriyen Sebastian son of late E I Sebastian	MR No. H34/2016-17		
2024-25	Cheriyen Sebastian son of late E I Sebastian,	MR No. T67/2023-24		AC Order No. RRT BE 813 22 23 D 18-10-2023.

JSA Note: RTC/Pahani for the period 2024-25 is reflecting an extent of 19 Guntas in Column No. 9; which was accordingly rectified vide the Assistant Commissioner's Order dated October 18, 2023, bearing No. RRT. (BE)CR:813/2022-23.

Further, we have been provided with the Non-Availability Endorsement dated May 27, 2022, bearing No. R.K/C. R/900/2022-23 issued by the office of the Tahsildar, Krishnarajapuram that the RTC/Pahani for the period from 1989-90 to 1994-95.

3. Survey Records:

- 3.1. We have reviewed the Village Map of Kannur Village (online copy), indicates the location and shape of the land bearing Survey No. 108 and bounded on the East by water canal and land bearing Survey Nos. 84 and 85; on the West by water body and land bearing Survey No. 73; on the North by water canal and land bearing Survey No. 79; and on the South by land bearing Survey Nos. 110 and 109.
- 3.2. We have reviewed the copy of Moola Tippani, issued in respect of Survey No. 108 of Kannur Village.
- 3.3. We have reviewed the copies of: (i) Hissa Survey Tippani; and (ii) copy of Atlas issued in respect of the land bearing Survey No. 108/1 of Kannur Village, evidencing the subdivision of the land into four land parcels and assigned with new Survey No. 108/1; 108/2; 108/3 and 108/4.
- 3.4. We have reviewed the copy of Hadabust Sketch, issued in respect of the land bearing Survey No. 108/3 of Kannur Village, evidencing the subdivision of the land into two land parcels and assigned with new Survey No. 108/2, 108/3 & 108/5.
- 3.5. We have reviewed the extract of Karnataka Revision Settlement Akarbandh, issued in respect of the land bearing Survey No. 108/3. We note from the same that the land bearing Survey No. 108/3 comprises 32 Guntas cultivable land with 2 Guntas 'B' kharab.

4. *Endorsements:*

- 4.1. We have been provided with the Endorsement dated November 13, 2013, bearing Reference No. RD0038114012549 issued by the Tahsildar, Bengaluru East Taluk, confirming that there are no tenancy applications filed or pending under the provisions of the Karnataka Land Reforms Act, 1961 in respect of the land bearing Survey No. 108/3 of Kannur Village.
- 4.2. We have been provided with the Endorsement dated May 06, 2025 bearing Reference No. PTCL.BE.CR: 56/2025-26 issued by the Assistant Commissioner, Bengaluru North Taluk (sub-division), Bengaluru which indicates that there are no proceedings initiated or pending under the provisions of the Karnataka Schedule Caste and Schedule Tribe (Prohibition of Transfer Certain Lands) Act, 1978 with respect to Survey No. 108/3 of Kannur Village.

5. *Conversion Order:*

- 5.1. On perusal of the Official Memorandum dated April 10, 2024, bearing No. 645768 issued by the Deputy Commissioner, Bengaluru Urban District, we note that land in Survey No. 108/3 measuring an extent of 19 Guntas was deemed to be converted for residential (apartment) purposes as proposed in the Master Plan. Pursuant to the said transaction, the revenue records in respect of the Property reflects the deemed conversion through Mutation Register Extract bearing MR No. T67/2023-24.
- 5.2. Further, we have also received challans, evidencing the payment of conversion fee made to the respective authorities.

Subsequently, the Conversion Sketch reflects that an extent of 19 Guntas is converted in Survey No. 108/3 and bounded as follows:

East – Connecting Road; West – Land in Survey No. 108/2; North – Kaluve; South – Land in Survey No. 109.

JSA Note: Since the northern portion is surrounded by Kaluve a certain buffer has to be left between the Kaluve and Property accordingly.

6. *Change of land use:*

- 6.1. We have reviewed the Commencement Certificate dated March 31, 2023 bearing Reference No. BDA/TPA/CLU-04/2021-22/4101/2022-23, issued by the Commissioner, Bengaluru Development Authority (“BDA”). We note from the same that the Commissioner, BDA has accorded permission to convert the Property from agricultural purposes to non-agricultural commercial purposes.

7. *Khatha and Tax Paid Receipts:*

- 7.1. We have Khatha Certificate (in Form 11B) dated May 24, 2024, bearing Reference No. 16056494, issued by the office of Rural Development and Panchayat Raj Department, in respect of the land measuring 1,922.25 Sq. Mts. bearing Khatha No. 1963/108/3, standing in the name of Cherian Sebastian.
- 7.2. We have reviewed the Tax Paid Receipts issued by the office of Rural Development and Panchayat Raj Department, in respect of the property bearing Survey No. 108/3, evidencing the payment of property taxes for the years: (i) 2021-22 to 2024-25 & (ii) 2025-2026.

JSA Note: As per the statutory provisions under the Karnataka Panchayat Raj Act, 1993, and the rules framed thereunder, the mutation process typically takes 30 to 45 days to be procured, from the date of registration of the Transfer Deed or Sale Deed. Hence, we are yet to be provided with the Khata Certificate in the name of M/s. Concorde Housing Corporation Private Limited.

8. *Mortgage:*

- 8.1. We note that M/s Concorde Housing Corporation Private Limited, a company incorporated under the Companies Act, 1956 represented by its Directors Nesara Budanoor Shivarama and Ramsagara Gopal Reddy Anil and others (as the '**Mortgagor**') along with IDBI Trusteeship Services Limited, a company incorporated under the Companies Act, 1956 represented by Manohar Maddili (as the '**Mortgagee**') have entered into an Indenture of Mortgage dated June 13, 2025 registered as Document No. HLS-1-00794-2025-26, Book-I at the office of the Sub Registrar, Shivajinagar (Halasuru) with respect to the Property. The said mortgage is subsisting as on date.

