

August 21, 2026

To,

Godrej Properties Limited
Unit No. 4 & 5, 9th Floor, No. 1-15,
Godrej Centre, Indiranagar,
BM Kaval, Old Madras Road,
Bengaluru – 560 038.

Hereunder referred to as 'the Client'

Dear Sir/Madam,

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

Report on Title

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I. SCHEDULE PROPERTY

Item No. 1:

All that piece and parcel of the land bearing Survey No. 120/1 measuring 26 ½ Guntas, there being no kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on the:

East by	Survey No. 120/8,
West by	Survey Nos. 121/5 and 121/15;
North by	Survey No. 120/6; and
South by	Survey No. 121 and Survey No. 7/1 of Naganayakanakote Village;

Item No. 2:

All that piece and parcel of the land bearing Survey No. 120/2 measuring 38 ¾ Guntas, there being no kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, converted from agricultural to non-agricultural Layout-Residential purposes vide Official Memorandum dated 15.01.2025, bearing No. 735873, issued by the Deputy Commissioner, Bangalore Rural District and bounded on the:

East by	Survey Nos. 120/3 and 120/4,
West by	Survey Nos. 120/6 and 120/7,
North by	Survey Nos. 117/2 and 117/6; and
South by	Survey Nos. 120/10 and 120/9.

Item No. 3:

All that piece and parcel of the land bearing Survey No. 120/3 measuring 18 Guntas, there being no kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, converted from agricultural to non-agricultural Layout-Residential purposes vide Official Memorandum dated 15.01.2025, bearing No. 735872, issued by the Deputy Commissioner, Bangalore Rural District and bounded on the:

East by	Survey No. 119;
West by	Survey Nos. 120/2 and 120/9;
North by	Survey No. 120/4; and
South by	Naganayakanakote Village Boundary.



Item No. 4:

All that piece and parcel of the land bearing Survey No. 120/4 measuring 18 Guntas, there being no kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, converted from agricultural to non-agricultural Layout-Residential purposes vide Official Memorandum dated 15.01.2025, bearing No. 735871, issued by the Deputy Commissioner, Bangalore Rural District and bounded on the:

East by	Survey Nos. 120/5 and 119;
West by	Survey No. 120/2;
North by	Survey No. 117; and
South by	Survey No. 120/3.

Item No. 5:

All that piece and parcel of the land bearing Survey No. 120/5 measuring 02 Guntas, there being no kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, converted from agricultural to non-agricultural Layout-Residential purposes vide Official Memorandum dated 15.01.2025, bearing No. 735866, issued by the Deputy Commissioner, Bangalore Rural District and bounded on the:

East by	Survey No. 115;
West by	Survey No. 120/8;
North by	Survey No. 117/9; and
South by	Survey No. 120/4.

Item No. 6:

All that piece and parcel of the land bearing Survey No. 120/6 measuring 25 1/2 Guntas, there being no kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, converted from agricultural to non-agricultural Layout-Residential purposes vide Official Memorandum dated 15.01.2025, bearing No. 735865, issued by the Deputy Commissioner, Bangalore Rural District and bounded on the:

East by	Survey Nos. 120/2, 120/10 and 120/8;
West by	Survey No. 121/15,
North by	Survey No. 120/7; and
South by	Survey No. 120/1.



Item No. 7:

All that piece and parcel of the land bearing Survey No. 120/7 measuring 25 $\frac{1}{4}$ Guntas, there being no kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, converted from agricultural to non-agricultural Layout-Residential purposes vide Official Memorandum dated 15.01.2025, hearing No. 735864, issued by the Deputy Commissioner, Bangalore Rural District and bounded on the:

East by	Survey Nos. 120/2 and 117/2;
West by	Survey No. 121/15;
North by	Survey Nos. 134 and 117/2; and
South by	Survey No. 120/6.

Item No. 8:

All that piece and parcel of the land bearing Survey No. 120/8 measuring 20 Guntas, there being no kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on the:

East by	Survey No. 120/9;
West by	Survey Nos. 120/1 and 120/6;
North by	Survey No. 120/10 and
South by	Naganayakanakere Village Boundary.

[Boundaries mentioned herein for Item No. 8 are as per the Sale Deed dated 16.03.2026, registered as Document No. DNH-1-19712/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.]

Item No. 9:

All that piece and parcel of the land bearing Survey No. 120/9 measuring 12 Guntas, there being no kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, converted from agricultural to non-agricultural Layout-Residential purposes vide Official Memorandum dated 15.01.2025, bearing No. 735863, issued by the Deputy Commissioner, Bangalore Rural District and bounded on the:

East by	Survey No. 120/3;
West by	Survey No. 120/8 and 120/10;
North by	Survey No. 120/2; and



South by	Naganayakanakote Village Boundary.
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Item No. 10:

All that piece and parcel of the land bearing Survey No. 120/10 measuring 06 ¼ Guntas, there being no kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on the:

East by	Survey No. 120/9:
West by	Survey No. 120/6:
North by	Survey No. 120/2: and
South by	Survey No. 120/8.

[Boundaries mentioned herein for Item No. 10 are as per the Sale Deed dated 16.03.2026, registered as Document No. DNH-1-19716/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.]

[Boundaries mentioned for Item No. 1 to Item No. 7 and Item No. 9 herein are as per the Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.]

Item No. 1 to Item No. 10 are collectively referred to as the "Schedule Property".

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II. COPIES OF THE DOCUMENTS FURNISHED FOR SCRUTINY

Serial No.	Description of Documents
1.	Sale Deed dated 15.07.1944 executed by Siddalingappa S/o Basanna and Nanjanna S/o Lingappa in favour of Ramaiah S/o Thogalara Hanumanthappa, registered on 25.07.1944 as Document No. 175/1944-45 in Book-I, Volume No. 578, at Pages 229 to 230, in the office of the Sub-Registrar, Hoskote;
2.	Endorsement dated 30.01.2025 bearing No. RK.Mahiti.CR: 204/2024-25 issued by the Tahsildar, Grade-2, Hoskote Taluk with respect to non-availability of H. & RR with respect to Survey No. 120;
3.	Genealogical tree/ Family tree of Hanumanthappa dated 11.08.2012 issued by the Village Accountant, Samethanahalli Range, Anugondanahalli Hobli, Hoskote Taluk;
4.	Mortgage Deed dated 11.02.1963 executed by B. Ramaiah S/o Late Hanumanthappa and others in favour of Jameenu Adamana Sahakara Sangha Niyamitha, registered as Document No. 3379/1962-63 in Book-I, Volume No. 998, at Pages 285 to 287, in the office of the Sub-Registrar, Hoskote;
5.	Endorsement dated 08.05.2025 bearing No. RK.CR: 404/2024-25 issued by the Tahsildar, Grade-2, Hoskote Taluk with respect to non-availability of HIC No. 194/1996-91;
6.	Commencement Certificate dated 09.05.2024 bearing No. STRKPA/TP/CE/11/158/2022-23 issued by the Member Secretary and Joint Director of Department of Town and Country Planning, STRKPA, Bangalore;
Survey No. 120/1:	
7.	Mutation Register Extract bearing MR No. H27/2013-14;
8.	Agreement of Sale dated 23.04.2014 executed by (i) Jayamma W/o Late Narayanappa and her daughters, (ii) Hemavathy, (iii) Lakshmi and (iv) Manjula in favour of M. Srinivasan S/o Late Muthuswamy Gounder, registered on 24.04.2014 as Document No. HSK-1-00429/2014-15 in Book-I, stored in CD No. HSKD457, in the office of the Sub-Registrar, Hoskote;
9.	General Power of Attorney dated 23.04.2014 executed by (i) Jayamma W/o Late Narayanappa and her daughters, (ii) Hemavathy, (iii) Lakshmi and (iv) Manjula in favour of M. Srinivasan S/o Late Muthuswamy Gounder, registered on 24.04.2014 as Document No. HSK-4-00043/2014-15 in Book-IV, stored in CD No. HSKD457, in the office of the Sub-Registrar, Hoskote;
10.	Mutation Register Extract bearing MR No. T2/2014-15;
11.	Sale Deed dated 26.03.2016 executed by (i) Jayamma W/o Late Narayanappa and her daughters, (ii) Hemavathy, (iii) Lakshmi and (iv) Manjula (i) to (iv)



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	represented by their power of attorney holder, M. Srinivasan S/o Late Muthuswamy Gounder]. (v) Sujatha W/o Late Chandrashekar [for herself and as mother and natural guardian for her minor daughters. (vi) Pooja and (vii) Tejaswini] and (viii) Ramyashree D/o Late Chandrashekar in favour of M. Srinivasan S/o Late Muthuswamy Gounder, registered on 05.04.2016 as Document No. HSK-1-00153/2016-17 in Book-I, stored in CD No. HSKD561, in the office of the Sub-Registrar, Hoskote;
12.	Mutation Register Extract bearing MR No. H52/2015-16;
13.	Order dated 07.03.2020 passed by the Assistant Commissioner, Doddaballapur Sub-division in proceeding bearing No. LRF:CR(H): 288/2016-17;
14.	Mutation Register Extract bearing MR No. H55/2019-20;
15.	Order dated 03.04.2025 passed by the High Court of Karnataka, Bangalore in Writ Petition bearing W.P. No. 24024/2024 (LR);
16.	Mutation Register Extract bearing MR No. 19/2025-26;
Survey No. 120/2:	
17.	Mortgage Deed dated 17.07.2002 executed by Venkatachalaiah S/o Narayanappa and his sons, B.V. Venkatesh and B.V. Narayanaswamy in favour of B.M. Prakash S/o B.K. Munishami Gowda, registered on 30.07.2002 as Document No. 935/2002-03 in Book-I, Volume No. 2412 at Pages 11 to 14, in the office of the Sub-Registrar, Hoskote;
18.	Mutation Register Extract bearing MR No. 2/2002-03;
19.	Discharge Deed dated 15.03.2004 executed by B.M. Prakash S/o B.K. Munishami Gowda in favour of B.V. Venkatesh and B.V. Narayanaswamy, both S/o Late Venkatachalaiah, registered as Document No. HSK-1-04483/2003-04 in Book-I, stored in CD No. HSKD6, in the office of the Sub-Registrar, Hoskote;
20.	Mutation Register Extract bearing MR No. 50/2003-04;
21.	Mutation Register Extract bearing MR No. 42/2004-05;
22.	Death Certificate of Venkatachalaiah S/o Narayanappa issued by the Chief Registrar of Births and Deaths;
23.	Mutation Register Extract bearing MR No. 20/2009-10;
24.	Sale Deed dated 08.06.2010 executed by B.V. Venkatesh S/o Late Venkatachalaiah (for himself and as father and natural guardian for his minor children, Tejaswini and Chetan Kumar) and B.S. Sujatha W/o B.V. Venkatesh in favour of A.M. Rashmi W/o Lokesh, registered as Document No. HSK-1-00974/2010-11 in Book-I, stored in CD No. HSKD151, in the office of the Sub-Registrar, Hoskote;



25.	Mutation Register Extract bearing MR No. 12/2010-11;
26.	Release Deed dated 10.06.2011 executed by B.V. Rukmini, B.V. Vijayalakshmi and B.V. Sujatha, all D/o Late Venkatachalaiah in favour of B.V. Venkatesh and B.V. Narayanaswamy, both S/o Late Venkatachalaiah, registered as Document No. HSK-4-00083/2011-12 in Book-IV, stored in CD No. HSKD196, in the office of the Sub-Registrar, Hoskote;
27.	Sale Deed dated 10.06.2011 executed by A.M. Rashmi W/o Lukesh (as Vendor) and Rukmini, Vijayalakshmi and Sujatha, all D/o Late Venkatachalaiah (as Consenting Witnesses) in favour of M. Srinivasan S/o Late Muthuswamy Gounder and his daughter, Savera Srinivasan, registered as Document No. HSK-1-01557/2011-12 in Book-I, stored in CD No. HSKD196, in the office of the Sub-Registrar, Hoskote;
28.	Mutation Register Extract bearing MR No. 13/2011-12;
29.	Official Memorandum dated 15.01.2025 bearing No. 735873 issued by the Deputy Commissioner, Bangalore Rural District;
30.	Mutation Register Extract bearing MR No. T61/2024-25,
Survey Nos. 120/3, 120/4 and 120/5:	
31.	Mutation Register Extract bearing MR No. 57/2010-11;
32.	Mutation Register Extract bearing MR No. T15/2011-12;
33.	Sale Deed dated 10.04.2012 executed by (1) M. Krishnaiah S/o Late Muniyappa alias Dodda Pillonu, (1a) Jayalakshmi D/o M. Krishnaiah, (1b) Shanthamma W/o Late Somashekar (and daughter-in-law of M. Krishnaiah), (1c) B.K. Ramachandra S/o M. Krishnaiah, (1d) Sharada D/o M. Krishnaiah, (2) Narayanappa S/o Late Muniyappa alias Dodda Pillonu and his children, (2a) Muniraju, (2b) Ananda, (2c) Geetha and (2d) Shantha, (3) M. Nagaraju S/o Late Muniyappa alias Dodda Pillonu and his daughters, (3a) Shylaja, (3b) Shobha and (3c) Mamatha, (4) Sarejamma D/o Late Muniyappa alias Dodda Pillonu and (5) Gowramma D/o Late Muniyappa alias Dodda Pillonu in favour of M. Srinivasan S/o Late Muthuswamy Gounder and his daughter, Savera Srinivasan, registered on 03.07.2015 as Document No. HSK-1-02764/2015-16 in Book-I, stored in CD No. HSKD514, in the office of the Sub-Registrar, Hoskote;
34.	Mutation Register Extract bearing MR No. 112/2015-16;
35.	Official Memorandum dated 15.01.2025 bearing No. 735872 issued by the Deputy Commissioner, Bangalore Rural District;
36.	Mutation Register Extract bearing MR No. T60/2024-25,
37.	Official Memorandum dated 15.01.2025 bearing No. 735871 issued by the Deputy



