

DUE DILIGENCE REPORT

IN RESPECT OF THE CONVERTED LANDS COMPRISED IN AND FORMING A PART OF SY.NOS.120 & 121, BOTH SITUATED AT HOOVINAYAKANAHALLI VILLAGE, JALA - 3 HOBLI, YELAHANKA TALUK, (EARLIER BANGALORE NORTH [ADDL] TALUK, BANGALORE URBAN DISTRICT.

EXTENT 13 ACRES 08 GUNTAS OR 53418.00 SQ.MTRS
OWNER: ALPINE HOUSING DEVELOPMENT CORPORATION
LIMITED
DEVELOPERS BHARTIYA URBAN PRIVATE LIMITED
BHARTIYA CITY RESIDENCES PRIVATE LIMITED

The photocopies copies of documents of title relating to the aforesaid properties have been furnished to me by **BHARTIYA URBAN PRIVATE LIMITED & BHARTIYA CITY RESIDENCES PRIVATE LIMITED**, having their offices at The Bhartiya Sparkle, Bhartiya City, Thanisandra Main Road, Bangalore - 560 064 with a request to furnish an opinion on title. In view of the same, this due diligence report has been prepared on the basis of documents of title relating to the aforesaid property and the recitals in the various documents of title which have been furnished to me for my verification.

I. DOCUMENTS FURNISHED:

A. In respect of Sy No.120 (previously Sy.Nos.120/A,120/P2 & 120/p3, earlier forming part of old Sy No.104):

- 1) Copy of the Grant Certificate in Form - I dated:23/05/1962 issued by the Tahsildar, Devenahalli.
- 2) Copy of the Sale Deed dated:06/12/1962 executed by Sri.T.S.Anand Rao to and in favour of Sri.T.S.Ramachandra, which has been duly registered as Document No.2258/62-63 in Book - I, Volume 863, pages 47 to 49 with the Sub-Registrar, Devanahalli.
- 3) Copy of the Deed of Sale dated:09/06/1972 executed by Sri.T.S.Ramachandra Rao to and in favour of Sri.D.J.Mistry, which has been duly registered as Document No.1002/72-73 in Book - I, Volume - 1100, pages 73 to 74 with the Sub-Registrar, Devanahalli.
- 4) Copy of the extract from the Mutation Register bearing MR No.14/72-73 issued by the Village Accountant, Singrahalli.
- 5) Copy of the Index of Lands and Record of Rights in respect of Hoovinayakanahalli Village, Jala Hobli, Devanahalli Taluk.
- 6) Copy of the Phodi Sketch in respect of Sy.No.104 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North issued by the Assistant Director of Land Records, Doddaballapura Sub-Division, Bangalore on 25/06/1982.



- 7) Copy of the General Power of Attorney dated:31st August 1995 executed by Sri.D.J.Mistry appointing Sri.C.R.Shivakumar, which has been duly registered before the Sub-Registrar, Bombay under the terms of which, Sri.D.J.Mistry authorised and empowered Sri.C.R.Shivakumar to deal with the land measuring an extent of about 4 Acres comprised in and forming a part of Sy.No.104 of Hoovinayakanahalli Village, Jala Hobli, Devanahalli Taluk including the sale of the same.
- 8) Copy of the extract from the Mutation Register bearing MR No.21/96-97 issued by the Revenue Inspector, Doddajala Circle.
- 9) Copy of the Notice dated:11/08/2004 issued by the Special Deputy Commissioner, Bangalore District, Bangalore demanding payment of conversion fine in respect of the lands owned by Sri.D.J.Mistry.
- 10) Copy of the Challan dated:23/12/2004 evidencing payment of conversion fine through State Bank of Mysore, Treasury Branch, Bangalore.
- 11) Copy of the conversion sketch issued by the Taluk Surveyor, Bangalore North (Addl) Taluk in respect of land measuring an extent of about 4 Acres comprised in and forming a part of Sy.No.120 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk.
- 12) Copy of the Official Memorandum bearing No.B.DS.ALN.SR(NA).108/2004-05, dated: 27/12/2004 issued by the Special Deputy Commissioner, Bangalore District, Bangalore.
- 13) Copy of the Deed of Sale dated:12/12/2005 executed by Sri.D.J.Mistry (represented by his General Power of Attorney Holder Sri.C.R.Shivakumar) to and in favour of Alpine Housing Development Corporation Limited (AHDCL), which has been duly registered as Document No.YAN-1-08829/2005-06 in Book - I, stored in CD No.YAND 155 with the Senior Sub-Registrar, Yelahanka, Bangalore.
- 14) Copy of the receipt dated:24/06/2008 issued by the Secretary, Kodigenahalli Village Panchayat evidencing payment of taxes for the year 2008-09 in respect of K.No.105/91.
- 15) Copy of the Akarband Extract in respect of Sy.Nos.120 and 121 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk.
- 16) Copy of the Karda in respect of Old Sy.No.104, New Sy.No.120 of Hoovinayakanahalli Village, Jala Hobli, Yelahanka Taluk, Bangalore Urban District.
- 17) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/1959 to 31/07/1986.
- 18) Copy of the Encumbrance Certificate in Form No.16 for the period from 01/08/1986 to 31/05/1989.
- 19) Copy of the Encumbrance Certificate in Form No.16 for the period from 01/06/1989 to 31/03/2004.
- 20) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/2004 to 03/05/2018.
- 21) Copy of the Encumbrance Certificate in Form No.16 for the period from 01/04/2018 to 03/09/2021.