9. *Encumbrances:*

- 9.1. On perusal of the Encumbrance Certificate in SA No. 1610/25-26 issued for the period April 01, 1930, to March 31, 1942, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 108.
- 9.2. On perusal of the Encumbrance Certificate in SA No. 5889/22-23 issued for the period April 01, 1942, to March 31, 1976, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 108/3 measuring 29 Guntas.
- 9.3. On perusal of the Encumbrance Certificate in SA No. 1873/10-11 issued for the period April 01, 1976, to July 31, 1986, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 108/3 measuring 34 Guntas.

- 9.4. On perusal of the Encumbrance Certificate in SA No. 7735/10-11 issued for the period August 01, 1986, to May 31, 1989, we note that no transactions are reflected for the aforesaid period in respect of Survey No. 108/3 measuring 34 Guntas.
- 9.5. On perusal of the Encumbrance Certificate in SA No. 432/10-11 issued for the period June 01, 1989, to March 31, 2004, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 108/3 measuring 34 Guntas.
- 9.6. On perusal of the Encumbrance Certificate in SA No. 121/07-08 issued for the period April 01, 2004, to May 02, 2007, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 108/3 measuring 34 Guntas.
- 9.7. On perusal of the Encumbrance Certificate in SA No. 134/10-11 issued for the period April 01, 2007, to April 05, 2010, we note that apart from the transactions discussed above, no other transactions are reflected in respect Survey No. 108/3 measuring 34 Guntas.
- 9.8. On perusal of the Encumbrance Certificate in SA No. 2916/2016-17 issued for the period April 01, 2010, to August 10, 2016, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 108/3 measuring 19 Guntas.
- 9.9. On perusal of the Encumbrance Certificate in SA No. 429/22-23 issued for the period April 01, 2016, to April 17, 2022, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 108/3 measuring 19 Guntas.
- 9.10. On perusal of the Encumbrance Certificate issued for the period April 17, 2022, to May 20, 2025, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 108/3 measuring 19 Guntas.
- 9.11. On perusal of the Encumbrance Certificate issued for the period from May 01, 2025, to June 25, 2025, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 108/3 measuring 19 Guntas.

10. Public notice

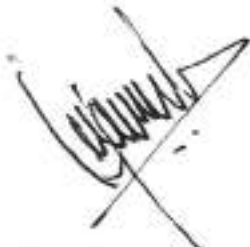
- 10.1. We have issued the Public Notice dated April 12, 2025, in the Bengaluru editions of *The Times Nation* (English daily) and *Vijaya Karnataka* (Kannada daily) in respect of the Property, and we have not received any objections, as on date (June 25, 2025).

CONCLUSION

Subject to our observations above, we are of the opinion that:

- a. **M/s Concorde Housing Corporation Private Limited**, is having the absolute ownership, rights, title and interest in respect of the residentially converted land measuring an extent of 1,922.25 Sq. Mts. (or equivalent to 19 Guntas) bearing Khatha No. 1963/108/3, earlier bearing Survey No. 108/3, situated at Kannur Village, Bidarahalli – 3 Hobli, Bengaluru East Taluk, Bengaluru Urban District viz., the Property.
- b. The Property has been converted from agricultural purposes to non-agricultural residential purposes.
- c. The Property has been mortgaged with IDBI Trusteeship Services Limited and the same is subsisting as on date.

For **J. Sagar Associates**,



Gerald Manoharan,
Partner

Date: June 25, 2025

DISCLAIMER

In producing this Report, any statements made are based only on such knowledge as we have obtained from the copies of the documents and information provided to us and as listed above, all of which we are assuming to be true, correct and complete for the purposes of this Report. We have limited ourselves to endeavouring to provide a Report based on the above and represent that we have not made an independent search or verification of any of the documents or their adequacy for the purpose of preparation of this Report. Also, we have undertaken no site inspection of the Property, nor have we conducted a search or inspection at the offices of the concerned sub registrar of assurance while or to prepare this Report.

ANNEXURE – A
LIST OF DOCUMENTS PERSUED (Photocopies)