	Commissioner, Bangalore Rural District;
38.	Mutation Register Extract bearing MR No. T59/2024-25;
39.	Official Memorandum dated 15.01.2025 bearing No. 735866 issued by the Deputy Commissioner, Bangalore Rural District;
40.	Mutation Register Extract bearing MR No. T58/2024-25,
Survey No. 120/6:	
41.	Mutation Register Extract bearing MR No. 32/2007-08.
42.	Sale Deed dated 06.08.2012 executed by J. Hanumanthappa S/o Late Junjappa and his children, B.H. Nagaveni and B.H. Manjunath in favour of M. Srinivasan S/o Late Muthuswamy Gounder and his daughter, Savera Srinivasan, represented by her power of attorney holder, G.K. Narayanaswamy S/o Late Krishnappa, registered as Document No. HSK-1-03994/2012-13 in Book-I, stored in CD No. HSKD286, in the office of the Sub-Registrar, Hoskote;
43.	Mutation Register Extract bearing MR No. H10/2012-13;
44.	Official Memorandum dated 15.01.2025 bearing No. 735865 issued by the Deputy Commissioner, Bangalore Rural District;
45.	Mutation Register Extract bearing MR No. T57/2024-25;
Survey No. 120/7:	
46.	Sale Deed dated 06.08.2012 executed by B. Chowdappa S/o Late Junjappa, B.C. Subramani S/o B. Chowdappa (for himself and as father and natural guardian of his children, Shalini and Darshan) and Susheela D/o B. Chowdappa in favour of M. Srinivasan S/o Late Muthuswamy Gounder and his daughter Savera Srinivasan, represented by her power of attorney holder, G.K. Narayanaswamy S/o Late Krishnappa, registered as Document No. HSK-1-03992/2012-13 in Book-I, stored in CD No. HSKD287, in the office of the Sub-Registrar, Hoskote;
47.	Mutation Register Extract bearing MR No. H11/2012-13;
48.	Official Memorandum dated 15.01.2025 bearing No. 735864 issued by the Deputy Commissioner, Bangalore Rural District;
49.	Mutation Register Extract bearing MR No. T56/2024-25;
Common for Survey Nos. 120/6 and 120/7:	
50.	Special Power of Attorney dated 22.02.2012 executed by Savera Srinivasan D/o M. Srinivasan in favour of G.K. Narayanaswamy S/o Late Krishnappa, registered on 25.02.2012 as Document No.VRT-4-00402/2011-12 in Book-IV, stored in CD No. VRTD146, in the office of Sub-Registrar, Varthur



51.	Confirmation Deed dated 16.08.2012 executed by (i) Radha D/o J. Hanumanthappa and (ii) Putramma alias Nagarathnamma, (iii) Saraswathamma, (iv) Parvathamma [(ii) to (iv) being the daughters of Late Junjappa], (v) B.S. Srinivas S/o Late B. Chowdappa and Harshitha D/o B.S. Srinivas in favour of M. Srinivasan S/o Late Muthuswamy Gounder and his daughter Savera Srinivasan, represented by her power of attorney holder, G.K. Narayanaswamy S/o Late Krishnappa, registered as Document No. HSK-I-04383/2012-13 in Book-I, stored in CD No. HSKD290, in the office of the Sub-Registrar, Hoskote;
Survey No. 120/8:	
52.	Mutation Register Extract bearing MR No. H9/2021-22;
53.	Mutation Register Extract bearing MR No. T1/2024-25;
54.	Agreement to Sell dated 26.11.2025 executed by (i) S. Padma, (ii) Vinay Kumar N and (iii) Deepak N (being the wife and sons of Late B.V. Narayanaswamy respectively) in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M. registered as Document No. DNH-I-14563/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
55.	General Power of Attorney dated 26.11.2025 executed by (i) S. Padma, (ii) Vinay Kumar N and (iii) Deepak N (being the wife and sons of Late B.V. Narayanaswamy respectively), in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M, registered as Document No. DNH-4-01249/2025-26 in Book-Iv, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
56.	Sale Deed dated 16.03.2026 executed by (i) S. Padma, (ii) Vinay Kumar and (iii) Deepak (being the wife and sons of Late B.V. Narayanaswamy respectively), represented by their power of attorney holder, Atmos Constructions Private Limited [(i) to (iii) as Vendors] and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming Party) in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Kamalakar Reddy, registered as Document No. DNH-I-19712/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
57.	Mutation Register Extract bearing MR No. H64/2025-26;
58.	Rectification Deed dated 13.08.2026 executed by (i) S. Padma, (ii) Vinay Kumar and (iii) Deepak (being the wife and sons of Late B.V. Narayanaswamy respectively), represented by their power of attorney holder, Atmos Constructions Private Limited [(i) to (iii) as Rectifiers/Sellers] and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Rectifier/Confirming Party) in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Kamalakar Reddy, registered as Document No. DNH-I-07187 in Book-I, stored in the Centralised Electronic Data Cell, in the



	office of the Senior Sub-Registrar, Devanahalli,
Survey No. 120/9:	
59.	Sale Deed dated 05.11.2013 executed by (i) B.V. Narayanaswamy S/o Late Venkatachalaiah [for himself and as father and natural guardian for his minor sons, (ii) Vinay Kumar and (iii) Deepak] and (iv) Padma W/o B.V. Narayanaswamy in favour of T. Kamalapathi S/o Thimmarayappa, registered as Document No. HSK-1-09383/2012-13 in Book-I, stored in CD No. HSKD334, in the office of the Sub-Registrar, Hoskote;
60.	Mutation Register Extract bearing MR No. H63/2012-13;
61.	Sale Deed dated 01.06.2015 executed by T. Kamalapathi S/o Thimmarayappa in favour of M. Srinivasan S/o Late Muthuswamy Gunder, registered as Document No. HSK-1-01912/2015-16 in Book-I, stored in CD No. HSKD510, in the office of the Sub-Registrar, Hoskote;
62.	Mutation Register Extract bearing MR No. H51/2014-15;
63.	Official Memorandum dated 15.01.2025 hearing No. 735863 issued by the Deputy Commissioner, Bangalore Rural District;
64.	Mutation Register Extract bearing MR No. T55/2024-25;
Survey No. 120/10:	
65.	Sale Deed dated 27.09.2014 executed by B.V. Narayanaswamy S/o Late Venkatachalaiah (for himself and as father and natural guardian of his minor sons, Vinay Kumar and Deepak) and Padma W/o B.V. Narayanaswamy in favour of Anandachari S/o Chikkaramachari, registered as Document No. HSK-1-04553/2014-15 in Book-I, stored in CD No. HSKD469, in the office of the Sub-Registrar, Hoskote;
66.	Mutation Register Extract bearing MR No. H6/2016-17;
67.	Agreement of Sale dated 24.10.2016 executed by Anandachari S/o Chikkaramachari in favour of H.P. Chandrashekar S/o Papaiah Reddy, registered as Document No. HSK-1-06008/2016-17 in Book-I, stored in CD No. HSKD594, in the office of the Sub-Registrar, Hoskote;
68.	Cancellation of Agreement of Sale executed on 19.07.2017, by H.P. Chandrashekar S/o Papaiah Reddy in favour of Anandachari S/o Chikkaramachari, registered as Document No. HSK-1-03343/2017-18 in Book-I, stored in CD No. HSKD621, in the office of the Sub-Registrar, Hoskote;
69.	Mutation Register Extract bearing MR No. T5/2019-20.
70.	No Due Certificate dated 17.11.2025 bearing No. 14/2025-26 issued by the Chief Executive Officer, VSSSN, Muthisandra;

71.	Agreement of Sale dated 12.10.2023 executed by Anandachari S/o Chikkaramachari in favour of Mahalakshmi C D/o Chinnappa, registered on 13.10.2023 as Document No. HSK-1-09856/2023-24 in Book-I, in the office of the Sub-Registrar, Hoskote;
72.	Mortgage Deed dated 29.02.2024 executed by Anandachari S/o Chikkaramachari in favour of VSSSN, Muthsandra, registered as Document No. HSK-1-18227/2023-24 in Book-I, in the office of the Sub-Registrar, Hoskote;
73.	Mutation Register Extract hearing MR No. 151/2023-24;
74.	Discharge Deed dated 17.11.2025 executed by the Chief Executive Officer, VSSSN, Muthsandra in favour of Anandachari B.C. S/o Chikkaramachari, registered on 25.11.2025 as Document No. HSK-1-13102/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Sub-Registrar, Bangalore Rural (Hoskote);
75.	Sale Deed dated 12.07.2024 executed by B.C. Anandachari S/o K. Chikkaramachari in favour of Mahalakshmi C D/o Chinnappa, registered on 15.07.2024 as Document No. HSK-1-06479/2024-25 in Book-I, in the office of the Sub-Registrar, Hoskote;
76.	Mutation Register Extract hearing MR No. H10/2024-25;
77.	Agreement to Sell dated 26.11.2025 executed by Mahalakshmi C D/o N. Chinnappa in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M, registered as Document No. DNH-1-14683/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
78.	General Power of Attorney dated 26.11.2025 executed by Mahalakshmi C D/o N. Chinnappa in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M, registered as Document No. DNH-4-01244/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
79.	Sale Deed dated 16.03.2026 executed by Mahalakshmi C D/o N. Chinnappa, represented by her power of attorney holder, Atmos Constructions Private Limited (as Vendor) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming Party) in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Kamalakhar Reddy, registered as Document No. DNH-1-19716/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
80.	Mutation Register Extract bearing MR No. H70/2025-26;
81.	Rectification Deed dated 13.08.2026 executed by executed by Mahalakshmi C D/o N. Chinnappa, represented by her power of attorney holder, Atmos Constructions



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	Private Limited (as Rectifier/Seller) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Rectifier/Confirming Party) in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Kamalakara Reddy, registered as Document No. DNH-1-07186/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
82.	Agreement to Sell dated 01.12.2025 executed by M. Srinivasan S/o Late Muthusamy Gounder and his daughter, Savera Srinivasan in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M, registered as Document No. DNH-1-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
83.	Irrevocable General Power of Attorney dated 01.12.2025 executed by M. Srinivasan S/o Late Muthusamy Gounder and his daughter, Savera Srinivasan in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M, registered as Document No. DNH-4-01277/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
84.	Irrevocable General Power of Attorney dated 01.12.2025 executed by Savera Srinivasan D/o M. Srinivasan in favour of her father, M. Srinivasan S/o Late Muthusamy Gounder, registered as Document No. DNH-4-01278/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
85.	Sale Deed dated 17.03.2026 executed by M. Srinivasan S/o Late Muthusamy Gounder and Savera Srinivasan D/o M. Srinivasan, represented by her power of attorney holder, Mr. M. Srinivasan (as Vendors) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming Party) in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Mahendra B, registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
86.	Public Notice published on 19.08.2025 in the daily editions of "The Times of India" and "Vijayakarnataka" newspapers;
87.	Commencement Certificate dated 20.02.2026 bearing No. STRRPA/TP/CLU/50/2025-26 issued by the Member Secretary and Joint Director of Department of Town and Country Planning, STRRPA, Bangalore;
88.	Relinquishment Deed executed by Godrej Properties Limited in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore, registered on 04.07.2026 as Document No. HSK-1-05039/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote;