- 22) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/2022 to 01/04/2024.
- 23) Copy of the RTC (Pahani) in respect of Sy.No.104 for the years 1968-69 to 1973-74, 1973-74 to 1977-78 to 1981-82, 1982-83, 1983-84, 1988-89 to 1992-93, 1994-95, 1995-96.
- 24) Copy of the RTC (Pahani) in respect of Sy.No.120A for the years 1997-98 to 1999-2000
- 25) Copy of the RTC (Pahani) in respect of Sy.No.120/p2 for the years 1997-98 to 1999-2000, 2001-02 to 2018-19
- 26) Copy of the Deed of Sale dated:09/06/1972 executed by Sri.T.S.Ramachandra Rao to and in favour of Sri.K.L.Nagaraj Rao, which has been duly registered as Document No.1001/72-73 in Book – I, Volume – 1099, pages 189 to 191 with the Sub-Registrar, Devanahalli.
- 27) Copy of the extract from the Mutation Register bearing MR No.21/96-97 issued by the Revenue Inspector, Doddajala Circle.
- 28) Copy of the Challan dated:06/12/2004 evidencing payment of conversion fine through State Bank of Mysore, Treasury Branch, Bangalore.
- 29) Copy of the conversion sketch issued by the Taluk Surveyor, Bangalore North (Addl) Taluk in respect of land measuring an extent of about 4 Acres comprised in and forming a part of Sy.No.104 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk.
- 30) Copy of the Official Memorandum bearing No.B.DS.ALN.SR(NA)107/2004-05, dated: 15/12/2004 issued by the Special Deputy Commissioner, Bangalore District, Bangalore.
- 31) Copy of the Deed of Sale dated:30/07/2005 executed by Sri.K.L.Nagaraja Rao to and in favour of Alpine Housing Development Corporation Limited (AHDCL), which has been duly registered as Document No.YAN-1-04823/2005-06 in Book – I, stored in CD No.YAND 141 with the Senior Sub-Registrar, Yelahanka, Bangalore.
- 32) Copy of the receipt dated:24/06/2008 issued by the Secretary, Kodigenahalli Village Panchayat evidencing payment of taxes for the year 2008-09.
- 33) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/1950 to 31/07/1986.
- 34) Copy of the Encumbrance Certificate in Form No.16 for the period from 01/08/1986 to 31/05/1989.
- 35) Copy of the Encumbrance Certificate in Form No.16 for the period from 01/06/1989 to 31/03/2004.
- 36) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/2004 to 27/04/2018.
- 37) Copy of the Encumbrance Certificate in Form No.16 for the period from 01/04/2018 to 03/09/2021.
- 38) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/2022 to 01/04/2024.
- 39) Copy of the RTC (Pahani) in respect of Sy.No.120/p3 for the years 2001-02 to 2018-19



- 40) Copy of the RTC (Pahani) in respect of Sy.No.120 of Hoovinayakanahalli Village, Jala Hobli, Yelahanka Taluk, Bangalore Urban District for the year 2024-25 .

B. In respect of Sy No.121 (previously Sy.Nos.121/A & 121/B, earlier forming part of old Sy No.104):

- 1) Copy of the Deed of Sale dated:09/06/1972 executed by Sri.T.S.Ramachandra Rao to and in favour of Sri.M.S.Kuppaswamy, which has been duly registered as Document No.1004/72-73 in Book – I, with the Sub-Registrar, Devanahalli.
- 2) Copy of the extract from the Mutation Register bearing MR No.12/72-73 issued by the Village Accountant, Singrahalli.
- 3) Copy of the Challan dated:06/12/2004 evidencing payment of conversion fine through State Bank of Mysore, Treasury Branch, Bangalore.
- 4) Copy of the conversion sketch issued by the Taluk Surveyor, Bangalore North (Addl) Taluk in respect of land measuring an extent of about 4 Acres comprised in and forming a part of Sy.No.104 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk.
- 5) Copy of the Official Memorandum bearing No.ALN.SR(NA)96/2004-05, dated: 11/02/2005 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore.
- 6) Copy of the Deed of Sale dated:30/07/2005 executed by Sri.M.S.Kuppuswamy Iyengar to and in favour of Alpine Housing Development Corporation Limited (AHDCL), which has been duly registered as Document No.YAN-1-04824/2005-06 in Book – I, stored in CD No.YAND 141 with the Senior Sub-Registrar, Yelahanka, Bangalore.
- 7) Copy of the receipt dated:01/09/2008 issued by the Bill Collector, Bandikodigehalli Village Panchayat evidencing payment of taxes for the year 1008-09.
- 8) Copy of the Karda in respect of Old Sy.No.104, New Sy.No.121 of Hoovinayakanahalli Village, Jala Hobli, Yelahanka Taluk, Bangalore Urban District.
- 9) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/1959 to 31/07/1986.
- 10) Copy of the Encumbrance Certificate in Form No.16 for the period from 01/08/1986 to 31/05/1989.
- 11) Copy of the Encumbrance Certificate in Form No.16 for the period from 01/06/1989 to 31/03/2004.
- 12) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/2004 to 14/04/2008.
- 13) Copy of the Encumbrance Certificate in Form No.16 for the period from 01/04/2008 to 03/09/2021.
- 14) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/2022 to 01/04/2024.



- 15) Copy of the RTC (Pahani) in respect of Sy.No.104:
for the years 1968-69 to 1973-74, 1973-74 to 1977-78 to 1981-82, 1982-83, 1983-84, 1988-89
to 1992-93, 1994-95, 1995-96.
- 16) Copy of the RTC (Pahani) in respect of Sy.No.121/A for the years 1997-98 to 1999-2000,
2001-02 to 2018-19
- 17) Copy of the Deed of Sale dated:09/06/1972 executed by Sri.T.S.Ramachandra Rao to and
in favour of Sri.C.R.Shivakumar, which has been duly registered as Document
No.1003/72-73 in Book – I, Volume – 1099, pages 191 to 193 with the Sub-Registrar,
Devanahalli.
- 18) Copy of the extract from the Mutation Register bearing MR No.11/72-73 issued by the
Village Accountant, Singrahalli.
- 19) Copy of the Challan dated:06/12/2004 evidencing payment of conversion fine through
State Bank of Mysore, Treasury Branch, Bangalore.
- 20) Copy of the conversion sketch issued by the Taluk Surveyor, Bangalore North (Addl)
Taluk in respect of land measuring an extent of about 4 Acres comprised in and forming
a part of Sy.No.104 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl)
Taluk.
- 21) Copy of the Official Memorandum bearing No.ALN.SR.97/2004-05, dated: 11/02/2005
issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore.
- 22) Copy of the Deed of Sale dated:12/12/2005 executed by Sri.C.R.Sivakumar to and in
favour of Alpine Housing Development Corporation Limited (AHDCL), which has been
duly registered as Document No.YAN-1-08833/2005-06 in Book – I, stored in CD
No.YAND 155 with the Senior Sub-Registrar, Yelahanka, Bangalore.
- 23) Copy of the receipt dated:24/06/2008 issued by the Secretary, Kodigenahalli Village
Panchayat evidencing payment of taxes, betterment charges and miscellaneous charges
for the year 2008-09 in respect of K.No.114/980.
- 24) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/1959 to
31/07/1986.
- 25) Copy of the Encumbrance Certificate in Form No.16 for the period from 01/08/1986 to
31/05/1989.
- 26) Copy of the Encumbrance Certificate in Form No.16 for the period from 01/06/1989 to
31/03/2004.
- 27) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/2004 to
14/04/2008.
- 28) Copy of the Encumbrance Certificate in Form No.16 for the period from 01/04/2008 to
03/09/2021.
- 29) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/2022 to
01/04/2024.