Sl. No.	Particulars of the documents
1.	Sale Deed dated November 03, 1938, registered as Document No. 800/1938-39 in Book-I, Volume 488, Pages 81 to 83 at the office of the Sub Registrar, Hoskote;
2.	Sale Deed dated February 10, 1956, registered as Document No. 2671/1955-56 in Book-I, Volume-845, pages 155-157 at the office of the Sub Registrar, Hoskote;
3.	Record of Rights bearing RR No. 434;
4.	Sale Deed dated May 21, 1982, registered as Document No. 488/1982-83, in Book-I, Volume No. 1636, at Pages 109-114, registered at the office of the Sub Registrar, Hoskote;
5.	Mutation Register Extract bearing MR No. 6/1981-82;
6.	Sale Deed dated July 29, 1991, registered as Document No. 2484/1991-92;
7.	Sale Deed dated April 24, 2007, registered as Document No. BDH-1-00393-2007-08 in Book-I, stored in CD No. BDHD1, registered at the office of the Sub Registrar, Bidarahalli;
8.	Mutation Register Extract bearing MR No. 82/2006-07;
9.	Will dated February 16, 2012, registered as Document No. 36/2012, in Book – III, Volume No. 113, at Pages 75 to 78, in the Office of the Sub Registrar, Maradu, Ernakulam District, Kerala.
10.	Death Certificate issued by the Register of Births and Deaths, Adat Grama Panchayat, Thrissur;
11.	Mutation Register Extract bearing MR No. H63/2011-12;
12.	Affidavit dated October 11, 2012, entered between; Cherian Sebastian, wife and sons of late E S Joy namely, Mercy Anto, Bestin @ Bestin Joy and Shantin @ Shantin Joy;
13.	Relinquishment Deed dated May 21, 2013, registered as Document No. BNS-1-02013-2013-14 in Book-I, stored in CD No. BNSD276, registered at the office of the Sub Registrar, Shivajinagar (Banaswadi);
14.	Release Deed dated August 08, 2016, registered as Document No. HLS-1-01814-2016-17 in Book-I stored in CD No. HLSD134 at the office of the Sub Registrar, Shivajinagar (Halasuru);
15.	Sale Deed dated June 16, 2025, registered as Document No. HLS-1-00792-2025-26 at the office of the Sub Registrar, Shivajinagar (Halasuru);
16.	RTC/Pahani for the period from 1968-69 to 1988-89; 1995-96 to 2024-25 in respect of Survey No. 108/3;
17.	Assistant Commissioner's Order dated October 18, 2023, bearing No. RRT. (BE)CR:813/2022-23;
18.	Non-Availability Endorsement dated May 27, 2022, bearing No. R.K/C. R/900/2022-23 issued by the office of the Tahsildar, Krishnarajapuram;
19.	Official Memorandum dated April 10, 2024, bearing No. 645768 issued by the Deputy Commissioner, Bengaluru Urban District in respect of Survey No. 108/3;
20.	Challans, Conversion Sketch in respect of Survey No. 108/3;

21.	Commencement Certificate dated March 31, 2023 bearing Reference No. BDA/TPA/CLU-04/2021-22/4101/2022-23, issued by the Commissioner, Bengaluru Development Authority ("BDA");
22.	Village Map of Kannur Village (online copy);
23.	Moola Tippani, issued in respect of Survey No. 108 of Kannur Village;
24.	Hissa Survey Tippani in respect of Survey No. 108/3;
25.	Atlas in respect of Survey No. 108/3;
26.	Hadabust Sketch, issued in respect of the land bearing Survey No. 108/3 of Kannur Village;
27.	Karnataka Revision Settlement Akarbandh, issued in respect of the land bearing Survey No. 108/3;
28.	Khatha Certificate (in Form 11B) dated May 24, 2024, bearing Reference No. 16056494, issued by Rural Development and Panchayat Raj Department;
29.	Tax Paid Receipts for the period 2021-22 to 2024-25 issued by the Taluk Office, Bengaluru East Taluk, in respect of the property bearing Survey No. 108/3;
30.	Indenture of Mortgage dated June 13, 2025 registered as Document No. HLS-1-00794-2025-26, Book-I at the office of the Sub Registrar, Shivajinagar (Halasuru);
31.	Endorsement dated November 13, 2013, bearing Reference No. RD0038114012549 issued by the Tahsildar, Bengaluru East Taluk;
32.	Endorsement dated May 06, 2025, bearing No. PTCL.BE.CR: 56/2025-26 issued by the Assistant Commissioner, Bangalore North Taluk (sub-division), Bangalore;
33.	Encumbrance Certificate in SA No. 5889/22-23 issued for the period April 01, 1942, to March 31, 1976;
34.	Encumbrance Certificate in SA No. 1873/10-11 issued for the period April 01, 1976, to July 31, 1986;
35.	Encumbrance Certificate in SA No. 7735/10-11 issued for the period August 01, 1986, to May 31, 1989;
36.	Encumbrance Certificate in SA No. 432/10-11 issued for the period June 01, 1989, to March 31, 2004;
37.	Encumbrance Certificate in SA No. 121/07-08 issued for the period April 01, 2004, to May 02, 2007;
38.	Encumbrance Certificate in SA No. 134/10-11 issued for the period April 01, 2007, to April 05, 2010;
39.	Encumbrance Certificate in SA No. 2916/2016-17 issued for the period April 01, 2010, to August 10, 2016;
40.	Encumbrance Certificate in SA No. 429/22-23 issued for the period April 01, 2016 to April 17, 2022;
41.	Encumbrance Certificate issued for the period April 17, 2022, to May 20, 2025;
42.	Encumbrance Certificate issued for the period May 01, 2025, to June 25, 2025;
43.	Public Notice dated April 12, 2025, in the Bengaluru editions of <i>The Times Nation</i> (English daily) and <i>Vijaya Karnataka</i> (Kannada daily) in respect of the Property.

TITLE REPORT PREPARED FOR
CONCORDE HOUSING CORPORATION
PRIVATE LIMITED



J. Sagar Associates | advocates & solicitors

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Ahmedabad | Bengaluru | Chennai | Gurugram | Hyderabad | Mumbai | New Delhi

INTRODUCTION

This Title Verification Report (the “**Report**”) has been prepared under instructions and at the instance of Concorde Housing Corporation Private Limited (the “**Client**”) and is based on the Documents and information provided to us by the Client.

PROPERTY DETAILS

All that piece and parcel of the immovable property being land converted for residential purpose measuring an extent of 809,37 Sq. Mts. (or equivalent to 8 Guntas) bearing Khatha No. 1964/110/2, earlier bearing Survey No. 110/2, situated at Kannur Village, Bidarahalli – 3 Hobli, Bengaluru East Taluk, Bengaluru Urban District (“**Property**”) and bounded as follows:

East by	:	Land bearing Survey Nos. 108 and 110/1;
West by	:	Water body, Connecting Road;
North by	:	Land bearing Survey No. 108; and
South by	:	Land bearing Survey No. 110/1.

DOCUMENTS PERUSED

The list of the photocopies of documents reviewed for the purpose of this report is attached hereto as **Annexure A** (“**Documents**”). The Documents relate to transactions in respect of the Property for a period of 49 years.