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89.	Development Plan dated 04.07.2026 bearing No. STRRPA/TP/DP: 18/2023-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore;
90.	Form 11A dated 04.07.2026 bearing No. 400450926 with respect to PID No. 150300402000420316, digitally signed by the Department of Rural Development and Pachayath Raj;
91.	Property Tax paid receipt for the period 2026-26 dated 04.07.2026 bearing receipt No. 01911/1503004020/26-27 with respect to PID No. 150300402000420316, issued by the Panchayath Development Officer, Muthsandra Gram Panchayath, Hoskote Taluk;
92.	Record of Rights, Tenancy and Crops Certificate (RTCs) for the period 1968-69 to 1974-75 and 1976-77 to 1996-97 with respect to a portion measuring 03 Acres 35 Guntas (out of 04 Acres 33 Guntas), there being no kharab in Survey No. 120;
93.	RTCs for the period 1968-69 to 1974-75 and 1976-77 to 1996-97 with respect to a portion measuring 38 Guntas (out of 04 Acres 33 Guntas), there being no kharab in Survey No. 120;
94.	RTCs for the period 1997-98 to 2010-11 with respect to Survey No. 120 measuring 04 Acres 33 Guntas, there being no kharab;
95.	RTCs for the period 2012-13 with respect to Survey No. 120/1 measuring 02 Acres 36 ½ Guntas, there being no kharab;
96.	RTCs for the periods 2013-14 and 2014-15 with respect to Survey No. 120/1 measuring 01 Acre 25 ½ Guntas, there being no kharab;
97.	RTCs for the periods 2015-16 to 2023-26 with respect to Survey No. 120/1 measuring 26 ½ Guntas, there being no kharab;
98.	RTCs for the period 2011-12 to 2024-25 with respect to Survey No. 120/2 measuring 38 ½ Guntas, there being no kharab;
99.	RTCs for the period 2011-12 to 2024-25 with respect to Survey No. 120/3 measuring 18 Guntas, there being no kharab;
100.	RTCs for the period 2011-12 to 2024-25 with respect to Survey No. 120/4 measuring 18 Guntas, there being no kharab;
101.	RTCs for the period 2011-12 to 2024-25 with respect to Survey No. 120/5 measuring 02 Guntas, there being no kharab;
102.	RTCs for the period 2012-13 to 2024-25 with respect to Survey No. 120/6 measuring 25 ½ Guntas, there being no kharab;
103.	RTCs for the period 2012-13 to 2024-25 with respect to Survey No. 120/7 measuring 25 ½ Guntas, there being no kharab;



104.	RTCs for the period 2014-15 to 2023-24 with respect to Survey No. 120/8 measuring 26 ¼ Guntas, there being no kharab;
105.	RTCs for the periods 2024-25 and 2025-26 respect to Survey No. 120/8 measuring 20 Guntas, there being no kharab;
106.	RTCs for the period 2014-15 to 2024-25 with respect to Survey No. 120/9 measuring 12 Guntas, there being no kharab;
107.	RTCs for the period 2024-25 and 2025-26 with respect to Survey No. 120/10 measuring 06 ¼ Guntas, there being no kharab;
108.	Endorsements dated 06.03.2023 hearing Nos. PTCI(H)CR(E): 669/2023-24, 667/2023-24, 668/2023-24, 666/2023-24, 674/2023-24, 673/2023-24, 672/2023-24 and 670/2023-24 issued by the office of the Assistant Commissioner, Doddaballapur Sub-division, Doddaballapur, with respect to Survey Nos. 120/1, 120/2, 120/3, 120/4, 120/5, 120/6, 120/7 and 120/9 respectively;
109.	Endorsement dated 12.08.2025 hearing No. PTCI(HWE)CR: 304/2025 issued by the office of the Assistant Commissioner, Doddaballapur sub-division;
110.	Endorsements dated 07.03.2024 hearing Nos. RD0038569284090, RD0038569284091, RD0038569284092, RD0038569284093, RD0038569284094, RD0038569284095, RD0038569284096, RD0038569284097, RD0038569284098 and RD0038569284099 issued by the Sub-Division, Hoskote Taluk, Bangalore Rural District, with respect to Survey Nos. 120/1, 120/2, 120/3, 120/4, 120/5, 120/6, 120/7, 120/8 (including new Survey No. 120/10) and 120/9 respectively;
111.	Village Map of Bhodanaveshalli Village;
112.	Moola Tippiani with respect to Survey No. 120 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote;
113.	Resurvey Tippiani with respect to Survey No. 120 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote;
114.	Hissa Tippiani dated 11.03.2011 and RR Pakka Book Nakal, both issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote with respect to Survey No. 120 measuring 04 Acres 33 Guntas;
115.	Hissa Tippiani and RR Pakka Book Nakal, both issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote with respect to Survey No. 120/1 measuring 03 Acres 34 ¼ Guntas;
116.	RR Pakka Book Nakal issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote with respect to Survey No. 120/1 measuring 02 Acres 36 ¼ Guntas;
117.	Hissa Tippiani dated 26.03.2024 and RR Pakka Book Nakal, both issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote with



	respect to Survey No. 120/1 measuring 01 Acre 25 ¼ Guntas;
118.	Hissa Tippiani dated 14.06.2024 and RR Pakka Book Nakal, both issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote with respect to Survey No. 120/8 measuring 26 ¼ Guntas;
119.	Karnataka Revision Settlement Akarbands (10 in Nos.) issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote with respect to Survey Nos. 120/1 to 120/10;
120.	Encumbrance Certificate for the period 01.04.1941 to 31.03.2004 issued by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 120;
121.	Consolidated Encumbrance Certificate for the period 01.04.2004 to 29.01.2024 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey Nos. 120, 120/1, 120/2, 120/3, 120/4, 120/5, 120/6, 120/7, 120/8 and 120/9;
122.	Encumbrance Certificate for the period 01.04.2012 to 06.06.2025 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 120/1;
123.	Encumbrance Certificate for the period 01.04.2011 to 04.03.2024 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 120-2;
124.	Nil Consolidated Encumbrance Certificate for the period 04.03.2024 to 06.06.2025 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey Nos. 120-2, 120-3, 120-4, 120-5 and 120-6;
125.	Nil Encumbrance Certificate for the period 01.01.2012 to 06.06.2025 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 120/7;
126.	Nil Consolidated Encumbrance Certificate for the period 11.12.2024 to 06.06.2025 with respect to Survey Nos. 120/8 and 120/10;
127.	Nil Encumbrance Certificate for the period 13.05.2013 to 26.09.2024 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 120/9;
128.	Encumbrance Certificates for the period 01.04.2004 to 18.03.2026 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey Nos. 120/1 to 120/9 (9 in Nos.);
129.	Encumbrance Certificate for the period 01.04.2004 to 20.03.2026 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 120/10.
PHYSICAL SEARCHES:	
130.	Endorsement dated 16.10.2025 bearing No. KSHIP-3/LA/RIT/2024-25/1691 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Project Implementation Unit, KR Range, Karnataka State Highways



	Improvement Project, Bangalore;
131.	Endorsement dated 18.10.2025 bearing No. LAO/NH-207CR/12/2025-26 issued by the Special Land Acquisition Officer and Competent Authority, National Highway Authority of India, Hebbal, Bangalore;
132.	Endorsement dated 11.11.2025 bearing No. KHB/SLAO/ 2035/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board (KHB), Bangalore;
133.	RTCs for the period 2025-26 with respect to Survey Nos. 120/1 to 120/10;
134.	Encumbrance Certificate for the period 01.04.1970 to 31.03.2004 issued by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 120;
135.	Encumbrance Certificates (10 in Nos.) for the period 01.04.2004 to 05.09.2025 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey Nos. 120/1 to 120/10;

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III. TRACING OF TITLE

Upon perusal of the documents furnished to us, our observations are as hereunder:

1. The agricultural land bearing Survey No. 120, measuring 04 Acres 33 Guntas, there being no kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District ("Larger Property") was originally in the possession of Siddalingappa S/o Basanna and Nanjanna S/o Lingappa, who conveyed the same in favour of Ramajiah S/o Thogarara Hanumanthappa under the Sale Deed dated 15.07.1944, registered on 25.07.1944 as Document No. 175/1944-45 in Book-I, Volume No. 578, at Pages 229 to 230, in the office of the Sub-Registrar, Hoskote.
2. We had sought for Index of Lands and Record of Rights pertaining to the Larger Property to ascertain how Siddalingappa S/o Basanna and Nanjanna S/o Lingappa acquired title with respect to the Larger Property, however, we have been furnished with the Endorsement dated 30.01.2025 bearing No. RK.Mahiti.CR: 2/04/2024-25 issued by the Tahsildar, Grade-2, Hoskote Taluk indicating that the Index of Lands and Record of Rights pertaining to the Larger Property is not available on records and hence, cannot be furnished.
3. The Genealogical tree/ Family tree of Hanumanthappa dated 11.08.2012 issued by the Village Accountant, Somethanahalli Range, Anugondanahalli Hobli, Hoskote Taluk discloses that Hanumanthappa (deceased) had four sons namely, (i) Ramajiah (deceased), (ii) Muniyappa alias Dudda Pillaiiah (deceased), (iii) Narayanappa alias Chikka Pillaiiah (deceased) and (iv) Junappa (deceased). The said Genealogical tree further discloses Hanumanthappa's lineage as on 11.08.2012 as follows:
 - 3.1. Ramajiah (deceased) had only one son named Narayanappa (deceased):
 - 3.1.1. Narayanappa (deceased) and his wife Jayamma had four children namely, (i) Hemavathi, (ii) Lakshminamma, (iii) Manjula and (iv) Chandrashekhar (deceased);
 - 3.1.1.1. Chandrashekhar (deceased) and his wife Sujatha had three daughters namely, (i) Ranyashree, (ii) Tejaswini and (iii) Pooja
 - 3.2. Muniyappa alias Dudda Pillaiiah (deceased) had five children namely, (i) M. Krishnappa, (ii) Narayanappa, (iii) Nagaraja, (iv) Sarajamma and (v) Gowramma;
 - 3.2.1. M. Krishnappa had four children namely, (i) Jayalakshmi, (ii) Somashekar (who was married to Shanthamma), (iii) Ramachandra and (iv) Sharada;
 - 3.2.2. Narayanappa had four children namely, (i) Muniraju, (ii) Ananda, (iii) Geetha and (iv) Shantha;
 - 3.2.3. Nagaraja had three daughters namely, (i) Shailaja, (ii) Shobha and (iii) Mamatha.
 - 3.3. Narayanappa alias Chikka Pillaiiah (deceased) had two sons namely, (i) Venkatachalaiah (deceased) and (ii) Jayaramaiah (unmarried);



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- 3.3.1. Venkatachalaiah (demised) had five children namely, (i) Venkatesh B.V., (ii) Rukmini, (iii) Vijayalakshmi, (iv) Narayanaswamy and (v) Sujatha;
- 3.3.1.1 Venkatesh B.V. had two children namely, (i) Tejaswini and (ii) Chetan Kumar;
- 3.3.1.2. Narayanaswamy had two sons namely, (i) Vinay Kumar and (ii) Deepak; *(It is observed that the name of Narayanaswamy's wife, Padma S is not reflected in the foregoing genealogical tree)*
- 3.4. Junjappa (demised) had five children namely, (i) G. Hanumanthappa, (ii) Puttanamma alias Nagarathamma, (iii) Saraswathamma, (iv) Parvathamma and (v) B. Chowdappa;
- 3.4.1. G. Hanumanthappa had three children namely, (i) B.H. Nagaveni, (ii) Manjunath and (iii) Radha;
- 3.4.2. B. Chowdappa had three children namely, (i) B.S. Srinivas, (ii) Susheela and (iii) B.S. Subramuni;
- 3.4.2.1. B.S. Srinivas had a daughter named Harshitha;
- 3.4.2.2. B.S. Subramani had two children namely, (i) Shalini and (ii) Darshan.
4. Thereafter, B. Ramaiah S/o Late Hanumanthappa and others availed a loan of Rs. 2,000/- and as security for the same, mortgaged a portion measuring 04 Acres 09 Guntas in the Larger Property in favour of Jameenu Adamana Sahakara Sangha Niyamitha, under the Mortgage Deed dated 11.02.1963, registered as Document No. 3379/1962-63 in Book-I, Volume No. 998, at Pages 285 to 287, in the office of the Sub-Registrar, Hoskote. We had sought for the discharge deed discharging the aforementioned loan of Rs. 2,000/- availed under the Mortgage Deed dated 11.02.1963. However, we have been given to understand that the same is not available. However, considering the fact that the said charge is not reflected in the subsequent RTCs for the Larger Property and further considering that there has been an elapse of over 62 years since the said mortgage/loan was availed and the fact that we have not been made aware of any disputes/claims regarding the same, we have dispensed with the requirement of the same.
5. It is thereafter gathered from the RTCs that the name of Muniyappa alias Dodda Pillaiiah alias Dodda Pillonu S/o Hanumanthappa was recorded in the revenue records of the Larger Property against an extent measuring 38 Guntas, whereas, the name of Ramaiah S/o Hanumanthappa was recorded in the revenue records of the Larger Property against the remaining extent measuring 03 Acres 35 Guntas. *We had sought for partition deed/any other deed/s under which Muniyappa alias Dodda Pillaiiah alias Dodda Pillonu S/o Hanumanthappa acquired the aforementioned portion measuring 38 Guntas in the Larger Property. We have been given to understand that the same is not available. We have also been given to understand that as per the representations of the erstwhile owners, there was an oral partition between the sons of Hanumanthappa, wherein Muniyappa alias Dodda Pillaiiah alias Dodda Pillonu was allotted with a portion measuring 38 Guntas in the Larger Property. Furthermore, considering the fact that the legal heirs of Muniyappa alias Dodda Pillaiiah alias Dodda Pillonu were parties to the subsequent transactions pertaining to the said extent measuring 38 Guntas in the Larger*



Property, we have dispensed with the requirement of the aforesaid partition deed/punchayat parikath.