- 30) Copy of the RTC (Pahani) in respect of Sy.No.121/B of Hoovinayakanahalli Village, Jala Hobli, Yelahanka Taluk, Bangalore Urban District for the years 1997-98 to 1999-2000, 2001-02 to 2018-19.
- 31) Copy of the RTC (Pahani) in respect of Sy.No.121 of Hoovinayakanahalli Village, Jala Hobli, Yelahanka Taluk, Bangalore Urban District for the year 2024-25.

C. COMMON DOCUMENTS FURNISHED:

1. Copy of the Encumbrance Certificate in Form No.16 for the period from 01/04/2021 to 04/04/2022 in respect of Sy.No.104, New Sy.No.121/A.
2. Copy of the Encumbrance Certificate in Form No.16 for the period from 01/04/2021 to 04/04/2022 – 4 Acres – Sy.No.121/B
3. Copy of the Encumbrance Certificate in Form No.16 for the period from 01/04/2021 to 04/04/2022 in respect of Sy.No.104, New Sy.No.120/B.
4. Copy of the Encumbrance Certificate in Form No.16 for the period from 01/04/2021 to 04/04/2022 – Sy.No.120/A.
5. Copy of the Endorsement dated:08/03/2022 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore regarding acquisition of land comprised in Sy.No.120.
6. Endorsement dated:08/03/2022 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore regarding acquisition of land comprised in Sy.No.121.
7. Copy of the Endorsement dated:26/07/2008 issued by the Special Tahsildar, Bangalore North (Addl) Taluk, Yelahanka stating that there no applications filed in 7 and 7A as per the provisions of the Karnataka Land Reforms Act 1961 in respect of Sy.Nos.120/A, 120/B, 121/A and 121/B of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk.
8. Copy of the Endorsement dated:02/04/2009 issued by the Assistant Commissioner, Bangalore North Taluk stating that there are no proceedings initiated in respect of the land measuring an extent of about 4 Acres comprised in and forming a part of Sy.No.120/p2 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk under the provisions of the Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978.
9. Copy of the Endorsement dated:18/02/2009 issued by the Assistant Commissioner, Bangalore North Taluk stating that there are no proceedings initiated in respect of the lands comprised in Sy.Nos.121, 120 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk under Sections 70(A) and (B) of the Karnataka Land Reforms Act 1961.



10. Copy of the Endorsement dated:09/04/2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore stating that a Preliminary Notification bearing No.CI 649 SPQ 2007, dated:23/01/2013 has been issued for acquisition land measuring an extent of 1 Acre 10 Guntas comprised in Sy.No.120 of Hoovinayakanahalli.
11. Copy of the Gazette Notification dated:24/01/2013, the Under Secretary to Government of Karnataka, Department of Commerce and Industries, Bangalore
12. Copy of the Development Agreement dated:22/04/2022 entered into by M/s. Alpine Housing Development Corporation Limited (AHDCL) with M/s. Milestone Buildcon Private Limited (MBPL), which has been duly registered as Document No.YAN-1-00940/2022-23 in Book - I, stored in CD No.YAND 1500 with the Sub-Registrar, Yelahanka
13. Copy of the General Power of Attorney:22/04/2022 executed by M/s. Alpine Housing Development Corporation Limited (AHDCL) appointing M/s. Milestone Buildcon Private Limited (MBPL) as their Attorney, which has been duly registered as Document No.YAN-4-00051/2022-23 in Book - I, stored in CD No.YAND 1500 with the Sub-Registrar, Yelahanka, Bengaluru.
14. Copy of the Order in Form No.CAA.12, dated:12/09/2023 issued by the Regional Director (SR), Chennai Confirming the Scheme of Arrangement (Demerger) under section 233 (1)(b) and (d) of the Companies Act 2013 pertaining to Milestone Buildcon Private Limited with Bhartiya City Residences Private Limited.;
15. Copy of the Revised Order dated:25/09/2023 issued by the the Special Land Acquisition Officer, KIADB, in which land measuring an extent of 17 Guntas comprised in and forming a part of Sy.No.120 and land measuring an extent of 1 Acre 15 Guntas (exclusive of 6 Guntas Kharab) comprised in and forming a part of Sy.No.121 of Hoovinayakanahalli Village owned by the AHDCL was finally acquired by the KIADB for their development scheme.
16. Copy of the Khatha Certificate in Form 11-B issued on 31/05/2024 by the Panchayat Development Officer, Bandikodagehalli, Department of Rural Development and Panchayat Raj, Yelahanka, Bengaluru in respect of converted land measuring an extent of about 15334.55 sq.mtrs or 165059.60 sq.ft comprised in Sy.No.120 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk assigned Property No.150200201101000118, VP No.105/91 owned by Alpine Housing Development Corporation Limited.
17. Copy of the Khatha Certificate in Form 11-B issued on 31/05/2024 by the Panchayat Development Officer, Bandikodagehalli, Department of Rural Development and Panchayat Raj, Yelahanka, Bengaluru in respect of converted land measuring an extent of about 15101 sq.mtrs or 162545.7 sq.ft comprised in Sy.No.120 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk assigned Property



- No.150200201101000117, VP No.104/90 owned by Alpine Housing Development Corporation Limited.
18. Copy of the Khatha Certificate in Form 11-B issued on 31/05/2024 by the Panchayat Development Officer, Bandikodagehalli, Department of Rural Development and Panchayat Raj, Yelahanka, Bengaluru in respect of converted land measuring an extent of about 14872.00 sq.mtrs or 160080.7 sq.ft comprised in Sy.No.121 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk assigned Property No.150200201101000127, VP No.114/98 owned by Alpine Housing Development Corporation Limited.
19. Copy of the Khatha Certificate in Form 11-B issued on 31/05/2024 by the Panchayat Development Officer, Bandikodagehalli, Department of Rural Development and Panchayat Raj, Yelahanka, Bengaluru in respect of converted land measuring an extent of about 8109.90 sq.mtrs or 87294.15 sq.ft comprised in Sy.No.121 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk assigned Property No.150200201101000128, VP No.115/99 owned by Alpine Housing Development Corporation Limited.
20. Copy of the Village Map of Hoovinayakanahalli Village.
21. Gazette Notification dated 21.02.2024 issued by the Government of Karnataka.
22. Copy of the receipt dated:12/12/2024 issued by the Panchayat Development Officer, Bandikodagehalli, Department of Rural Development and Panchayat Raj, Yelahanka, Bengaluru evidencing payment of taxes for the year 2024-25.
23. Copy of the Supplementary Agreement dated:12/12/2024 entered into by Alpine Housing Development Corporation, Bhartiya Urban Private Limited and Bhartiya City Residences Private Limited which has been duly attested by a Notary Public.
24. Copy of the Khatha Certificate in Form 11B, dated:22.07.2024 issued by the Panchayat Development Officer, Bandikodagehalli, Department of Rural Development and Panchayat Raj, Yelahanka, Bengaluru amalgamating the properties owned by Alpine Housing Development Corporation Limited and retained / assigned Property No.150200201101000117.
25. Copy of the Encumbrance Certificate in Form No.16 for the period from 01/04/2024 to 26/12/2024 in respect of Sy.No.121 of Hoovinayakanahalli Village.
26. Copy of the Encumbrance Certificate in Form No.16 for the period from 01/04/2024 to 26/12/2024 in respect of Sy.No.120 of Hoovinayakanahalli Village.