SCOPE OF INVESTIGATION AND LIMITATIONS

We have prepared this report based on information and Documents which have been made available to us. The Report is limited to the purpose of determining marketability of the title of the Property.

In the preparation of this Report except where apparent from the Documents, we have assumed that:

- a) the Documents confirm to the originals and are accurate and complete;
- b) where relevant, the Documents were validly authorised and executed so that they are valid and binding on each party thereto;
- c) apart from the Documents, there are no other relevant document(s), instrument(s), understandings or information that would impact the findings in this Report;
- d) there are no litigations affecting any parcel of the Property or any part thereof; and
- e) there are no acquisition proceedings initiated by any government authorities in respect of the Property or any part thereof.

We have not undertaken: (i) physical measurement or survey of the Property; (ii) verification of records and documents maintained with any court, tribunal, registrar of companies, or other quasi-judicial authorities.

The Report does not cover any unregistered agreements or understandings if any, in relation to the Property, whether pertaining to agreement to sell or lease / license or easement or otherwise at all, that may have been agreed to or executed or where any such right or interest has been created without any written instrument(s), for the purpose.

The Report shall not be regarded as absolute and should not be relied upon as a substitute for any indemnities, representations and warranties, conditions precedent, conditions subsequent and others that may be necessary, amenable and achievable with respect to any proposed transaction.

The Report does not attempt to consider the sufficiency or otherwise of any stamp duty paid on instrument(s) / document(s) as per the applicable rates at the time of execution of the instrument(s) / document(s) in the past and valuation of the said document(s) / instrument(s) and transaction(s) for the purposes of assessment and payment of stamp duty.

The Report must not be regarded as a substitute for specific legal advice on the matters covered. It does not purport to offer any solutions to the legal issues reviewed.

The Report does not take note of order(s), if any, passed by the collector or any other authority, whether judicial, quasi-judicial or otherwise, except which are specifically mentioned herein. For the purposes of this Report, we have not reviewed the compliance of any conditions stipulated in any such order(s) and whether the time for such compliance has expired or not, and the effect of such conditions and / or non-compliance thereof, if at all.

Views and opinions expressed in this Report are a matter of our professional judgment and need not necessarily be accepted by any court, arbitral tribunal, other tribunal, statutory authority or regulatory agency.

This Report is confidential and prepared for and on behalf of the Client within the above stated scope. There is no express or implied statement herein, which conveys the adequacy of this Report for any purpose not specifically, addressed herein. Circulation of this Report to third parties and the public is not intended and advised against.

TRACING THE TITLE

1. Previous Transactions

- 1.1. Upon review of the documents provided to us, we note that the Property i.e., the land measuring an extent of 809.37 Sq. Mts. (or equivalent to 8 Guntas) bearing Khatha No. 1964/110/2, previously bearing Survey No. 110/2, situated at Kannur Village, Bidarahalli – 3 Hobli, Bengaluru East Taluk, Bengaluru Urban District.
- 1.2. We note from extract of Entry bearing R.R. No. 307 made in the Record of Rights that Dodda Shiddaiah, son Shiddanna, was the owner and khathedar of the land measuring 8 Guntas bearing Survey No. 110/2 of Kannur Village and acquired the same ancestrally.

JSA Note: Please note that, we have not reviewed extract of Index of Lands with respect to land bearing Survey No. 110/2 of Kannur Village and the documents to evidence how Dodda Shiddaiah, son of Shiddanna, acquired the right, title and interest in respect of the Property.

- 1.3. Thereafter, we note from the extract of Entry bearing R.R. No. 729 made in the Record of Rights that the Property was inherited by Patalappa, son of Siddappa, vide extract of Entry bearing I.H.C. No. 17/1976-77 made in Register of Inheritance Cases. The said factum also recorded in the revenue records of Entry bearing R.R. No. 729 made in the Record of Rights.
- 1.4. We have reviewed the Endorsement bearing reference No. R.K/C.R/2002/2024-25 issued by the Tahsildar, Bengaluru East Taluk, Krishnarajapura, stating that the extract of Entry bearing I.H.C No. 17/1976-77 made in the Registrar of Inheritance Cases, issued in respect of the Property, is not available as the same are mutilated.
- 1.5. We note from the recitals of the Sale Deed dated February 18, 1999 (as mentioned below) that upon the death of Palatappa, son of Siddappa, the Property was inherited by his legal heirs namely: (i) Doddappaiah; and (ii) Kempanna.

Family members of late Patalappa i.e., (i) Doddappaiah, son of late Patalappa; (ii) Subramani, son of Doddappaiah; (iii) Prakash, son of Doddappaiah; (iv) Suresh, son of Doddappaiah; (v) Kempanna, son of late Patalappa; (vi) Lokesh, son of Kempanna, conveyed the Property, in favour of B.S. Mani, son of Thangavelu Nadar, under the Sale Deed dated February 18, 1999, registered as Document No. BNG(U)KRP/8161/1998-99, Book – I, at page Nos. 4 to 18, in the office of the Sub Registrar, Krishnarajapuram, Bengaluru. Pursuant thereof, the Khatha in respect of the Property was mutated in the name of B.S. Mani, vide Entry bearing M.R. No. 2/1999-98 made in the Mutation Register. Pursuant to the said sale deed, we are not aware of any claims being made by any other person claiming to be the legal heirs of late Patalappa. In view of this and given the considerable lapse of time since the date of the aforementioned transaction, we can assume that no other legal heirs possessed any form of right, title and interest in respect of the Property.