6. It is further gathered from the REC's with respect to the Larger Property that the names of Venkatachalaiah S/o Narayanappa, Junjappa S/o Hanumanthappa and Narayanappa S/o Ramaiah were recorded as khatedars in the revenue records against extents measuring 01 Acre 37 1/2 Guntas, 01 Acre 11 Guntas and 26 1/2 Guntas respectively (out of Ramaiah's extent measuring 03 Acres 35 Guntas in the Larger Property) vide Inheritance Register Extract bearing IHC No. 194/1990-91. We had sought for IHC No. 194/1990-91, however, we have been furnished with the Endorsement dated 08.05.2025 bearing No. RK.CR: 404/2024-25 issued by the Tahsildar, Grade-2, Huskote Taluk indicating that IHC No. 194/1990-91 pertaining to the Larger Property is not available on records and hence, cannot be furnished. *We had sought for Death Certificate of Ramaiah S/o Hanumanthappa and we have been given to understand that the same is not available. However, considering the fact that he has been recorded as deceased in the Genealogical tree dated 11.08.2012 and that his legal heirs were parties to the subsequent transactions, we have not insisted on furnishing the same.*
7. Thereafter, the Member Secretary and Joint Director of Department of Town and Country Planning, Satellite Town Ring Road Planning Authority (STRPA), Bangalore vide Commencement Certificate dated 09.05.2024 bearing No. STRPA/TP/CLU/158/2022-23, allowed change of land use pertaining to lands *inter alia* including Survey Nos. 120/2 measuring 38 3/4 Guntas, 120/3 measuring 18 Guntas, 120/4 measuring 18 Guntas, 120/5 measuring 02 Guntas, 120/6 measuring 25 1/2 Guntas, 120/7 measuring 25 1/2 Guntas and 120/9 measuring 12 Guntas from agricultural to non-agricultural residential purposes.

Title flow pertaining to Survey No. 120/1 i.e., Item No. 1:

8. As detailed in Para No. 5, the name of Narayanappa S/o Ramaiah was recorded as the khatedar in the revenue records for the period 1990-91 to 2010-11, with respect to a portion measuring 26 1/2 Guntas in the Larger Property. Pursuant thereto, the Larger Property was bifurcated/sub-divided into two portions i.e., Survey Nos. 120/1 and 120/2 on 11.03.2011, wherein, the portion measuring 03 Acres 34 1/4 Guntas was assigned with Survey No.120/1. Survey No. 120/1 measuring 03 Acres 34 1/4 Guntas, there being no kharab was thereafter sub-divided into five portions i.e., Survey Nos. 120/1 and 120/3 to 120/5, wherein, the portion measuring 02 Acres 36 1/4 Guntas was retained as Survey No.120/1. Later, Survey No. 120/1 measuring 02 Acres 36 1/4 Guntas was further sub-divided into three portions i.e., Survey Nos. 120/1, 120/6 and 120/7, wherein the portion measuring 01 Acre 25 1/4 Guntas was retained as Survey No. 120/1 and Narayanappa was recorded as the hissedar with respect to a portion measuring 26 1/2 Guntas in new Survey No. 120/1.
9. Pursuant to the demise of Narayanappa S/o Ramaiah on 01.01.2012 (date of demise gathered from the recitals of the Agreement of Sale dated 23.04.2014), the name of his wife, Jayamma was recorded as the khatedar in the revenue records against his portion measuring 26 1/2 Guntas in Survey No. 120/1 vide Mutation Register Extract bearing MR No.1127/2013-14. *We have not been furnished with the Death Certificate of Narayanappa*



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S/o Ramaiah. However, the date of his demise is gathered from the recitals of the Agreement of Sale dated 23.04.2014. Further, considering the fact that his legal heirs were parties to the subsequent transactions, we have not insisted on furnishing the same.

10. Thereafter, (i) Jayamma W/o Late Narayanappa and her daughters, (ii) Hemavathy, (iii) Lakshmi and (iv) Manjula agreed to convey their portion measuring 26 ½ Guntas in Survey No. 120/1 in favour of M. Srinivasan S/o Late Muthuswamy Gounder under the Agreement of Sale dated 23.04.2014, registered on 24.04.2014 as Document No. HSK-1-00429/2014-15 in Book-I, stored in CD No. HSKD457, in the office of the Sub-Registrar, Hoskote. On the same day, Jayamma and her daughters, Hemavathy, Lakshmi and Manjula appointed and nominated M. Srinivasan (the agreement holder herein) as their power of attorney holder, authorising him to do all acts and deeds *inter alia* including registration of sale deed/s with respect to their portion measuring 26 ½ Guntas in Survey No. 120/1, under the General Power of Attorney dated 23.04.2014, registered on 24.04.2014 as Document No. HSK-4-00043/2014-15 in Book-IV, stored in CD No. HSKD457, in the office of the Sub-Registrar, Hoskote.
11. It is thereafter indicated in Mutation Register Extract bearing MR No. T2/2014-15 that Survey No. 120/1 measuring 01 Acre 25 ¼ Guntas further bifurcated/sub-divided into three portions i.e., Survey Nos. 120/1, 120/8 and 120/9, wherein, the portion measuring 26 ½ Guntas was retained as Survey No. 120/1 ('Item No. 1') and Jayamma was recorded as the hissedar of the same.
12. Later, (i) Jayamma W/o Late Narayanappa and her daughters, (ii) Hemavathy, (iii) Lakshmi and (iv) Manjula [(i) to (iv) represented by their power of attorney holder, M. Srinivasan S/o Late Muthuswamy Gounder], (v) Sujatha W/o Late Chandrashekar [for herself and as mother and natural guardian for her minor daughters, (vi) Lajawini and (vii) Pooja] and (viii) Ramyashree D/o Late Chandrashekar conveyed Item No. 1 in favour of M. Srinivasan S/o Late Muthuswamy Gounder, under the Sale Deed dated 26.03.2016, registered on 05.04.2016 as Document No. HSK-1-00153/2016-17 in Book-I, stored in CD No. HSKD561, in the office of the Sub-Registrar, Hoskote. Subsequent thereto, the name of M. Srinivasan was recorded as the khatedar in the revenue records of Item No. 1 vide Mutation Register Extract bearing MR No. H52/2015-16. *We have not been furnished with the Death Certificate of Chandrashekar S/o Narayanappa and we have been given to understand that the same is not available. However, considering the fact that he has been recorded as deceased in the Genealogical tree dated 11.08.2012 and that his wife and children were parties to the aforementioned transaction, we have not insisted on furnishing the same.*
13. Pursuant to the foregoing Sale Deed dated 26.03.2016, the Assistant Commissioner, Doddaballapur Sub-division initiated a proceeding against M. Srinivasan S/o Late Muthuswamy Gounder in No. LRF:CR(H): 288/2016-17, alleging violation of the provisions of Sections 79(A), 79(B) and 80 of the Karnataka Land Reforms Act, 1961. Upon conducting an enquiry, the foregoing authority held that there was a contravention of provisions of Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961 by M. Srinivas and therefore directed the government to forfeit Item No. 1 conveyed in the foregoing sale deed vide an Order dated 07.03.2020 in proceeding bearing No.



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LRF:CR(II): 288/2016-17. The foregoing authority further declared the said Sale Deed dated 26.03.2016 as invalid. Subsequent thereto, the name of M. Srinivas was deleted from the revenue records of Item No. 1 and the land was forfeited by the government vide Mutation Register Extract bearing MR No. 1155/2019-20.

14. The provisions of Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961 were thereafter omitted by Karnataka Act 56 of 2020. Pursuant thereto, M. Srinivas preferred an appeal before the High Court of Karnataka, Bangalore in Writ Petition bearing W.P. No. 24024/2024 (LR), against the Order dated 07.03.2020 in proceeding bearing No. LRF:CR(II): 288/2016-17. In light of the aforementioned provisions being omitted, the Hon'ble High Court of Karnataka vide an Order dated 03.04.2025 in W.P. No.24024/2024 (LR) allowed the said writ petition and further directed the revenue authorities to restore the name of M. Srinivas in the revenue records of Item No. 1. Subsequent thereto, the name of M. Srinivasan was recorded as the khatedar in the revenue records of Item No. 1 vide Mutation Register Extract bearing MR No. T9/2025-26.

Title flow pertaining to Survey No. 120/2 i.e., Item No. 2:

15. As detailed in Para No. 5, the name of Venkatachalaiah S/o Narayanappa was recorded as the khatedar in the revenue records for the period 1990-91 to 2004-05, with respect to a portion measuring 01 Acre 37 ½ Guntas in the Larger Property.
16. Thereafter, Venkatachalaiah S/o Narayanappa and his sons, B.V. Venkatesh and B.V. Narayanaswamy availed a loan of Rs. 1,00,000/- and in lieu of the said, mortgaged their portion measuring 01 Acre 37 ½ Guntas in the Larger Property in favour of B.M. Prakash S/o B.K. Munishami Gowda, under the Mortgage Deed dated 17.07.2002, registered on 30.07.2002 as Document No. 935/2002-03 in Book-I, Volume No. 2412 at Pages 11 to 14, in the office of the Sub-Registrar, Hoskote. The foregoing Mortgage Deed dated 17.07.2002 was recorded in the revenue records vide Mutation Register Extract bearing MR No. 2/2002-23.
17. The foregoing Mortgage Deed dated 17.07.2002 was subsequently discharged by B.M. Prakash S/o B.K. Munishami Gowda in favour of B.V. Venkatesh and B.V. Narayanaswamy, both S/o Late Venkatachalaiah under the Discharge Deed dated 15.05.2004, registered as Document No. HSK-1-04485/2003-04 in Book-I, stored in CD No. HSKD6, in the office of the Sub-Registrar, Hoskote. The said discharge deed was recorded in the revenue records vide Mutation Register Extracts bearing MR No.50/2003-04 and MR No. 42/2004-05.
18. Venkatachalaiah S/o Narayanappa demised on 20.05.2002, as indicated in his Death Certificate issued by the Chief Registrar of Births and Deaths. Pursuant thereto, it is indicated in Mutation Register Extract bearing MR No. 20/2009-10 that his sons, B.V. Venkatesh and B.V. Narayanaswamy effected a partition amongst themselves, wherein, they were allotted with 38 ¾ Guntas each in the Larger Property (out of Venkatachalaiah's portion measuring 01 Acre 37 ½ Guntas). We had sought for the



Report on Title

Partition Deed/Panchayat Parikath executed between the sons of Venkatachalaiah S/o Narayanappa, as indicated in MR No. 26/2009-10. However, we have been given to understand that the same is not available for our perusal

19. Later, B.V. Venkatesh S/o Late Venkatachalaiah (for himself and as father and natural guardian for his minor children, Tejaswini and Chetan Kumar) and B.S. Sujatha W/o B.V. Venkatesh conveyed their portion measuring 38 ¼ Guntas in the Larger Property in favour of A.M. Rashmi W/o Lokesh under the Sale Deed dated 08.06.2010, registered as Document No. HSK-1-00974/2010-11 in Book-I, stored in CD No. HSKD151, in the office of the Sub-Registrar, Hoskote. Subsequent thereto, the name of A.M. Rashmi was recorded as khatedar in the revenue records with respect to a portion measuring 38 ¼ Guntas in the Larger Property vide Mutation Register Extract bearing MR No. 12/2010-11.
20. Pursuant to the above, Rukmini, Vijayalakshmi and Sujatha, all D/o Late Venkatachalaiah, upon receipt of consideration of Rs. 1,00,000/- each (i.e., amounting to Rs. 3,00,000/- in total), released and relinquished all their rights, title and interest in their family properties (*potulhu* including the portion measuring 01 Acre 37 ½ Guntas in the Larger Property allotted to the share of their father, Mr. Venkatachalaiah) in favour of their brothers, B.V. Venkatesh and B.V. Narayanaswamy, both S/o Late Venkatachalaiah, under the Release Deed dated 10.06.2011, registered as Document No. HSK-4-00083/2011-12 in Book-IV, stored in CD No. HSKD196, in the office of the Sub-Registrar, Hoskote.