II. FLOW OF TITLE:

Re-Sy No.120

Whereas, it is evident from the Karda, Index of Lands and Records of Rights pertaining to Hoovinayakanahalli Village, Jala Hobli, Devanahalli Taluk that the land measuring an extent of 8 Acres comprised in Sy.No.104 (presently bearing Sy No.120) was owned by Sri.T.S.Anand Rao, he having acquired the same under the Grant Certificate as duly evidenced by the Form No.1 (Saguvali Chit) issued by the Tahsildar, Devanahalli on 23/05/1962;

Whereas, the aforesaid Sri.T.S.Anand Rao executed a Sale Deed dated:06/12/1962 to and in favour of Sri.T.S.Ramachandra Rao, which has been duly registered as Document No.2258/62-63 in Book – I, Volume 863, pages 47 to 49 with the Sub-Registrar, Devanahalli by means of which Sri.T.S. Ramachandra purchased the dry land measuring an extent of about 8 Acres comprised in and forming a part of Sy.No.104 of Hoovinayakanahalli Village, Jala Hobli, Devanahalli Taluk;

Whereas, the aforesaid Sri.T.S.Ramachandra Rao executed a Deed of Sale dated:09/06/1972 to and in favour of Sri.K.L.Nagaraj Rao, which has been duly registered as Document No.1001/72-73 in Book – I, Volume – 1099, pages 189 to 191 with the Sub-Registrar, Devanahalli by means of which Sri.K.L.Nagaraj purchased the dry land measuring an extent of about 4 Acres comprised in and forming a part of Sy.No.104 of Hoovinayakanahalli Village, Jala Hobli, Devanahalli Taluk;

Whereas, pursuant to the purchase of the land measuring an extent of about 4 Acres comprised in and forming a part of Sy.No.104 of Hoovinayakanahalli Village, Jala Hobli, Devanahalli Taluk the aforesaid Sri.K.L.Nagaraj Rao duly got transferred the Khatha in respect of the same to his as duly evidenced by the extract from the Mutation Register bearing MR No.15/72-73 issued by the Village Accountant, Singrahalli;

Whereas, the aforesaid Sri.T.S.Ramachandra Rao executed a Deed of Sale dated:09/06/1972 to and in favour of Sri.D.J.Mistry, which has been duly registered as Document No.1002/72-73 in Book – I, Volume – 1100, pages 73 to 74 with the Sub-Registrar,



Devanahalli by means of which Sri.D.J.Mistry purchased the land measuring an extent of about 4 Acres comprised in and forming a part of Sy.No.104 of Hoovinayakanahalli Village, Jala Hobli, Devanahalli Taluk;

Whereas, pursuant to the purchase of the land measuring an extent of about 4 Acres comprised in and forming a part of Sy.No.104 of Hoovinayakanahalli Village, Jala Hobli, Devanahalli Taluk, the aforesaid Sri.D.J.Mistry duly got transferred the Khatha in respect of the same to his name as duly evidenced by the extract from the Mutation Register bearing MR No.14/72-73 issued by the Village Accountant, Singrahalli;

Re-Sy No.121

Whereas, it is evident from the Karda, Index of Lands and Records of Rights pertaining to Hoovinayakanahalli Village, Jala Hobli, Devanahalli Taluk that the land measuring an extent of 7 Acres (exclusive of 06 Guntas Karab) comprised in Sy.No.104 (presently bearing Sy No.121) was owned by Sri.T.S.Ramachandra Rao, he having acquired the same the under the Grant Certificate as duly evidenced by the Form No.1 (Saguvali Chit) issued by the Tahsildar, Devanahalli on 23/05/1962;

Whereas, the aforesaid Sri.T.S.Ramachandra Rao executed a Deed of Sale dated:09/06/1972 to and in favour of Sri.M.S.Kuppaswamy, which has been duly registered as Document No.1004/72-73 in Book – I, with the Sub-Registrar, Devanahalli by means of which Sri.M.S.Kuppaswamy purchased the dry land measuring an extent of about 3 Acres comprised in and forming a part of Sy.No.104 of Hoovinayakanahalli Village, Jala Hobli, Devanahalli Taluk;

Whereas, pursuant to the purchase of the land measuring an extent of about 3 Acres comprised in and forming a part of Sy.No.104 of Hoovinayakanahalli Village, Jala Hobli, Devanahalli Taluk the aforesaid Sri.M.S.Kuppaswamy duly got transferred the Khatha in respect of the same to his name as duly evidenced by the extract from the Mutation Register bearing MR No.12/72-73 issued by the Village Accountant, Singrahalli;



Whereas, the aforesaid Sri.T.S.Ramachandra Rao executed a Deed of Sale dated:09/06/1972 to and in favour of Sri.C.R.Shivakumar, which has been duly registered as Document No.1003/72-73 in Book – I, Volume – 1099, pages 191 to 193 with the Sub-Registrar, Devanahalli by means of which Sri.C.R.Shivakumar purchased the dry land measuring an extent of about 4 Acres comprised in and forming a part of Sy.No.104 of Hoovinayakanahalli Village, Jala Hobli, Devanahalli Taluk;

Whereas, pursuant to the purchase of the land measuring an extent of about 4 Acres comprised in and forming a part of Sy.No.104 of Hoovinayakanahalli Village, Jala Hobli, Devanahalli Taluk the aforesaid Sri.C.R.Shivakumar duly got transferred the Khatha in respect of the same to his as duly evidenced by the extract from the Mutation Register bearing MR No.11/72-73 issued by the Village Accountant, Singrahalli;

Re-Sy No.120 and 121

Whereas, it is evident from Index of Lands and Record of Rights furnished in respect of Hoovinayakanahalli Village, Jala Hobli, Devanahalli Taluk:

- a) that the aforesaid Sri.T.S. Ananda Rao sold land measuring an extent of about 8 Acres comprised in and forming a part of Sy.No.104 of Hoovinayakanahalli Village to Sri.T.S.Ramachandra Rao;
- b) that the aforesaid Sri.T.S.Ramachandra Rao sold land measuring an extent of about 4 Acres comprised in and forming a part of Sy.No.104 of Hoovinayakanahalli Village to Sri.K.L. Nagaraja Rao.
- c) that the aforesaid Sri.T.S.Ramachandra Rao sold land measuring an extent of about 4 Acres comprised in and forming a part of Sy.No.104 of Hoovinayakanahalli Village to Sri.D.J.Mistry.
- d) that the aforesaid Sri.T.S. Ramachandra Rao sold land measuring an extent of about 4 Acres comprised in and forming a part of Sy.No.104 of Hoovinayakanahalli Village to Sri.C.R.Shivakumar;
- e) that the aforesaid Sri.T.S. Ramachandra Rao sold land measuring an extent of about 3 Acres comprised in and forming a part of Sy.No.104 of Hoovinayakanahalli Village to Sri.M.S.Kuppuswamy.



Whereas, it is evident from the Phodi Sketch drawn on 26/06/1982 prepared by the Surveyor and duly attested by the Assistant Director of Land Records, Doddaballapura Sub-Division, Bangalore in respect larger extent of lands comprised in and forming part of Sy.No.104 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North that the land measuring an extent of about 8 Acres then owned by Sri.T.S.Ananda Rao was assigned New Sy.No.120 and land measuring an extent of about 7 Acres then owned by Sri.Ramachandra Rao T.S was assigned New Sy.No.121;

Whereas, the Akarband Extract duly attested by the Assistant Director of Land Records, Yelahanka reflects that Sy.No.120 comprising of the agricultural land measuring an extent of about 8 Acres and Sy.No. 121 comprising of the agricultural land measuring an extent of about 7 Acres 6 Guntas (inclusive of 6 Guntas of 'B' Kharab), both situated at Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk;

Whereas, the land comprised in Sy.No.104 of Hoovinayakanahalli Village was assigned New Survey Number as duly evidenced by the extract from the Mutation Register bearing MR No.21/96-97 issued by the Revenue Inspector, Doddajala Circle as follows:

No.	New Sy.No.	Extent	Owner
a)	120/A	4 Acres	D.J.Mestri
b)	120/B	4 Acres	Sri.K.L.NagarajuaRao
c)	121/A	4 Acres	Sri.C.R.Shivakukmar
d)	121/B	3 Acres	Sri.M.S.Kuppuswamy

Whereas, the RTC (Pahani) furnished in respect of land measuring an extent of about 7 Acres comprised in Sy.No.104 of Hoovinayakanahalli Village for the years 1968-69 to 1973-74, 1973-74 to 1977-78 to 1981-82, 1982-83, 1983-84, 1988-89 to 1992-93, 1994-95, 1995-96 in respect of reflects the names of Sri.T.S.Ramachandra Rao and thereafter Sri.C.R.Shivakumar and Sri.K.S.Kuppuswamy in Column No.9;

Whereas, the RTC (Pahani) furnished in respect of land measuring an extent of about 8 Acres comprised in Sy.No.104 of Hoovinayakanahalli Village for the years 1968-69 to 1973-74, 1973-74 to 1977-78 to 1981-82, 1982-83, 1983-84, 1988-89 to 1992-93, 1994-95, 1995-96 in respect of

reflects the name of Sri.T.S.Ananda Rao and thereafter Sri.T.S.Ramachandra Rao, thereafter Sri.D.J.Mistri and Sri.K.L.Nagaraiah in Column No.9 and 12;

Whereas, the RTC (Pahani) furnished in respect of land measuring an extent of about 4 Acres comprised in Sy.No.120/A and thereafter assigned Sy.No.120/p2 of Hoovinayakanahalli Village for the years 1997-98 to 1999-2000 reflects the name Sri.D.J.Mistry in Column No.9 and 12;

Whereas, the RTC (Pahani) in respect of furnished in respect of land measuring an extent of about 4 Acres comprised in Sy.No.120/B and thereafter assigned Sy.No.120/p3 of Hoovinayakanahalli Village for the years for the years 2001-02 to 2018-19 reflects the name of Sri.K.L.Nagarajaiah in Column Nos.9 and 12;

Whereas, the RTC (Pahani) in respect of furnished in respect of land measuring an extent of about 3 Acres comprised in Sy.No.121/A of Hoovinayakanahalli Village for the years for the years 2001-02 to 2018-19 reflects the name of Sri.M.S.Kuppuswamy in Column Nos.9 and 12;

Whereas, the RTC (Pahani) in respect of furnished in respect of land measuring an extent of about 4 Acres 4 Guntas (inclusive of 1 Gunta Kharab) comprised in Sy.No.121/B of Hoovinayakanahalli Village for the years for the years 2001-02 to 2018-19 reflects the name of Sri.C.R.Shivakumar in Column Nos.9 and 12;

Whereas, the aforesaid Sri.K.L.Nagaraj Rao being desirous of converting the land measuring an extent of about 4 Acres comprised in Sy.No.120 (old Sy.No.104) of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk from agricultural to non agricultural industrial uses and purposes, applied for the same before the Special Deputy Commissioner, Bangalore District, Bangalore;

Whereas, pursuant to the application filed by Sri.K.L.Nagaraj Rao and on payment of conversion fine, the Special Deputy Commissioner, Bangalore District, Bangalore issued an Official Memorandum bearing No.B.DS.ALN.SR(NA)107/2004-05, dated: 15/12/2004 granting conversion of land measuring an extent of about 4 Acres comprised in Sy.No.120 of



Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk from agricultural to non agricultural industrial uses and purposes owned by Sri.K.L.Nagaraj Rao;

Whereas, the aforesaid Sri.D.J.Mistry being desirous of converting the land measuring an extent of about 4 Acres comprised in Sy.No.120 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk from agricultural to non agricultural industrial uses and purposes, applied for the same before the Special Deputy Commissioner, Bangalore District, Bangalore;

Whereas, pursuant to the application filed by Sri.D.J.Mistry and on payment of conversion fine, the Special Deputy Commissioner, Bangalore District, Bangalore issued an Official Memorandum bearing No.B.DS.ALN.SR(NA).108/2004-05, dated:27/12/2004 granting conversion of land measuring an extent of about 4 Acres comprised in Sy.No.120 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk from agricultural to non agricultural industrial uses and purposes owned by Sri.D.J.Mistry;