- 1.6. Thereafter, B.S. Mani also known as Balasubramanian, son of Thangavel Nadar along with the Confirming Party namely Lakhan Singh, son of Bhagwath Singh, conveyed the Property along with farm house and facilities for plantations, in favour of: (i) Cherian Sebastian, son of late E.I. Sebastian; and (ii) Edattukaran Sebastian Joy, son of late E.I. Sebastian, under the Sale Deed dated April 24, 2007, registered on April 28, 2007, as Document No. BDH-1-00507/2007-08, in Book – I, stored in C.D. No. BDHD-2, in the Office of the Sub Registrar, Bidarahalli. Pursuant thereto, the Khata in respect of the above land was jointly mutated in the names of: (i) Cherian Sebastian; and (ii) Edattukaran Sebastian Joy, vide Entry bearing M.R. No. 86/2006-07 made in the Mutation of Register.
- 1.7. Further, Edattukaran Sebastian Joy, son of late E.I. Sebastian, bequeathed the Property along with farm house and facilities for plantations along with other properties to his wife and children namely: (i) Mercy Anto, wife of Edattukaran Sebastian Joy; (ii) Bestin also known as Bestin Joy; (iii) Shantin also known as Shantin Joy, in equal portions, under the Will dated February 16, 2012, registered as Document No. 36/2012, in Book – III, Volume No. 113, at Pages 75 to 78, in the Office of the Sub Registrar, Maradu, Ernakulam District, Kerala.
- 1.8. Pursuant to the above and from the review of Death Certificate issued by the Register of Births and Deaths, Adat Grama Panchayat, Thrissur, we note that Edattukaran Sebastian Joy @ E S Joy @ S J Edattukaran demised on February 24, 2012.
- 1.9. Pursuant thereto, the Khata in respect of the Property was jointly mutated in the names of: (i) Mercy Anto; (ii) Bestin also known as Bestin Joy; (iii) Shantin also known as Shantin Joy; (iv) Cherian Sebastian, son of late E.I. Sebastian, vide Entry bearing M.R. No. H63/2011-12 made in the Mutation of Register.
- 1.10. We have reviewed the Affidavit dated October 11, 2012 executed between: (i) Cherian Sebastian, son of late E.I. Sebastian; (i) Mercy Anto, wife of Edattukaran Sebastian Joy; (ii) Bestin also known as Bestin Joy; (iii) Shantin also known as Shantin Joy (both being sons of late Edattukaran Sebastian Joy @ E S Joy @ S J Edattukaran) in respect of the Property along with farm house and facilities for plantations. We note from the same that the above mentioned land was shared as follows: (i) 50% of the Property was allotted to the share of Cherian Sebastian; and (ii) each were allotted with 1/3rd share out of remaining 50% of the Property to the shares of: (i) Mercy Anto; (ii) Bestin also known as Bestin Jo; and (iii) Shantin @ Shantin Joy.
- 1.11. Thereafter, (i) Mercy Anto, wife of Edattukaran Sebastian Joy; (ii) Bestin also known as Bestin Joy; (iii) Shantin also known as Shantin Joy (both being sons of late Edattukaran Sebastian Joy @ E S Joy @ S J Edattukaran) released the Property along with farm house and facilities for plantations in favour of Cherian Sebastian, son of late E.I. Sebastian, under the Release Deed dated August 8, 2016, registered as Document No. HLS-1-01815-2016-17, in Book – I, stored in C.D. No. HLSD-134, in the office of the Sub Registrar, Halasuru. Pursuant thereto, the Khata in respect of the Property was mutated in the name of Cherian Sebastian, vide Entry bearing M.R. No. H33/2016-17 made in the Mutation of Register.

JSA Note: Please note that the release was executed among family members, and as such, the stamp duty paid under the relevant deed is in accordance with the applicable regulations.

As per the amended definition of "family" outlined in the Schedule of the Karnataka Stamp Act, 1957, the term "family," in relation to an individual, includes: the husband, wife, son, daughter, father, and mother. It also extends to the individual's brother (as well as the wife and children of a predeceased brother), sister (along with the husband and children of a predeceased sister), the wife of a predeceased son, and the children of a predeceased son or daughter. Accordingly, the parties involved in the release fall within this legally recognized definition of "family," justifying the applicability of the concessional stamp duty.

- 1.12. Subsequently, from the review of Sale Deed dated June 16, 2025, registered as Document No. HLS-1-00792-2025-26 at the office of the Sub Registrar, Halasuru, we note that the above-mentioned Cherian Sebastian son of late E I Sebastian conveyed the Property in favour of M/s Concorde Housing Corporation Private Limited, a Company incorporated under the Companies Act, 1956 represented by its Directors B S Nesara and R G Anil.

2. *Revenue Records.*

- 2.1. The Record of Tenancy and Crops Certificate ("RTCs") discloses the actual extent in Survey No. 108/1 as 1 Acre 24 Guntas and there being no kharab land. The RTCs' further discloses the following owners and occupants:

Period	Owner	Column No. 10	Column No. 11	Occupant
1968-69 to 1977-78	Dodda Siddhaiah son of Siddanna	Ancestral	Nil	Patalappa son of Siddaiah
2000-01 to 2006-07	B.S. Mani	MR No. 2/99-2000	Nil	B.S. Mani
2007-08 to 2011-12	Cherian Sebastian son of late E I Sebastian, Edattukaran Sebastian Joy son of late E I Sebastin	MR No. 86/2006-07	Nil	Cherian Sebastin, Edaattukaran Sebastian Joy
2012-13 to 2016-17	Cherian Sebastian son of late E I Sebastin, Mercy wife of late Edattukaran Sebastian Joy, Bestin son of late Edattukaran Sebastian Joy, Shantin son of late Edattukaran Sebastian Joy	MR No. H63/2011-12	Nil	Cherian Sebastin, Mercy, Bestin, Shantin