It is observed that Rukmini, Vijayalakshmi and Sujatha, all D/o Late Venkatachalaiah released and relinquished all their rights, title and interest in their family properties in favour of their brothers, B.V. Venkatesh and B.V. Narayanaswamy pursuant to B.V. Venkatesh conveying his portion measuring 38 ¼ Guntas, under the Sale Deed dated 08.06.2010. It is further observed that Rukmini, Vijayalakshmi and Sujatha did not confirm the said Sale Deed dated 08.06.2010. However, taking into account the provision as laid out in Section 43 of the Transfer of Property Act, 1882, it is understood that all the right, title and interest relinquished by Rukmini, Vijayalakshmi and Sujatha in favour of B.V. Venkatesh by way of the foregoing release deed stood automatically transferred to the subsequent purchaser i.e., Mrs. A.M. Rashmi. By virtue of the same, B.V. Venkatesh is estopped from having any claim in respect of his portion measuring 38 ¼ Guntas. Hence, we have not insisted on obtaining a confirmation deed from Rukmini, Vijayalakshmi and Sujatha confirming the foregoing Sale Deed dated 08.06.2010.

21. Thereafter, A.M. Rashmi W/o Lokesh (as Vendor) and Rukmini, Vijayalakshmi and Sujatha, all D/o Late Venkatachalaiah (as Consenting Witnesses) conveyed a portion measuring 38 ¼ Guntas in the Larger Property in favour of M. Srinivasan S/o Late Muthuswamy Gounder and his daughter, Savera Srinivasan, under the Sale Deed dated 10.06.2011, registered as Document No. HSK-1-01557/2011-12 in Book-I, stored in CD No. HSKD196, in the office of the Sub-Registrar, Hoskote.
22. Meanwhile, the Larger Property was bifurcated/sub-divided into two portions i.e., Survey Nos. 120/1 and 120/2 on 11.03.2011, wherein, the portion measuring 38 ¼ Guntas was



assigned with Survey No.120/2 and Srinivas and Savera were recorded as the hissedars of the same. Pursuantly, the names of Srinivas and Savera were recorded as joint khatedars in the revenue records of Survey No. 120/2 measuring 38 ¾ Guntas vide Mutation Register Extract bearing MR No. 13/2011-12.

23. Pursuant to the C.U order vide Commencement Certificate dated 09.05.2024, as detailed in Para No. 7, on an application filed by M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan for conversion of Survey No. 120/2 measuring 38 ¾ Guntas, there being no kharab and upon payment of necessary conversion fee/fine, the Deputy Commissioner, Bangalore Rural District vide Official Memorandum dated 15.01.2025 bearing No. 735873, sanctioned the conversion of Survey No. 120/2 measuring 38 ¾ Guntas from agricultural purposes to non-agricultural Layout-Residential purposes ("Item No. 2"). The said conversion was subsequently recorded in the revenue records of Item No. 2 vide Mutation Register Extract bearing MR No. T61/2024-25. It is observed that the eastern boundary of Item No. 2 is recorded as Survey No. 120/4 and the northern boundary of Item No. 2 is recorded as Survey No. 117 in the foregoing OM bearing No. 735873. However, the eastern boundary of Item No. 2 is recorded as Survey Nos. 120/3 and 120/4 and the southern boundary of Item No. 2 is recorded as Survey Nos. 117/7 and 117/6 as per the ADLR sketch furnished to us.

Title flow pertaining to Survey Nos. 120/3, 120/4 and 120/5 i.e., Item No. 3, Item No.4 and Item No. 5:

24. As detailed in Para No. 4 the name of Muniyappa alias Dodda Pillaiiah alias Dodda Pilloni S/o Hanumanthappa was recorded as the khatedar in the revenue records for the period 1990-91 to 2010-11 with respect to a portion measuring 38 Guntas in the Larger Property. Pursuant to the demise of Muniyappa alias Dodda Pillaiiah alias Dodda Pilloni, the names of his sons, Krishnaiah, Narayanappa and M. Nagaraju were recorded against extents measuring 18 Guntas, 18 Guntas and 02 Guntas respectively in the Larger Property vide Mutation Register Extract bearing MR No. 57/2010-11. We have not been furnished with the Death Certificate of Muniyappa alias Dodda Pillaiiah alias Doddu Pilloni S/o Hanumanthappa and we have been given to understand that the same is not available. However, considering the fact that he has been recorded as deceased in the Genealogical tree dated 11.08.2012 and that his legal heirs were parties to the subsequent transactions, we have not insisted on furnishing the same.
25. Thereafter, the Larger Property was bifurcated/sub-divided into two portions i.e., Survey Nos. 120/1 and 120/2 on 11.03.2011, wherein, the portion measuring 03 Acres 34 ¾ Guntas was assigned with Survey No 120/1. Survey No. 120/1 measuring 03 Acres 34 ¾ Guntas, there being no kharab was further sub-divided into five portions i.e., Survey Nos.120/1 and 120/3 to 120/5, wherein, (a) a portion measuring 18 Guntas was assigned with new Survey No. 120/3 and Krishnaiah was recorded as the hissedar of the same, (b) another portion measuring 18 Guntas was assigned with new Survey No. 120/4 and Narayanappa was recorded as the hissedar of the same and (c) the portion measuring 02 Guntas was assigned with new Survey No. 120/5 and M. Nagaraju was recorded as the



hissedar of the same. The said phodi was recorded in the revenue records vide Mutation Register Extract bearing MR No. T15/2011-12.

26. Pursuant to the above, (1) M. Krishnaiah S/o Late Muniyappa alias Dodda Pillonu, (1a) Jayalakshmi D/o M. Krishnaiah, (1b) Shanthamma W/o Late Somashekar (and daughter-in-law of M. Krishnaiah), (1c) B.K. Ramachandra S/o M. Krishnaiah, (1d) Sharada D/o M. Krishnaiah, (2) Narayanappa S/o Late Muniyappa alias Dodda Pillonu and his children, (2a) Muniraju, (2b) Ananda, (2c) Geetha and (2d) Shantha, (3) M. Nagaraju S/o Late Muniyappa alias Dodda Pillonu and his daughters, (3a) Shylaja, (3b) Shobha and (3c) Mamatha, (4) Sarajamma D/o Late Muniyappa alias Dodda Pillonu and (5) Gowramma D/o Late Muniyappa alias Dodda Pillonu conveyed Survey No. 120/3 measuring 18 Guntas, Survey No. 120/4 measuring 18 Guntas and Survey No. 120/5 measuring 02 Guntas in favour of M. Srinivasan S/o Late Muthuswamy Gounder and his daughter, Savera Srinivasan under the Sale Deed dated 10.04.2012, registered on 03.07.2015 as Document No HSK-1-02764/2015-16 in Book-1, stored in CD No.HSKD514, in the office of the Sub-Registrar, Hoskote. Subsequent thereto, the names of M. Srinivasan and Savera Srinivasan were recorded as khatadars in the revenue records of Survey Nos. 120/3, 120/4 and 120/5 vide Mutation Register Extract bearing MR No.112/2015-16. *We had sought for the Death Certificate and Genealogical tree of Somashekar. However, we have been given to understand that the same are not available for our perusal. Further, taking into consideration the representations made by the landowners, who have represented to us that Mr. Somashekar demised intestate, we have dispensed with the requirement of the same.*

27. Pursuant to the CLU order vide Commencement Certificate dated 09.05.2024, as detailed in Para No. 7, on three separate applications filed by M. Srinivasan S/o P. Muthuswamy Gounder and his daughter Savera Srinivasan for conversion of (i) Survey No. 120/3 measuring 18 Guntas, there being no kharab, (ii) Survey No. 120/4 measuring 18 Guntas, there being no kharab and (iii) Survey No. 120/5 measuring 02 Guntas, there being no kharab and upon payment of necessary conversion fees/fines, the Deputy Commissioner, Bangalore Rural District vide Official Memoranda all dated 15.01.2025 and bearing Nos. 735872, 735871 and 735866, sanctioned the conversion of Survey No. 120/3 measuring 18 Guntas, Survey No. 120/4 measuring 18 Guntas and Survey No. 120/5 measuring 02 Guntas from agricultural purposes to non-agricultural Layout-Residential purposes ("Item No. 3", "Item No. 4" and "Item No. 5" respectively). The said conversion was subsequently recorded in the revenue records of Item No. 3, Item No. 4 and Item No. 5 vide Mutation Register Extracts bearing MR No. 160/2024-25, 159/2024-25 and 158/2024-25 respectively.

The boundary discrepancies with respect to Item No. 3 and Item No. 5 are as detailed below:

- (i) *The western boundary of Item No. 3 is recorded as Survey No. 120/9 in the foregoing OM bearing No. 735872, however, the said boundary is recorded as Survey Nos. 120/2 and 120/9 as per the ADLR sketch furnished to us;*
- (ii) *The northern boundary of Item No. 5 is recorded as Survey No. 117 in the foregoing OM bearing No. 735866, however, the said boundary is recorded as Survey No. 117/9 as per the ADLR sketch furnished to us.*



Title flow pertaining to Survey Nos. 120/6 and 120/7 i.e., Item No. 6 and Item No. 7:

28. As detailed in Para No. 5, the name of Junjappa S/o Hanumanthappa was recorded as the khatedar in the revenue records for the period 1990-91 to 2007-08, with respect to a portion measuring 01 Acre 11 Guntas in the Larger Property. Pursuant to the demise of Junjappa S/o Hanumanthappa, the name of his sons, J. Hanumanthappa and B. Chowdappa were recorded as khatedars in the revenue records with respect to portions measuring 25 1/4 Guntas each in the Larger Property vide Mutation Register Extract bearing MR No. 32/2007-08. *We have not been furnished with the Death Certificate of Junjappa S/o Hanumanthappa and we have been given to understand that the same is not available. However, considering the fact that he has been recorded as deceased in the Genealogical tree dated 11.08.2012 and that his legal heirs were parties to the subsequent transactions, we have not insisted on furnishing the same.*
29. Thereafter, Savera Srinivasan D/o M.Srinivasan appointed and nominated G.K. Narayanaswamy S/o Late Krishnappa as her power of attorney holder, *inter alia* to sign and present the sale deed pertaining to lands *inter alia* including J. Hanumanthappa's and B. Chowdappa's portions measuring 25 1/2 Guntas each in Survey No. 120 executed in favour of her, on her behalf, under the Special Power of Attorney dated 22.02.2012, registered as Document No.VRT-4-00402/2011-12 in Book-IV, stored in CD No. VRTD146, in the office of Sub-Registrar Varthur.
30. Later, the Larger Property was bifurcated multiple times as detailed in Para No. 7. Pursuant thereto, J. Hanumanthappa S/o Late Junjappa and his children, B.H. Nagaveni and B.H. Manjunath conveyed their portion measuring 25 1/2 Guntas in Survey No. 120/1 in favour of M. Srinivasan S/o Late Muthuswamy Gounder and his daughter, Savera Srinivasan, represented by her power of attorney holder, G.K. Narayanaswamy S/o Late Krishnappa under the Sale Deed dated 06.08.2012, registered as Document No. HSK-1-03994/2012-13 in Book-I, stored in CD No. HSKD286, in the office of the Sub-Registrar, Hoskote. Subsequent thereto, the names of M. Srinivasan and Savera Srinivasan were recorded as joint khatedars in the revenue records with respect to the said portion measuring 25 1/2 Guntas in Survey No. 120/1 vide Mutation Register Extract bearing MR No. H10/2012-13.
31. Similarly, B. Chowdappa S/o Late Junjappa, B.C. Subramani S/o B. Chowdappa (for himself and as father and natural guardian of his children, Shalini and Darshan) and Susheela D/o B. Chowdappa conveyed their portion measuring 25 1/2 Guntas in Survey No. 120/1 in favour of M. Srinivasan S/o Late Muthuswamy Gounder and his daughter Savera Srinivasan, represented by her power of attorney holder, G.K. Narayanaswamy S/o Late Krishnappa, under the Sale Deed dated 06.08.2012, registered as Document No. HSK-1-03992/2012-13 in Book-I, stored in CD No. HSKD287, in the office of the Sub-Registrar, Hoskote. Subsequent thereto, the names of M. Srinivasan and Savera Srinivasan were recorded as joint khatedars in the revenue records with respect to the said portion measuring 25 1/2 Guntas in Survey No. 120/1 vide Mutation Register Extract bearing MR No. H11/2012-13.