Whereas, the aforesaid Sri.M.S.Kuppuswamy being desirous of converting the land measuring an extent of about 3 Acres comprised in Sy.No.121 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk from agricultural to non agricultural residential uses and purposes, applied for the same before the Assistant Commissioner, Bangalore North Sub-Division, Bangalore;

Whereas, pursuant to the application filed by Sri.M.S.Kuppuswamy and on payment of conversion fine, the Assistant Commissioner, Bangalore North Sub-Division, Bangalore issued an Official Memorandum bearing No.ALN.SR(NA)96/2004-05, dated: 11/02/2005 granting conversion of land measuring an extent of about 3 Acres comprised Sy.No.121 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk from agricultural to non agricultural residential uses and purposes owned by Sri.M.S.Kuppuswamy;

Whereas, the aforesaid Sri.C.R.Shivakumar being desirous of converting the land measuring an extent of about 4 Acres 1 Gunta comprised in Sy.No.121 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk from agricultural to non agricultural



residential uses and purposes, applied for the same before the Assistant Commissioner, Bangalore North Sub-Division, Bangalore;

Whereas, pursuant to the application filed by Sri.C.R.Shivakumar and on payment of conversion fine, the Assistant Commissioner, Bangalore North Sub-Division, Bangalore issued an Official Memorandum bearing No.ALN.SR.97/2004-05, dated:11/02/2005 granting conversion of land measuring an extent of about 4 Acres 1 Gunta comprised in Sy.No.121 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk from agricultural to non agricultural residential uses and purposes owned by Sri.C.R.Shivakumar;

Whereas, the aforesaid Sri.D.J.Mistry executed a General Power of Attorney dated:31st August 1995 appointing Sri.C.R.Shivakumar, which has been duly registered before the Sub-Registrar, Bombay in which, Sri.D.J.Mistry authorised and empowered Sri.C.R.Shivakumar to deal with the land measuring an extent of about 4 Acres comprised in and forming a part of Sy.No.104 of Hoovinayakanahalli Village, Jala Hobli, Devanahalli Taluk including the sale of the same;

Whereas, the aforesaid Sri.K.L.Nagaraja Rao executed a Deed of Sale dated:30/07/2005 to and in favour of Alpine Housing Development Corporation Limited (AHDCL), which has been duly registered as Document No.YAN-1-04823/2005-06 in Book – I, stored in CD No.YAND 141 with the Senior Sub-Registrar, Yelahanka, Bangalore by means of which AHDCL purchased the industrially converted land measuring an extent of about 4 Acres comprised in Sy.No.120 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk;

Whereas, the aforesaid Sri.D.J.Mistry (represented by his General Power of Attorney Holder Sri.C.R.Shivakumar) executed a Deed of Sale dated:12/12/2005 to and in favour of Alpine Housing Development Corporation Limited (AHDCL), which has been duly registered as Document No.YAN-1-08829/2005-06 in Book – I, stored in CD No.YAND 155 with the Senior Sub-Registrar, Yelahanka, Bangalore by means of which AHDCL purchased the industrially converted land measuring an extent of about 4 Acres comprised in Sy.No.120 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk;



Whereas, the aforesaid Sri.M.S.Kuppuswamy Iyengar executed a Deed of Sale dated: 30/07/2005 to and in favour of Alpine Housing Development Corporation Limited (AHDCL), which has been duly registered as Document No.YAN-1-04824/2005-06 in Book – I, stored in CD No.YAND 141 with the Senior Sub-Registrar, Yelahanka, Bangalore by means of which AHDCL purchased the residentially converted land measuring an extent of about 3 Acres comprised in and forming a part of Sy.No.121 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk;

Whereas, the aforesaid Sri.C.R.Sivakumar executed a Deed of Sale dated:12/12/2005 to and in favour of Alpine Housing Development Corporation Limited (AHDCL), which has been duly registered as Document No.YAN-1-08833/2005-06 in Book – I, stored in CD No.YAND 155 with the Senior Sub-Registrar, Yelahanka, Bangalore by means of which AHDCL purchased the residentially converted land measuring an extent of about 4 Acres comprised in Sy.No.121 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk;

Whereas, thus, the Alpine Housing Development Corporation Limited has become the absolute owner of the converted lands in Sy No.120 measuring 08 Acres and Sy No.121 measuring 07 Acres, in all measuring 15 Acres, situated at Hoovinayakanahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore;

Whereas, further it is observed from the earlier Gazette Notification dated:24/01/2013, the Under Secretary to Government of Karnataka, Department of Commerce and Industries, Bangalore for acquisition of certain lands comprised in Sy.Nos.120, 121, 124, 125 and 126 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk in which land measuring an extent of 1 Acre 10 Guntas comprised in and forming a part of Sy.No.120 and land measuring an extent of 1 Acre 20 Guntas comprised in and forming a part of Sy.No.121 of Hoovinayakanahalli Village owned by the AHDCL, the OWNER herein was notified/identified by the Karnataka Industrial Area Development Board (KIADB), Bangalore for their development schemes;



Whereas, pursuant to which the aforesaid AHDCL with a intention to develop the converted lands in Sy Nos.120 measuring 06 Acres 30 Guntas (less area measuring 01 Acre 10 Guntas acquired/notified by KIADB) and Sy No.121 measuring 05 Acres 20 Guntas (less area measuring 01 Acre 21 Guntas {inclusive of 06 Guntas of B Karab} acquired/notified by KIADB), in all measuring 12 Acre 10 Guntas has entered into a Development Agreement dated:22/04/2022 with Milestone Buildcon Private Limited (MBPL), a private limited company, which has been duly registered as Document No.YAN-1-00940/2022-23 in Book – I, stored in CD No.YAND 1500 with the Sub-Registrar, Yelahanka, Bangalore (hereinafter referred to as the “Principal Agreement”), under the terms of which, MBPL has been authorised to develop the aforesaid properties by constructing and developing a residential project thereon comprising residential apartments of different dimensions in a phased manner in one or more blocks as per the specifications of construction as agreed upon with common amenities, facilities and infrastructure attached thereto including provisions for car parking space/s, compound walls, gates, internal and external services relating to electricity, water, drainage, roads, walkways, amenities, facilities, staircases, passages, sewer lines, pipes, ducts and sanitation, hereinafter referred to as the “Project”, on certain terms and also mutually agreed that the Saleable Area in the Project shall not be demarcated/identified and shared between the AHCDL & MBPL physically and they shall jointly convey the Saleable Area to the prospective purchaser/s without any limitations and discrimination and share the Revenue arising out of such sale in the following manner from the funds available from the Project Account as enumerated in the said Development Agreement:

Sl.No.	Revenue	Owner's Share	Developer's Share
1)	Distributable Project Revenue	30%	70%
2)	Non-Distributable Project Revenue	0	100%

Whereas, pursuant to the execution and registration of the Development Agreement as mentioned above, AHDCL also executed a General Power of Attorney:22/04/2022 appointing Milestone Buildcon Private Limited (MBPL) as their Attorney, which has been duly registered



as Document No.YAN-4-00051/2022-23 in Book – I, stored in CD No.YAND 1500 with the Sub-Registrar, Yelahanka, Bengaluru granting various powers in respect of the proposed project including the sale of the residential apartments proposed to be constructed thereon;

Whereas, under a Scheme of Arrangement (demerger) under section 233 (1)(b) and (d) of the Companies Act 2013, the aforesaid MBPL was demerged with Bhartiya City Residences Private Limited, as duly evidenced by the Form No.CAA.12, dated:12/09/2023 issued by the Regional Director (SR), Chennai;

Whereas, the Special Land Acquisition Officer, KIADB after a detailed enquiry and based on the orders of the Hon'ble Supreme Court of India, issued a Revised Order dated:25/09/2023, in which land measuring an extent of 17 Guntas comprised in and forming a part of Sy.No.120 and land measuring an extent of 1 Acre 21 Guntas (inclusive of 6 Guntas B Kharab) comprised in and forming a part of Sy.No.121 of Hoovinayakanahalli Village owned by the AHDCL, the OWNER herein was finally acquired by the KIADB for their development schemes and the same was published in the Karnataka Gazette on 21/02/2024;

Whereas, pursuant to the aforesaid Revised Order dated:25/09/2023, the aforesaid AHDCL become entitled to own and possess the undeveloped converted lands all situated at Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk as detailed below:

- a) Measuring an extent of about 7 Acres 23 Guntas (after deducting an area measuring 17 Guntas acquired by KIADB for formation of the road) comprised in and forming a part of Sy.No.120 of Hoovinayakanahalli Village.
- b) Measuring an extent of about 5 Acres 25 Guntas (after deducting an area measuring 1 Acre 15 Guntas and 06 Guntas Kharab acquired by KIADB for formation of the road) comprised in and forming a part of Sy.No.121 of Hoovinayakanahalli Village.

Whereas, pursuant to the Revised (final) Orders as mentioned above,

- i. the Khatha in respect of converted land measuring an extent of about 3 Acres 29 ¼ Guntas or about 15101 sq.mtrs or about 162545.7 sq.ft comprised in Sy.No.120 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk was transferred in the name of Alpine Housing Development Corporation Limited as duly evidenced by the Certificate in Form 11-B, dated:31/05/2024 by the Panchayat Development Officer, Bandikodagehalli, Department of Rural



- Development and Panchayat Raj, Yelahanka, Bengaluru and retained Property No.150200201101000117, VP No.104/90
- ii. the Khatha in respect of converted land measuring an extent of about 3 Acres 31 ½ Guntas or about 15334.55 sq.mtrs or about 165059.60 sq.ft comprised in Sy.No.120 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk was transferred in the name of Alpine Housing Development Corporation Limited as duly evidenced by the Certificate in Form 11-B issued on 31/05/2024 by the Panchayat Development Officer, Bandikodagehalli, Department of Rural Development and Panchayat Raj, Yelahanka, Bengaluru and retained Property No.150200201101000118, VP No.105/91.
- iii. the Khatha in respect of converted land measuring an extent of about 2 Acres ¼ Guntas or about 8109.90 sq.mtrs or about 87294.15 sq.ft comprised in Sy.No.121 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk was transferred in the name of Alpine Housing Development Corporation Limited as duly evidenced by the Certificate in Form 11-B issued on 31/05/2024 by the Panchayat Development Officer, Bandikodagehalli, Department of Rural Development and Panchayat Raj, Yelahanka, Bengaluru and retained Property No.150200201101000128, VP No.115/99.
- iv. the Khatha in respect of converted land measuring an extent of about 3 Acres 27 Guntas or about 14872.00 sq.mtrs or about 160080.7 sq.ft comprised in Sy.No.121 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk was transferred in the name of Alpine Housing Development Corporation Limited as duly evidenced by the Certificate in Form 11-B issued on 31/05/2024 by the Panchayat Development Officer, Bandikodagehalli, Department of Rural Development and Panchayat Raj, Yelahanka, Bengaluru and retained Property No.150200201101000127, VP No.114/98.

Whereas, thus, in the manner mentioned above, AHDCL become entitled to own and possess the converted undeveloped lands measuring an extent of about 7 Acres 23 Guntas comprised in and forming a part of Sy.No.120 and converted undeveloped lands measuring an extent of about 5 Acres 25 Guntas comprised in and forming a part of Sy.No.121, together forming one composite and compact block of lands totally measuring an extent of about 13 Acres 8 Guntas , both situated at Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk, subsequently the AHDCL have applied and obtained Amalgamated E-Katha in Form 11B, dated:22.07.2024 bearing No. No.150200201101000117, Village Panchayat No.104/90/105/91/114/98/115/99, issued by the Panchayat Development Officer, Bandi-



kodagehalli, Department of Rural Development and Panchayat Raj, Yelahanka, Bengaluru, in respect of Sy No.120 and 121, in all measuring 53418.00 Sq Mtrs or 13 Acres 08 Guntas, situated at Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk, Bangalore, which is morefully described in the Schedule below herein and hereinafter referred to as the Schedule Property.

Whereas, in the meanwhile, Alpine Housing Development Corporation (AHDC), Bhartiya Urban Private Limited (BUPL) and Bhartiya City Residences Private Limited(BCRPL) entered into a Supplementary Development Agreement dated:12/12/2024 duly recording the demerger of MBPL with Bhartiya City Residences Private Limited as mentioned above and adding Bhartiya Urban Private Limited as the Developer No.1 and Bhartiya City Residences Private Limited as the Developer No.2 and also altered certain clauses recorded in the Development Agreement dated:22/04/2022 including the rights of development and share of revenue between the Owner namely AHDC and the Developers viz Bhartiya Urban Private Limited and Bhartiya City Residences Private Limited in the ratio of 30:70 respectively.

III. **CONCLUSION:**

On the basis of the aforesaid documents and on verification of the documents of title, I wish to state that AHDCL has a clear, valid, subsisting and marketable title to the Schedule Property as its sole and absolute owner

The Encumbrance Certificates furnished for the period from 01/04/1959 to 26/12/2024 do not record any subsisting encumbrances on the Schedule and Property.