2016-17 to 2023-24	Cherian Sebastin son of late E I Sebastian	MR No. H33/2016-17	Nil	Cherian Sebastin son of late E I Sebastian
2023-24 to 2024-25	Cherian Sebastin son of late E I Sebastian	MR No. T68/2023-24	Nil	Cherian Sebastin son of late E I Sebastian

- 2.2. We have reviewed the Endorsement dated February 5, 2014 bearing Reference No. RK.C.R./3823/2013-14, issued by the Tahsildar, Bengaluru East Taluk, stating that the RTCs' in respect of the Property for the years: 1989 to 1990 and 1999 to 2000 are not available, as the same are mutilated.
- 2.3. We have reviewed the Endorsement dated April 22, 2025 bearing Reference No. RK.C.R./15/2025-26, issued by the Tahsildar, Bengaluru East Taluk, stating that the RTCs' in respect of the Property for the years: 1978 -79 to 1988-89 are not available, as the same are mutilated.

3. Survey Records:

- 3.1. We have reviewed the Village Map of Kannur Village (online copy), indicates the location and shape of the land bearing Survey No. 110 and bounded on the East by land bearing Survey Nos. 108 and 109; on the West by road; on the North by land bearing Survey No. 108; and on the South by land bearing Survey No. 111.
- 3.2. We have reviewed the copy of Moola Tippani, issued in respect of the Survey No. 110 of Kannur Village. We note from the same that the outlines and shape of the land bearing Survey No. 110 matches with the Village Map.
- 3.3. We have reviewed the copies of: (i) Hissa Survey Tippani; and (ii) R.R. Pakka Book issued in respect of the land bearing Survey No. 110/2 of Kannur Village, evidencing the subdivision of the land into two land parcels and assigned with new Survey No. 110/1; and 110/2.
- 3.4. We have reviewed the copy of Hadabust Sketch, issued in respect of the land bearing Survey No. 110/2 of Kannur Village, evidencing the assignment of new Survey No. 110/2 in respect of the land measuring an extent of 8 Guntas, situated at Kannur Village.
- 3.5. We have reviewed the extract of Karnataka Revision Settlement Akarbandh, issued in respect of the land bearing Survey No. 110/2. We note from the same that the land bearing Survey No. 110/2 comprises of 8 Guntas of cultivable land and there being no kharab land.

4. Endorsements:

- 4.1. We have been provided with the Endorsement dated May 05, 2025 bearing Reference No. RD1218114031677 issued by the Tahsildar, Bengaluru East Taluk, confirming that there are

no tenancy applications filed or pending under the provisions of the Karnataka Land Reforms Act, 1961 in respect of the land bearing Survey No. 110/2 of Kannur Village.

- 4.2. We have been provided with the Endorsement dated May 02, 2025 bearing Reference No. PTCL.BE.CR: 57/2025-26, issued by the Assistant Commissioner, Bengaluru North Taluk (sub-division), Bengaluru, which indicates that there are no proceedings initiated or pending under the provisions of the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect of the land measuring 8 Guntas bearing Survey No. 110/2 of Kannur Village.

5. Conversion Order:

- 5.1. Upon an application filed by Cherian Sebastian, son of late E.I. Sebastian, the Deputy Commissioner, Bengaluru Urban District, has granted permission for conversion of the Property from agricultural purposes to apartment-residential purposes as proposed in the Master Plan, vide Official Memorandum dated April 10, 2024 bearing Reference No. 645770, issued by the Deputy Commissioner, Bengaluru Urban District. Pursuant to the said transaction, the revenue records in respect of the Property reflects the deemed conversion through mutation register extract bearing MR No. T68/2023-24.
- 5.2. Further, we have also received challans, evidencing the payment of conversion fee made to the respective authorities.

Subsequently, the Conversion Sketch reflects that the extent of 8 Guntas is converted in Survey No. 110/2 and bounded as follows:

East – Land in Survey Nos. 108 and 110/1; West – Halla and Connecting Road; North – Land in Survey No. 108; and South – Land in Survey No. 110/1.

JSA Note: Please note there is a water body on the western side of the Property. In this regard, specified buffer zone has to be left.

6. Change of land use:

- 6.1. We have reviewed the Commencement Certificate dated March 31, 2023 bearing Reference No. BDA/TPA/CLU-04/2021-22/4101/2022-23, issued by the Commissioner, Bengaluru Development Authority (“BDA”). We note from the same that the Commissioner, BDA has accorded permission to convert of the Property from agricultural purposes to non-agricultural commercial purposes.

7. Katha and Tax Paid Receipts:

- 7.1. We have Khatha Certificate (in Form 11B) dated May 24, 2024 bearing Reference No. 16056449, issued by the office of Rural Development and Panchayat Raj Department, in respect of the land measuring 809.37 Sq. Mts. bearing Khatha No. 1964/110/2, standing in the name of Cherian Sebastian.

- 7.2. We have reviewed the Tax Paid Receipts issued by the office of Rural Development and Panchayat Raj Department, in respect of the Property bearing Survey No. 110/2, in the name of Cherian Sebastain and evidencing the payment of property taxes for the years: (i) 2021-22; 2022-23; 2023-24 and 2025-26.

JSA Note: As per the statutory provisions under the Karnataka Panchayat Raj Act, 1993, and the rules framed thereunder, the mutation process typically takes 30 to 45 days to be procured, from the date of registration of the Transfer Deed or Sale Deed. Hence, we are yet to be provided with the Khata Certificate in the name of M/s. Concorde Housing Corporation Private Limited.