32. Thereafter, (i) Radha D/o J. Hanumanthappa and (ii) Puttamma alias Nagarathnamma, (iii) Saraswathamma, (iv) Parvathamma (ii) to (iv) being the daughters of Late Junjappa], (v) B.S. Srinivas S/o Late B. Chowdappa and Harshitha D/o B.S. Srinivas confirmed the foregoing (a) Sale Deed dated 06.08.2012, registered as Document No. HSK-1-03994/2012-13 and (b) Sale Deed dated 06.08.2012, registered as Document No. HSK-1-03992/2012-13 in favour of M. Srinivasan S/o Late Muthuswamy Gounder and his daughter Savera Srinivasan, represented by her power of attorney holder, G.K. Narayanaswamy S/o Late Krishnappa, under the Confirmation Deed dated 16.08.2012, registered as Document No. HSK-1-04383/2012-13 in Book-I, stored in CD No. HSKD290, in the office of the Sub-Registrar, Hoskote.
33. Pursuant to the above, Survey No. 120/1 measuring 02 Acres 36 ¼ Guntas was further sub-divided into three portions i.e., Survey Nos. 120/1, 120/6 and 120/7, wherein a portion measuring 25 ½ Guntas was assigned with new Survey No. 120/6 and Srinivas and Savera were recorded as joint hissedars of the same and another portion measuring 25 ½ Guntas was assigned with new Survey No. 120/7 and Srinivas and Savera were recorded as joint hissedars of the same.
34. Pursuant to the C.U. order vide Commencement Certificate dated 09.05.2024, as detailed in Para No. 7, on an application filed by M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan for conversion of Survey No. 120/6 measuring 25 ½ Guntas, there being no kharab and upon payment of necessary conversion fee/fine, the Deputy Commissioner, Bangalore Rural District vide Official Memorandum dated 15.01.2025 bearing No. 735865, sanctioned the conversion of Survey No. 120/6 measuring 25 ½ Guntas from agricultural purposes to non-agricultural Layout-Residential purposes ("Item No. 6"). The said conversion was subsequently recorded in the revenue records of Item No. 6 vide Mutation Register Extract bearing MR No. 157/2024-25. *It is observed that the western boundary of Item No. 6 is recorded as Survey No. 121 in the foregoing OM bearing No. 735865, however, the said boundary is recorded as Survey No. 121/15 as per the ADLR sketch furnished to us.*
35. Similarly, on another application filed by M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan for conversion of Survey No. 120/7 measuring 25 ½ Guntas, there being no kharab and upon payment of necessary conversion fee/fine, the Deputy Commissioner, Bangalore Rural District vide Official Memorandum dated 15.01.2025 bearing No. 735864, sanctioned the conversion of Survey No. 120/7 measuring 25 ½ Guntas from agricultural purposes to non-agricultural Layout-Residential purposes ("Item No. 7"). The said conversion was subsequently recorded in the revenue records of Item No. 7 vide Mutation Register Extract bearing MR No. 156/2024-25. *It is observed that the eastern boundary of Item No. 7 is recorded as Survey Nos. 120/2 & 117, its western boundary is recorded as Survey No. 121 and its northern boundary is recorded as Survey Nos. 134 & 117 in the foregoing OM bearing No. 735864. However, the eastern boundary of Item No. 7 is recorded as Survey Nos. 120/2 & 117/2, its western boundary is recorded as Survey No. 121/15 and its northern boundary is recorded as Survey Nos. 134 & 117/2 as per the ADLR sketch furnished to us.*

Title flow pertaining to Survey Nos. 120/8, 120/9 and 120/10 i.e., Item No. 8, Item No. 9 and Item No. 10:

36. As detailed in Para No. 5, the name of Venkatachalaiah S/o Narayanappa was recorded as the khatedar in the revenue records for the period 1990-91 to 2004-05, with respect to a portion measuring 01 Acre 37 ½ Guntas in the Larger Property. It is thereafter indicated in Mutation Register Extract bearing MR No. 20/2009-10 that pursuant to the demise of Venkatachalaiah S/o Narayanappa, his sons, B.V. Venkatesh and B.V. Narayanaswamy effected a partition amongst themselves, wherein, they were allotted with 38 ¾ Guntas each in the Larger Property (out of Venkatachalaiah's portion measuring 01 Acre 37 ½ Guntas).
37. Later, the Larger Property was bifurcated multiple times as detailed in Para No. 7. Thereafter, (i) B.V. Narayanaswamy S/o Late Venkatachalaiah [for himself and as father and natural guardian for his minor sons, (ii) Vinay Kumar and (iii) Deepak] and (iv) Padma W/o B.V. Narayanaswamy conveyed a portion measuring 12 Guntas (out of his portion measuring 38 ¾ Guntas) in Survey No. 120/1 in favour of T. Kamalapathi S/o Thimmarayappa, under the Sale Deed dated 05.01.2013, registered as Document No. HSK-I-09183/2012-13 in Book-I, stored in CD No. HSKD334, in the office of the Sub-Registrar, Hoskote. Subsequent thereto, the name of T. Kamalapathi was recorded as khatedar in the revenue records with respect to the said portion measuring 12 Guntas in Survey No. 120/1 vide Mutation Register Extract bearing MR No. H63/2012-13.
38. It is thereafter indicated in Mutation Register Extract bearing MR No. 12/2014-15 that Survey No. 120/1 measuring 01 Acre 25 ¼ Guntas further bifurcated/sub-divided into three portions i.e., Survey Nos 120/1, 120/8 and 120/9, wherein, the portion measuring 26 ¼ was assigned with new Survey No. 120/8 and B.V. Narayanaswamy was recorded as the hissedar of the same the portion measuring 12 Guntas was assigned with new Survey No. 120/9 and T. Kamalapathi was recorded as the hissedar of the same.
39. Later, T. Kamalapathi S/o Thimmarayappa conveyed Survey No. 120/9 measuring 12 Guntas in favour of M. Srinivasan S/o Late Muthuswamy Gounder, under the Sale Deed dated 01.06.2015, registered as Document No. HSK-I-01912/2015-16 in Book-I, stored in CD No. HSKD510, in the office of the Sub-Registrar, Hoskote. Subsequent therein, the name of M. Srinivasan was recorded as khatedars in the revenue records of Survey No. 120/9 vide Mutation Register Extract bearing MR No. H51/2013-14.
40. Pursuant to the C.U.U order vide Commencement Certificate dated 09.05.2024, as detailed in Para No. 7, on an application filed by M. Srinivasan S/o P. Muthuswamy Gounder for conversion of Survey No. 120/9 measuring 12 Guntas, there being no kharab and upon payment of necessary conversion fee/fine, the Deputy Commissioner, Bangalore Rural District vide Official Memorandum dated 15.01.2025 bearing No. 735863, sanctioned the conversion of Survey No. 120/9 measuring 12 Guntas from agricultural purposes to non-agricultural Layout-Residential purposes ("Item No. 9"). The said conversion was subsequently recorded in the revenue records of Item No. 9 vide Mutation Register Extract bearing MR No. T55/2024-25.



41. Meanwhile, Narayanaswamy S/o Late Venkatachalaiah (for himself and as father and natural guardian of his minor sons, Vinay Kumar and Deepak) and Padma W/o B.V. Narayanaswamy conveyed a portion measuring 06 $\frac{3}{4}$ Guntas in Survey No. 120/8 in favour of Anandachari S/o Chikkaramachari, under the Sale Deed dated 27.09.2014, registered as Document No. HSK-1-04553/2014-15 in Book-I, stored in CD No. HSKD469, in the office of the Sub-Registrar, Hoskote. Subsequent thereto, the name of Anandachari was recorded as the khatedar in the revenue records with respect to the said portion measuring 06 $\frac{3}{4}$ Guntas in Survey No. 120/8 vide Mutation Register Extract bearing MR No. H6/2016-17.
42. Thereafter, pursuant to the demise of B.V. Narayanaswamy S/o Late Venkatachalaiah, the name of his wife, S. Padma was recorded as the khatedar in the revenue records with respect to the portion of land retained by him measuring 20 Guntas in Survey No. 120/8 vide Mutation Register Extract bearing MR No. H9/2021-22.
43. Meanwhile, Anandachari S/o Chikkaramachari agreed to convey his portion measuring 06 $\frac{3}{4}$ Guntas in Survey No. 120/8 in favour of H.P. Chandrashekar S/o Papaiah Reddy, under the Agreement of Sale dated 24.10.2016, registered as Document No. HSK-1-06008/2016-17 in Book-I, stored in CD No. HSKD594, in the office of the Sub-Registrar, Hoskote, which agreement was subsequently cancelled by H.P. Chandrashekar S/o Papaiah Reddy under the Cancellation of Agreement of Sale executed on 19.07.2017, registered as Document No. HSK-1-03343/2017-18 in Book-I, stored in CD No. HSKD621, in the office of the Sub-Registrar, Hoskote.
44. Later, as indicated in Mutation Register Extract bearing MR No. T5/2019-20, Anandachari S/o Chikkaramachari availed a loan of Rs. 5,00,000/- from Muthsandra Vyavasaya Seva Sahakara Sangha Niyamitha (VSSSN), Hoskote Taluk and as security for the same, mortgaged his portion measuring 06 $\frac{3}{4}$ Guntas in Survey No. 120/8 under the Mortgage Deed dated 14.10.2019, registered as Document No. HSK-1-06482/2019-20 in Book-I, stored in CD No. HSKD870, in the office of the Sub-Registrar, Hoskote. We had sought for the discharge deed discharging the foregoing Mortgage Deed dated 14.10.2019 and we have not been furnished with any. However, we have been furnished with a No Due Certificate dated 17.11.2025 bearing No. 14/2025-26 issued by the Chief Executive Officer, VSSSN, Muthsandra, indicating that no due was pending with the VSSSN, Muthsandra branch with respect to Item No. 10 (as defined below) as on 17.11.2025 and hence, we have dispensed with the requirement of such discharge deed.
45. Pursuant to the above, Anandachari S/o Chikkaramachari agreed to convey his portion measuring 06 $\frac{3}{4}$ Guntas in Survey No. 120/8 in favour of Mahalakshmi C. D/o Chinnappa, under the Agreement of Sale dated 12.10.2023, registered on 13.10.2023 as Document No. HSK-1-09856/2023-24 in Book-I, in the office of the Sub-Registrar, Hoskote.
46. Thereafter, Anandachari S/o Chikkaramachari availed another loan of Rs. 10,00,000/- from VSSSN, Muthsandra, Hoskote Taluk and as security for the same, mortgaged his portion measuring 06 $\frac{3}{4}$ Guntas in Survey No. 120/8 under the Mortgage Deed dated 29.02.2024, registered as Document No. HSK-1-18227/2023-24 in Book-I, in the office of the Sub-Registrar, Hoskote. The said mortgage was subsequently recorded in the



revenue records with respect to the said portion measuring 06 ¾ Guntas in Survey No.120/8 vide Mutation Register Extract bearing MR No. T51/2023-24. The foregoing Mortgage Deed dated 29.02.2024 was subsequently discharged by way of a Discharge Deed dated 17.11.2025 executed by the Chief Executive Officer, VSSSN, Muthsandra in favour of Anandachari B.C. S/o Chikkaramachari. The foregoing discharge deed was registered on 25.11.2025 as Document No. HSK-I-13102/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Sub-Registrar, Bangalore Rural (Huskote)

47. Survey No. 120/8 measuring 26 ¾ Guntas, there being no kharab was thereafter bifurcated/sub-divided into two portions i.e., Survey Nos. 120/8 and 120/10 on 14.06.2024, as indicated in the Hissa Tippani and RR Pakka Buok Nakal, wherein, the portion measuring 20 Guntas was retained as Survey No.120/8 and S. Padma was recorded as the hissedar of the same and the remaining portion measuring 06 ¾ Guntas was assigned with new Survey No. 120/10 and Anandachari was recorded as the hissedar of the same. The said phodi was subsequently recorded in the revenue records vide Mutation Register Extract bearing MR No. T1/2024-25.
48. Later, B.C. Anandachari S/o K. Chikkaramachari conveyed Survey No. 120/10 measuring 06 ¾ Guntas in favour of Mahalakshmi C D/o Chinnappa under the Sale Deed dated 12.07.2024, registered on 15.07.2024 as Document No. HSK-I-06479/2024-25 in Book-I, in the office of the Sub-Registrar, Hoskote. Subsequent thereto, Mahalakshmi C D/o Chinnappa was recorded as the khatedar in the revenue records of Survey No. 120/10 vide Mutation Register Extract bearing MR No. 1410-2024-25.
49. Thereafter, (i) S. Padma, (ii) Vinay Kumar N and (iii) Deepak N (being the wife and sons of Late B.V. Narayanaswamy respectively) agreed to convey Survey No. 120/8 measuring 20 Guntas in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M by way of the Agreement to Sell dated 26.11.2025, registered as Document No. DNH-I-14563/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli. It is observed that the entire sale consideration with respect to Survey No. 120/8 measuring 20 Guntas was paid under the foregoing Agreement to Sell dated 26.11.2025.
50. Subsequent thereto, (i) S. Padma, (ii) Vinay Kumar N and (iii) Deepak N (being the wife and sons of Late B.V. Narayanaswamy respectively) appointed and nominated Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M as their power of attorney holder to do all acts and deeds *inter alia* including entering into deed/s of conveyance on their behalf including sale deed with respect to Survey No. 120/8 measuring 20 Guntas, by way of the General Power of Attorney dated 26.11.2025, registered as Document No. DNH-4-01249/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
51. Thereafter, (i) S. Padma, (ii) Vinay Kumar and (iii) Deepak (being the wife and sons of Late B.V. Narayanaswamy respectively), represented by their power of attorney holder, Atmos Constructions Private Limited [(i) to (iii) as Vendors] and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming



Party) conveyed Survey No. 120/8 measuring 20 Guntas in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Kamalakar Reddy under the Sale Deed dated 16.03.2026, registered as Document No. DNH-I-19712/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli. Subsequent thereto, the name of Godrej Properties Limited was recorded as the khatedar/owner in the revenue records of Survey No. 120/8 vide Mutation Register Extract bearing MR No. H64/2025-26.