Further, the

1. Endorsements dated:08/03/2022 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore records that the lands comprised in the Sy.Nos.120 and 121 of Hoovinayakanahalli Village have not been notified for any of their development schemes.
2. Endorsement dated:26/07/2008 issued by the Special Tahsildar, Bangalore North (Addl) Taluk, Yelahanka records that there are no applications filed in Form 2, 7 and 7A as per the provisions of the Karnataka Land Reforms Act 1961 in respect of Sy.Nos.120/A,



- 120/B, 121/A and 121/B of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk.
3. Endorsement dated:02/04/2009 issued by the Assistant Commissioner, Bangalore North Taluk records that there are no proceedings initiated in respect of the land measuring an extent of about 4 Acres comprised in and forming a part of Sy.No.120/p2 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk under the provisions of the Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978.
 4. Endorsement dated:18/02/2009 issued by the Assistant Commissioner, Bangalore North Taluk records that there are no proceedings initiated in respect of the lands comprised in Sy.Nos.121, 120 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk under Sections 70(A) and (B) of the Karnataka Land Reforms Act 1961.
 5. Endorsement dated:09/04/2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore records that a Preliminary Notification bearing No.CI 649 SPQ 2007, dated:23/01/2013 has been issued for acquisition land measuring an extent of 1 Acre 10 Guntas comprised in Sy.No.120 of Hoovinayakanahalli.

The original documents of title and connected records relating to the Schedule Property have been offered for inspection to me and the said original documents of title and connected records are presently with my custody. As part of the due diligence exercise, a public notice was issued by me in the Prajavani and Times of India Newspapers, Bangalore Edition on 24/05/2023 after obtaining No Objection Letter dated:27/04/2022 from AHDCL calling for objections/claims from any person/s, claims on the title to the Schedule Property by any person/s and till date no objections/claims have been served on me either through RPAD/COP/Courier or Electronic Mail.

Presently the Schedule Property has been earmarked for Industrial Uses as per Master Plan 2021 of BIAAPA and in this regard, AHDCL filed an application dated:06/04/2023 before the Commissioner, Bangalore Development Authority, Bangalore seeking change of land use in respect of the Schedule Property from industrial use to residential use.

The Commissioner, Bangalore Development Authority, Bangalore vide its order bearing No.BDA/TPM/CLU-01/24-25/344/2025-26, dated:29/04/2025 accorded permission of Change of Land Use from Industrial Zone to Residential Use as per the provisions of Section 14-A of the



Karnataka Town and County Planning Act 1961 in respect of the Schedule Property after obtaining an order from Government of Karnataka, Department of Urban Development, Vidhana Soudha, Bangalore;

Further, it is advised the pursuant to the approval of the change of land use as mentioned above, AHDCL shall obtain afresh conversion order/s from the Special Deputy Commissioner, Bangalore Rural District, Bangalore in respect of the land measuring an extent of about 7 Acres 23 Guntas comprised in portion of the Schedule Property ie., Sy.No.120 for residential uses and purposes as the land measuring an extent of about 5 Acres 25 Guntas comprised in Sy.No.121 has already been converted for residential uses and purposes as mentioned above;

In view of the above, any prospective purchaser/s will acquire valid, subsisting and marketable title to the Schedule Property as a whole or in parts in the form of residential apartment proposed to be constructed thereon on the aforesaid AHDCL along with the Bhartiya Urban Private Limited and Bhartiya City Residences Private Limited executing and registering deed of absolute sale and conveyance in favour of such prospective purchaser/s of apartments/units in the Project after obtaining afresh conversion order/s, necessary plan sanctions, permissions, clearances for the Project from the concerned statutory authorities and Government Agencies for the Project and after registering the Project under the Real Estate (Regulation and Development) Act 2016 and the rules framed thereunder.

SCHEDULE PROPERTY

All that piece and parcel of the converted undeveloped land measuring a total extent of about 13 Acres 8 Guntas (exclusive of Kharab) or about 53418.00 sq.mtrs or about 574992 sq.ft comprised in Sy.Nos.120 and 121 of Hoovinayakanahalli Village, Jala Hobli, Bangalore North (Addl) Taluk (converted vide Official Memorandum bearing No.B.DS.ALN.SR(NA)107/2004-05, dated: 15/12/2005 issued by the Special Deputy Commissioner, Bangalore District, Bangalore, Official Memorandum bearing No.ALN.SR(NA)96/2004-05, dated: 11/02/2005 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, Official Memorandum bearing No.ALN.SR.97/2004-05, dated:11/02/2005 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore and Official Memorandum bearing No.B.DS.ALN.SR(NA).108/2004-05, dated:27/12/2004 issued by the Special Deputy



Commissioner, Bangalore District, Bangalore) and presently bearing Property No.150200201101000117, VP No.104/90/105/91/114/98/115/99 assigned by the Panchayat Development Officer, Bandikodagehalli, Department of Rural Development and Panchayat Raj, Yelahanka, Bengaluru and bounded on the:

East by: Sy.No.122 of Hoovinayakanahalli
West by: Sy.No.127 of Hoovinayakanahalli
North by: Government Land
South by: Road

NOTE: Boundaries of the Schedule Property has been earmarked as per the extract from the Form 11-B issued by the Panchayat Development Officer, Bandikodagehalli, Department of Rural Development and Panchayat Raj, Yelahanka, Bengaluru.

DISCLAIMER

The above due diligence report has been given on the basis of the facts and documents submitted to me by **BHARTIYA URBAN PRIVATE LIMITED & BHARTIYA CITY RESIDENCES PRIVATE LIMITED**, Bangalore and understanding of the relevant statutes and case laws. This due diligence report given by me is not binding on the statutory authorities or any other person/s or entities as they may take a contrary view. Therefore, I shall not be liable for any claim or loss which may be incurred by my client or any other person/s or entities if he/she/they choose to act on the basis of this due diligence report. This due diligence report is subject to:

- The copies of the documents provided to me being genuine and confirm to the originals of the same.
- The fact that no independent verification and search of any documents, proceedings, claims or litigation has been conducted by me in any Courts of Law or legal forums, Government Departments including the Registration, Revenue and Survey Department, Statutory Authorities and government agencies.
- The fact that no site survey or physical verification of the Schedule Property has been undertaken by me for the purposes of verifying the description, title and boundaries of the Schedule Property.

Arvind Raghavan
ARVIND RAGHAVAN
ADVOCATE

Bangalore.
Dated:09/05/2025