8. Mortgage

We note that M/s Concorde Housing Corporation Private Limited, a company incorporated under the Companies Act, 1956 represented by its Directors Nesara Budanoor Shivarama and Ramsagara Gopal Reddy Anil and others (as the 'Mortgagor') along with IDBI Trusteeship Services Limited, a company incorporated under the Companies Act, 1956 represented by Manohar Maddili (as the 'Mortgagee') have entered into an Indenture of Mortgage dated June 13, 2025 registered as Document No. HLS-1-00794-2025-26, Book-I at the office of the Sub Registrar, Shivajinagar (Halasuru) with respect to the Property. The said mortgage is subsisting as on date.

9. Encumbrances:

- 9.1. On perusal of the Encumbrance Certificate in SA No. 1611/25-26 issued for the periods from April 01, 1930 to March 31, 1942, we note that no transactions are reflected for the aforesaid period in respect of land bearing Survey No. 110/2 measuring 08 Guntas.
- 9.2. On perusal of the Encumbrance Certificate in SA No.418/22-23 issued for the periods from April 01, 1942 to March 31, 1976, we note that no transactions are reflected for the aforesaid period in respect of land bearing Survey No. 110/2 measuring 08 Guntas.
- 9.3. On perusal of the Encumbrance Certificate in SA No.1874/10-11 issued for the period from April 01, 1976 to July 31, 1986, we note that no transactions are reflected for the aforesaid period in respect of land bearing Survey No. 110/2 measuring 08 Guntas.
- 9.4. On perusal of the Encumbrance Certificate in SA No.7736/10-11 issued for the period from August 1, 1986 to May 31, 1989, we note that no transactions are reflected for the aforesaid period in respect of land bearing Survey No. 110/2 measuring 08 Guntas.
- 9.5. On perusal of the Encumbrance Certificate in SA No.431/10-11 issued for the period from June 01, 1989 to March 31, 2004, we note that apart from the transactions discussed above, no other transactions are reflected in respect of land bearing Survey No. 110/2 measuring 08 Guntas.

- 9.6. On perusal of the Encumbrance Certificate in SA No.120/07-08 issued for the period from April 01, 2004 to May 02, 2007, we note that apart from the transactions discussed, no other transactions are reflected in respect of land bearing Survey No. 110/2 measuring 08 Guntas.
- 9.7. On perusal of the Encumbrance Certificate in SA No.135/10-11 issued for the period from April 01, 2007 to April 5, 2010, we note that apart from the transactions discussed, no other transactions are reflected in respect of land bearing Survey No. 110/2 measuring 08 Guntas.
- 9.8. On perusal of the Encumbrance Certificate in SA No.2909/10-11 issued for the period from April 01, 2010 to August 10, 2016, we note that apart from the transactions discussed, no other transactions are reflected in respect of land bearing Survey No. 110/2 measuring 08 Guntas.
- 9.9. On perusal of the Encumbrance Certificate in SA No.428/22-23 issued for the period from April 1, 2016 to April 17, 2022, we note that apart from the transactions discussed, no other transactions are reflected in respect of land bearing Survey No. 110/2 measuring 08 Guntas.
- 9.10. On perusal of the Encumbrance Certificate in SA No. 420079/25-26 issued for the period April 17, 2022 to May 2, 2025 we note that apart from the transactions discussed above, no other transactions are reflected in respect of land bearing Survey No. 110/2 measuring 08 Guntas.
- 9.11. On perusal of the Encumbrance Certificate issued for the period from May 01, 2025, to June 25, 2025, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 110/2 measuring 8 Guntas.

10. Public Notice:

- 9.1 We have issued the Public Notice dated April 12, 2025, in the Bengaluru editions of *The Times Nation* (English daily) and *Vijaya Karnataka* (Kannada daily) in respect of the Property, and we have not received any objections, as on date (June 25, 2025).

CONCLUSION

Subject to our observations above, we are of the opinion that:

- a. **M/s. Concorde Housing Corporation Private Limited**, is having the absolute ownership, rights, title and interest in respect of the residentially converted land measuring an extent of measuring an extent of 809,37 Sq. Mts. (or equivalent to 8 Guntas) bearing Khatha No. 1964/110/2, earlier bearing Survey No. 110/2, situated at Kannur Village, Bidarahalli – 3 Hobli, Bengaluru East Taluk, Bengaluru Urban District viz., the Property;
- b. The Property has been converted from agricultural purposes to non-agricultural residential purposes.
- c. The Property has been mortgaged with IDBI Trusteeship Services Limited and the same is subsisting as on date.
- d. Water body is there on western portion of the Property. In this regard, it is advisable to reserve the required buffer zone.

For J. Sagar Associates,



Gerald Manoharan,
Partner
Date: June 25, 2025

DISCLAIMER

In producing this Report, any statements made are based only on such knowledge as we have obtained from the copies of the documents and information provided to us and as listed above, all of which we are assuming to be true, correct and complete for the purposes of this Report. We have limited ourselves to endeavouring to provide a Report based on the above and represent that we have not made an independent search or verification of any of the documents or their adequacy for the purpose of preparation of this Report. Also, we have undertaken no site inspection of the Property, nor have we conducted a search or inspection at the offices of the concerned sub registrar of assurance while or to prepare this Report.