52. Pursuant to the foregoing sale deed, executed by (i) S. Padma, (ii) Vinay Kumar and (iii) Deepak (being the wife and sons of Late B.V. Narayanaswamy respectively), represented by their power of attorney holder, Atmos Constructions Private Limited [(i) to (iii) as Rectifiers/Sellers] and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Rectifier/Confirming Party) executed a rectification deed on 13.08.2026 in of Godrej Properties Limited, represented by its Authorised Representative, Mr. Kamalakar Reddy, incorporating the relevant UTR details against the payment entry in the consideration table which was left blank in the foregoing sale deed due to an inadvertent oversight. The foregoing Rectification Deed dated 13.08.2026 was registered as Document No. DNH-I-07187/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
53. Meanwhile, Mahalakshmi C D/o N. Chinnappa agreed to convey Item No. 10 in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M by way of the Agreement to Sell dated 26.11.2025, registered as Document No. DNH-I-14683/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli. It is observed that the entire sale consideration with respect to Survey No. 120/10 measuring 06 3/4 Guntas was paid under the foregoing Agreement to Sell dated 26.11.2025.
54. Subsequent thereto, Mahalakshmi C D/o N. Chinnappa appointed and nominated Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M as her power of attorney holder to do all acts and deeds *inter alia* including entering into deed/s of conveyance on her behalf including sale deed with respect to Survey No. 120/10 measuring 06 3/4 Guntas, by way of the General Power of Attorney dated 26.11.2025, registered as Document No. DNH-I-01244/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
55. Thereafter, Mahalakshmi C D/o N. Chinnappa, represented by her power of attorney holder, Atmos Constructions Private Limited (as Vendor) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming Party) conveyed Survey No. 120/10 measuring 06 3/4 Guntas in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Kamalakar Reddy under the Sale Deed dated 16.03.2026, registered as Document No. DNH-I-19716/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli. Subsequent thereto, the name of Godrej Properties Limited was recorded as the khatedar/owner in the revenue records of Survey No. 120/10 vide Mutation Register Extract bearing MR No. H70/2025-26.

56. Pursuant to the foregoing, Mahalakshmi C D/o N. Chinnappa, represented by her power of attorney holder, Atmos Constructions Private Limited (as Rectifier/Seller) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Rectifier/Confirming Party) executed a rectification deed on 13.08.2026 in of Godrej Properties Limited, represented by its Authorised Representative, Mr. Kamalakar Reddy, incorporating the relevant UTR details against the payment entry in the consideration table which was left blank in the foregoing sale deed due to an inadvertent oversight. The foregoing Rectification Deed dated 13.08.2026 was registered as Document No. DNH-1-07186/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
57. Meanwhile, M. Srinivasan S/o Late Muthusamy Gounder and his daughter, Savera Srinivasan entered into a Memorandum of Understanding on 15.09.2023 with Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M agreeing to convey Item No. 1 to Item No. 7 and Item No. 9 along with other lands and in lieu of the same, the said parties also executed the Agreement to Sell dated 01.12.2025, registered as Document No. DNH-1-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
58. Pursuant to the above, M. Srinivasan S/o Late Muthusamy Gounder and his daughter, Savera Srinivasan appointed and nominated Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M as their power of attorney holder to do all acts and deeds *interalia* including entering into deeds of conveyance on their behalf including sale deed with respect to Item No. 1 to Item No. 7 and Item No. 9, by way of the Irrevocable General Power of Attorney dated 01.12.2025, registered as Document No. DNH-1-01277/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
59. Meanwhile, however, Savera Srinivasan D/o M. Srinivasan executed another Irrevocable General Power of Attorney dated 01.12.2025 in favour of her father, M. Srinivasan S/o Late Muthusamy Gounder to appoint and nominate him to do all acts and deeds *interalia* including to represent her or execute deeds of conveyance on her behalf with respect to Item No. 2 to Item No. 7 and Item No. 9. The foregoing Irrevocable General Power of Attorney dated 01.12.2025 is registered as Document No. DNH-4-01278/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
60. Thereafter, M. Srinivasan S/o Late Muthusamy Gounder and Savera Srinivasan D/o M. Srinivasan, represented by her power of attorney holder, Mr. M. Srinivasan (as Vendors) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming Party) conveyed Item No. 1 to Item No. 7 and Item No. 9 in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Mahendra B under the Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.



61. Meanwhile, Public Notice indicating the intended sale transaction of the Schedule Property was published in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers on 19.08.2025 and we have not received any objection against the foregoing Public Notice with respect to the Schedule Property until the date of this Report.
62. Thereafter, the Member Secretary and Joint Director of Department of Town and Country Planning, Satellite Town Ring Road Planning Authority (STRRPA), Bangalore vide Commencement Certificate dated 20.02.2026 bearing No. STRRPA/TP/CLG/50/2025-26, allowed change of land use pertaining to lands *inter alia* including (i) Survey No. 120/1 measuring 26 ½ Guntas ("Item No. 1"), (ii) Survey No. 120/8 measuring 20 Guntas ("Item No. 8") and (iii) Survey No. 120/10 measuring 06 ½ Guntas ("Item No. 10").
63. Item No. 1 to Item No. 10 are hereinafter collectively referred to as the "Schedule Property".
64. Pursuant to the above, Godrej Properties Limited relinquished an extent measuring 8011.71 Square metres towards parks and open spaces and an extent measuring 3990.00 Square metres towards STRR Land Bank out of the project lands admeasuring 19 Acres 28 ½ Guntas, *inter alia* including the Schedule Property – in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore, by way of a Relinquishment Deed, registered on 04.07.2026 as Document No. HSK-1-65039/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote.
65. Further, Godrej Properties Limited obtained a Development Plan dated 09.07.2026 bearing No. STRRPA/TP/DP: 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore for residential (row-housing) development with respect to project lands *inter alia* including the Schedule Property. The foregoing Development Plan was approved by Order dated 30.04.2026 bearing No. 44.7.2. It is noted that out of the project lands admeasuring 19 Acres 28 ½ Guntas (or 79797.84 Square metres), an extent of 61439.37 Square metres shall be utilised for residential, driveway and open areas; the remaining extent has been reserved or relinquished in favour of STRR Planning Authority in the following manner:
- i) For parks and open spaces, an extent measuring 8011.71 Square metres (relinquished, as detailed in Para No. 64);
 - ii) For civic amenities, an extent measuring 3990.40 Square metres (earmarked/reserved as represented by the Client);
 - iii) For STRR Land Bank, an extent measuring 3990.00 Square metres (relinquished, as detailed in Para No. 64);
 - iv) For road widening, an extent measuring 292.37 Square metres (earmarked/reserved as represented by the Client).



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v) The possession has been lost with respect to an area admeasuring 2073.99 Square metres (as represented by the Client).

66. Presently, the Schedule Property falls under the jurisdiction of Village Panchayath of Muthsandra and the foregoing authority has issued the Form 11 A Khata in the name of Godrej Properties Limited with respect to Schedule Property interalia with other properties admeasuring 61439 square metres having PID No. 150300402000420316, VP Khata No. 659. We sought clarity on whether the Schedule Property is included in PID No. 150300402000420316, since the foregoing Form 11 A Khata does not specifically mention all the subject survey numbers. However, we have been given to understand that the subject survey numbers are included in the foregoing Form 11 A Khata furnished to us and we have relied on such representation made by the Client.

67. It is further noted that the property bearing PID No. 150300402000420316 is assessed with tax for the period 2026-27, which amount has been remitted by Godrej Properties Limited, as indicated in the Property Tax paid receipt for the period 2026-26 dated 04.07.2026 bearing receipt No. 01911/1503004020/26-27 issued by the Panchayath Development Officer, Muthsandra Gram Panchayath, Hoskote Taluk.

68. We have perused the Record of Rights, Tenancy and Crops (RTC's) for the following periods with respect to a portion measuring 03 Acres 35 Guntas, there being no kharab in Survey No. 120, situated at Bhodanahosahalli Village, Anugundanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	1968-69 to 1974-77 and 1976-77 to 1988-89	Ramaiah S/o Hanumanthappa
2.	1990-91 to 1996-97	Junjappa S/o Hanumanthappa – 1A 11 G vide IHC No. 194/1990-91 Narayanappa S/o Ramaiah – 26 ½G Venkatachalaiah S/o Narayanappa – 1A 37 ½G

69. We have perused the RTCs for the following periods with respect to a portion measuring 38 Guntas, there being no kharab in Survey No. 120, situated at Bhodanahosahalli Village, Anugundanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	1968-69 to 1974-75 and 1976-77 to 1988-89	Ramaiah S/o Hanumanthappa Thimma Muniyappa alias Dadda Pillonu – 38G



2.	1990-91 to 1996-97	Muniyappa alias Dodda Pillonu
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70. We have perused the RTCs for the following periods with respect to Survey No. 120, measuring 04 Acres 33 Guntas, there being no kharab, situated at Bhudanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	1997-98 to 2004-05	Muniyappa S/o Dodda Pillonu - 38G Junjappa S/o Hanumanthappa - 1A 11 G vide IHC No. 194/1990-91 Narayanappa S/o Ramaiah - 26 ½G Venkatachalaiah S/o Narayanappa - 1A 37 ½G
2.	2005-06 to 2007-08	Muniyappa S/o Dodda Pillonu - 38G Junjappa S/o Hanumanthappa - 1A 11 G vide IHC No. 194/1990-91 Narayanappa S/o Ramaiah - 26 ½G B.V. Venkatesh and B.V. Narayanaswamy, both S/o Late Venkatachalaiah - 1A 37 ½G (jointly) vide MR No. 42/2004-05
3.	2008-09 and 2009-10	Muniyappa S/o Dodda Pillonu - 38G Narayanappa S/o Ramaiah - 26 ½G B.V. Venkatesh and B.V. Narayanaswamy, both S/o Late Venkatachalaiah - 1A 37 ½G (jointly) vide MR No. 42/2004-05 J. Hanumanthappa S/o Late Junjappa - 25 ½G vide MR No. 32/2007-08 B. Chowdappa S/o Late Junjappa - 25 ½G vide MR No. 32/2007-08
4.	2010-11	Muniyappa S/o Dodda Pillonu - 38G Narayanappa S/o Ramaiah - 26 ½G J. Hanumanthappa S/o Late Junjappa - 25 ½G B. Chowdappa S/o Late Junjappa - 25 ½G both vide MR No. 32/2007-08



		B.V. Venkatesh S/o Late Venkatachalaiah - 38 ¼ G B.V.Narayanaswamy S/o Late Venkatachalaiah 38 ¼ G both vide MR No. 20/2009-10
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It is noted that Muniyappa alias Doddla Pillanu is erroneously recorded as Muniyappa S/o Doddla Pillanu in the RTCs for the period 1997-98 to 2010-11.