ANNEXURE – A
LIST OF DOCUMENTS PERSUED (Photocopies)

Sl. No.	Particulars of documents
1.	Extract of Entry bearing R.R. No. 307 made in the Record of Rights (<i>incomplete</i>);
2.	Extract of Entry bearing R.R. No. 729 made in the Record of Rights;
3.	Endorsement bearing reference No. R.K/C.R/2002/2024-25 issued by the Tahsildar, Bengaluru East Taluk, Krishnarajapura;
4.	Sale Deed dated February 18, 1999, registered as Document No. BNG(U)KRP/8161/1998-99, Book – I, at page Nos. 4 to 18, in the office of the Sub Registrar, Krishnarajapuram, Bengaluru;
5.	Sale Deed dated April 24, 2007, registered on April 28, 2007, as Document No. BDH-1-00507/2007-08, in Book – I, stored in C.D. No. BDHD-2, in the Office of the Sub Registrar, Bidarahalli;
6.	Extract of Entry bearing M.R. No. 86/2006-07 made in the Mutation of Register;
7.	Will dated February 16, 2012, registered as Document No. 36/2012, in Book – III, Volume No. 113, at Pages 75 to 78, in the Office of the Sub Registrar;
8.	Death Certificate of E S Joy alias S J Edattikaran, issued by the Department of Panchayats, evidencing the date of death as on February 24, 2012;
9.	Extract of Entry bearing M.R. No. H63/2011-12 made in the Mutation of Register;
10.	Affidavit dated October 11, 2012 executed between: (i) Cherian Sebastian, son of late E.L. Sebastian; (i) Mercy Anto, wife of late Edattukaren Sebastian; (ii) Bestin also known as Bestin Joy; (iii) Shantin also known as Shantin Joy (both being sons of late E S Joy alias S J Edattikaran) in respect of the Property along with farm house and facilities for plantations;
11.	Release Deed dated August 8, 2016, registered as Document No. HLS-1-01815-2016-17, in Book – I, stored in C.D. No. HLSD-134, in the office of the Sub Registrar, Halasuru;
12.	Extract of Entry bearing M.R. No. H33/2016-17 made in the Mutation of Register;
13.	Sale Deed dated June 16, 2025, registered as Document No. HLS-1-00793-2025-26, in Book – I, in the office of the Sub Registrar, Shivajinagar (Halasuru), Bengaluru.
14.	RTC/Pahani for the period from 1968-69 to 1977-78, 2000-01 to 2024-25, in respect of Survey No. 110/2;
15.	Endorsement dated February 5, 2014 bearing Reference No. RK.C.R./3823/2013-14, issued by the Tahsildar, Bengaluru East Taluk;

16.	Endorsement dated April 22, 2025 bearing Reference No. RK.C.R./15/2025-26, issued by the Tahsildar, Bengaluru East Taluk;
17.	Village Map of Kannur Village (online copy);
18.	Moola Tippani, issued in respect of Survey No. 110 of Kannur Village;
19.	Copies of (i) Hissa Survey Tippani; and (ii) R.R. Pakka Book in respect of Survey No. 110/2;
20.	Hadabust Sketch, issued in respect of the land bearing Survey No. 110/2 of Kannur Village;
21.	Karnataka Revision Settlement Akarbandh, issued in respect of the land bearing Survey No. 110/2;
22.	Endorsement dated May 05, 2025 bearing Reference No. RD1218114031677 issued by the Tahsildar, Bengaluru East Taluk;
23.	Endorsement dated May 02, 2025 bearing Reference No. PTCL/BE/CR/ 57/2025-26, issued by the Assistant Commissioner, Bengaluru North Division, Bengaluru;
24.	Official Memorandum dated April 10, 2024 bearing Reference No. 645770 issued by the Deputy Commissioner, Bengaluru Urban District in respect of Survey No. 110/2;
25.	(i) Challans evidencing the payment of conversion fees; and (ii) extract of Entry bearing M.R. No. T68/2023-24 made in the Mutation Register;
26.	Conversion sketch;
27.	Commencement Certificate dated March 31, 2023 bearing Reference No. BDA/TPA/CLU-04/2021-22/4101/2022-23, issued by the Commissioner, Bengaluru Development Authority;
28.	E-Khatha Certificate (in Form 11B) dated May 24, 2024 bearing Reference No. 16056449, issued by Rural Development and Panchayat Raj Department;
29.	Tax Paid Receipts issued by the Taluk Office, Bengaluru East Taluk, issued in respect of the property bearing Survey No. 110/2, in the name of Cherian Sebastain and evidencing the payment of property taxes for the years: (i) 2021-22; 2022-23; 2023-24 and 2025-26;
30.	Indenture of Mortgage dated June 13, 2025 registered as Document No. HLS-1-00794-2025-26, Book-I at the office of the Sub Registrar, Shivajinagar (Halasuru) with respect to the Property;
31.	Encumbrance Certificate in SA No. 1611/25-26 issued for the periods from April 01, 1930 to March 31, 1942;
32.	Encumbrance Certificate in SA No.418/22-23 issued for the periods from April 01, 1942 to March 31, 1976;
33.	Encumbrance Certificate in SA No.1874/10-11 issued for the periods from April 01, 1976 to July 31, 1986;
34.	Encumbrance Certificate in SA No.7736/10-11 issued for the periods from August 1, 1986 to May 31, 1989;
35.	Encumbrance Certificate in SA No.431/10-11 issued for the periods from June 01, 1989 to March 31, 2004;

36.	Encumbrance Certificate in SA No.120/07-08 issued for the periods from April 01, 2004 to May 02, 2007;
37.	Encumbrance Certificate in SA No.135/10-11 issued for the periods from April 01, 2007 to April 5, 2010;
38.	Encumbrance Certificate in SA No.2909/10-11 issued for the periods from April 01, 2010 to August 10, 2016;
39.	Encumbrance Certificate in SA No.428/22-23 issued for the periods from April 1, 2016 to April 17, 2022; and
40.	Encumbrance Certificate in SA No. 420079/25-26 issued for the period April 17, 2022 to May 2, 2025;
41.	Encumbrance Certificate issued for the period from May 01, 2025, to June 25, 2025; and
42.	Public Notice dated April 12, 2025, in the Bengaluru editions of <i>The Times Nation</i> (English daily) and <i>Vijaya Karnataka</i> (Kannada daily) in respect of the Property.