71. We have perused the RTCs for the following periods with respect to Survey No. 120/L measuring 02 Acres 36 ¼ Guntas, there being no kharab, situated at Bhudanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2012-13	Narayanappa S/o Ramaiah - 26 ½G B. Chowdappa S/o Late Junjappa - 25 ½G vide MR No. 32/2007-08 B.V.Narayanaswamy S/o Late Venkatachalaiah - 38 ¼ G vide MR No. 20/2009-10 M. Srinivasan S/o P. Muthuswami Gounder and M. Savera Srinivasan - 25 ½ G (jointly) vide MR No. H10/2012-13

72. We have perused the RTCs for the following period with respect to Survey No. 120/L measuring 01 Acre 25 ¼ Guntas, there being no kharab, situated at Bhudanahosahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2013-14	Narayanappa S/o Ramaiah - 26 ½G B.V.Narayanaswamy S/o Late Venkatachalaiah - 38 ¼ G vide MR No. 20/2009-10
2.	2014-15	B.V.Narayanaswamy S/o Late Venkatachalaiah - 26 ¼ G vide MR No. 20/2009-10 T. Kamalavathi D/o Thimmarayappa - 12G vide MR No. H63/2012-13 Jayamma W/o Late Narayanappa - 26 ½G vide MR No. H27/2013-14



73. We have perused the RTCs for the following period with respect to Survey No. 120/1, measuring 26 ½ Guntas, there being no kharab, situated at Bhodanahosahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2015-16	Jayamma W/o Late Narayanappa vide MR No. H27/2013-14
2.	2016-17 to 2018-19	M. Srinivasan S/o Late Muthuswami Gounder vide MR No. H52/2015-16
3.	2019-20 to 2024-25	Government vide MR No. H55/2019-20
4.	2025-26	M. Srinivasan S/o Late P. Muthuswami Gounder vide MR No. 19/2025-26

74. We have perused the RTCs for the following period with respect to Survey No. 120/2, measuring 38 ½ Guntas, there being no kharab, situated at Bhodanahosahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2011-12 to 2023-24	M. Srinivasan S/o P. Muthuswami Gounder and M. Saveru Srinivasan (jointly) vide MR No. 13/2011-12
2.	2024-25	M. Srinivasan S/o P. Muthuswami Gounder and M. Saveru Srinivasan (jointly) vide MR No. T61/2024-25

75. We have perused the RTCs for the following period with respect to Survey No. 120/3, measuring 18 Guntas, there being no kharab, situated at Bhodanahosahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2011-12 to 2015-16	Krishnappa S/o Late Muniyappa alias Dodda Pillona vide MR No. 57/2010-11
2.	2016-17 to 2023-24	M. Srinivasan S/o P. Muthuswami Gounder and M. Saveru Srinivasan (jointly) vide MR No. H2/2015-16
3.	2024-25	M. Srinivasan S/o P. Muthuswami Gounder and M. Saveru Srinivasan (jointly)



	<i>vide</i> MR No. 160/2024-25
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76. We have perused the RTCs for the following period with respect to Survey No. 120/4, measuring 18 Guntas, there being no kharab, situated at Bhodanahasahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2011-12 to 2015-16	Narayanaappa S/o Late Muniyappa <i>alias</i> Dodda Pillonu <i>vide</i> MR No. 57/2010-11
2.	2016-17 to 2023-24	M. Srinivasan S/o P. Muthuswami Gounder and M. Savera Srinivasan (jointly) <i>vide</i> MR No. 112/2015-16
3.	2024-25	M. Srinivasan S/o P. Muthuswami Gounder and M. Savera Srinivasan (jointly) <i>vide</i> MR No. T59/2024-25

77. We have perused the RTCs for the following period with respect to Survey No. 120/5, measuring 02 Guntas, there being no kharab, situated at Bhodanahasahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2011-12 to 2015-16	M. Naguraju S/o Late Muniyappa <i>alias</i> Dodda Pillonu <i>vide</i> MR No. 57/2010-11
2.	2016-17 to 2023-24	M. Srinivasan S/o P. Muthuswami Gounder and M. Savera Srinivasan (jointly) <i>vide</i> MR No. 112/2015-16
3.	2024-25	M. Srinivasan S/o P. Muthuswami Gounder and M. Savera Srinivasan (jointly) <i>vide</i> MR No. T58/2024-25

78. We have perused the RTCs for the following period with respect to Survey No. 120/6, measuring 25 1/2 Guntas, there being no kharab, situated at Bhodanahasahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2012-13 to 2023-24	M. Srinivasan S/o P. Muthuswami Gounder and M. Savera Srinivasan (jointly) <i>vide</i> MR No. H10/2012-13
2.	2024-25	M. Srinivasan S/o P. Muthuswami Gounder and M. Savera Srinivasan (jointly)



	vide MR No. T57/2024-25
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79. We have perused the RTCs for the following period with respect to Survey No. 120/7, measuring 25 $\frac{1}{2}$ Guntas, there being no kharab, situated at Bhodanahosahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2012-13 to 2023-24	M. Srinivasan S/o P. Muthuswami Gounder and M. Saveru Srinivasan (jointly) vide MR No. H11/2012-13
2.	2024-25	M. Srinivasan S/o P. Muthuswami Gounder and M. Saveru Srinivasan (jointly) vide MR No. T56/2024-25

80. We have perused the RTCs for the following period with respect to Survey No. 120/8, measuring 26 $\frac{1}{2}$ Guntas, there being no kharab, situated at Bhodanahosahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2014-15 to 2016-17	B.V.Narayanaswamy S/o Late Venkatachudraiah vide MR No. 20/2009-10
2.	2017-18 to 2021-22	B.V.Narayanaswamy S/o Late Venkatachudraiah 20G vide MR No. 20/2009-10 Anandachari S/o Chikkaramachari - 06 $\frac{1}{2}$ G vide MR No. H6/2016-17
3.	2022-23 and 2023-24	Anandachari S/o Chikkaramachari - 06 $\frac{1}{2}$ G vide MR No. H6/2016-17 S. Padma W/o Late B.V.Narayanaswamy 20G vide MR No. H9/2021-22

81. We have perused the RTCs for the following period with respect to Survey No. 120/8, measuring 20 Guntas, there being no kharab, situated at Bhodanahosahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2024-25 and 2025-26	S. Padma W/o Late B.V.Narayanaswamy vide MR No. T1/2024-25

82. We have perused the RTCs for the following period with respect to Survey No. 120/9, measuring 12 Guntas, there being no kharab, situated at Bhodanahosahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2014-15 and 2015-16	T. Kamalpathi S/o Thimmarayappa vide MR No. H63/2013-13
2.	2016-17 to 2023-24	M. Srinivasan S/o Late Muthuswami Gunder vide MR No. H51/2014-15
3.	2024-25	M. Srinivasan S/o Late Muthuswami Gunder vide MR No. T55/2024-25

83. We have perused the RTCs for the following period with respect to Survey No. 120/10, measuring 06 $\frac{3}{4}$ Guntas, there being no kharab, situated at Bhodanahosahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2024-25 and 2025-26	Mahalakshmi C/O N. Chinappa vide MR No. H10/2024-25

Endorsements:

84. Endorsements dated 06.03.2023 and bearing Nos. PTC1(H)(F)CR: 669/2023-24, 667/2023-24, 668/2023-24, 666/2023-24, 674/2023-24, 673/2023-24, 672/2023-24 and 670/2023-24 issued by the office of the Assistant Commissioner, Doddaballapur Sub-division, Doddaballapur indicate that the foregoing authority had not initiated any proceeding under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) (PTCL) Act, 1978 with respect to Survey Nos. 120/1, 120/2, 120/3, 120/4, 120/5, 120/6, 120/7 and 120/9 respectively as on 06.03.2023.

85. Endorsement dated 12.08.2025 bearing No. PTC1(H)(F)CR: 304/2025 issued by the office of the Assistant Commissioner, Doddaballapur sub-division indicates that the foregoing authority had not initiated any proceeding under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) (PTCL) Act, 1978 with respect to Survey Nos. 120/8 and 120/10 as on 12.08.2025.

86. Endorsements dated 07.03.2024 and bearing Nos. RD0038569284090, RD0038569284091, RD0038569284092, RD0038569284093, RD0038569284095, RD0038569284096, RD0038569284097, RD0038569284098 and RD0038569284094 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District indicate that no proceedings were pending before or initiated by the foregoing authority under Section 48



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A and Section 77 A of the Karnataka Land Reforms Act, 1961 as on 07.03.2024, with respect to Survey Nos. 120/1, 120/2, 120/3, 120/4, 120/5, 120/6, 120/7, 120/8 (including new Survey No. 120/10) and 120/9 respectively.

Survey records:

87. Maola Tippani with respect to Survey No. 120 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote discloses the shape, and the Village Map of Bhodanahosahalli Village discloses the shape and boundaries of Survey No. 120. As per the Village Map, Survey No. 120 is bounded on the East by Survey Nos. 118 and 119, on the West by Survey No. 121, on the North by Survey Nos. 117 and 134 and on the South by Naganayakanakote Village boundary.
88. The lands in Bhodanahosahalli Village were thereafter resurveyed by the survey department and accordingly, Survey No. 120 measuring 04 Acres 33 Guntas, there being no kharab was resurveyed on 27.01.1921, as indicated in the Resurvey Tippani with respect to Survey No. 120 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote. However, the total extent and actual extent of Survey No. 120 were retained as 04 Acres 33 Guntas (i.e., the Larger Property) pursuant to the said resurvey.
89. The Hissa Tippani and the RR Pakka Book Nakal with respect to the Larger Property, both issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote indicate that Survey No. 120 measuring 04 Acres 33 Guntas was bifurcated/sub-divided into two portions i.e., Survey Nos. 120/1 and 120/2 on 11.03.2011 in the following manner – (a) the portion measuring 03 Acres 34 ¼ Guntas was assigned with Survey No.120/1 and Krishnaiah and others were recorded as the hissedars of the same and (b) the remaining portion measuring 38 ¾ Guntas was assigned with Survey No.120/2 and Srinivas and another were recorded as the hissedars of the same.
90. Survey No. 120/1 measuring 03 Acres 34 ¼ Guntas, there being no kharab was thereafter bifurcated/sub-divided into five portions i.e., Survey Nos. 120/1 and 120/3 to 120/5 as indicated in the Hissa Tippani and RR Pakka Book Nakal, both issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote, in the following manner – (a) the portion measuring 02 Acres 36 ¼ Guntas was retained as Survey No. 120/1 and Narayanappa and others were recorded as the hissedars of the same, (b) a portion measuring 18 Guntas was assigned with new Survey No. 120/3 and Krishnaiah was recorded as the hissedar of the same, (c) another portion measuring 18 Guntas was assigned with new Survey No. 120/4 and Narayanappa was recorded as the hissedar of the same and (d) the remaining portion measuring 02 Guntas was assigned with new Survey No. 120/5 and M. Nagaraju was recorded as the hissedar of the same.
91. Survey No. 120/1 measuring 02 Acres 36 ¼ Guntas, there being no kharab was thereafter further bifurcated/sub-divided into three portions i.e., Survey Nos. 120/1, 120/6 and 120/7 as indicated in the RR Pakka Book Nakal issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote, in the following manner – (a) the portion measuring 01 Acre 25 ¼ Guntas was retained as Survey No. 120/1 and Narayanappa and



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others were recorded as the hissedars of the same, (b) a portion measuring 25 ½ Guntas was assigned with new Survey No. 120/6 and Srinivas and another were recorded as joint hissedars of the same and (c) the remaining portion measuring 25 ¼ Guntas was assigned with new Survey No. 120/7 and Srinivas and another were recorded as joint hissedars of the same. We had sought for the Hissa Tippani indicating the date of bifurcation of Survey No.120/1 measuring 02 Acres 36 ½ Guntas into Survey Nos. 120/1, 120/6 and 120/7 and we have been given in undertand that the same is not available for our perusal. However, considering that the said phodi is reflected in the revenue records of the respective lands, we have dispensed with the requirement of the same.

92. Pursuant to the above, Survey No. 120/1 measuring 01 Acre 25 ½ Guntas, there being no kharab was thereafter further bifurcated/sub-divided into three portions i.e., Survey Nos.120/1, 120/8 and 120/9 on 26.03.2024, as indicated in the Hissa Tippani and RR Pakka Book Nakal, both issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote, in the following manner – (a) the portion measuring 26 ½ Guntas was retained as Survey No.120/1 and Jayamma was recorded as the hissedar of the same, (b) the portion measuring 26 ¼ was assigned with new Survey No. 120/8 and B.V. Narayanaswamy was recorded as the hissedar of the same and (c) the remaining portion measuring 12 Guntas was assigned with new Survey No. 120/9 and Y. Kamalapati was recorded as the hissedar of the same.

It is observed that MR No. 12 2014-15 indicates that Survey No. 120/1 measuring 01 Acre 25 ½ Guntas was bifurcated into Survey Nos.120/1, 120/8 and 120/9 during the period 2014-15. However, the office obtained Hissa Tippani indicating the date of said phodi as 26.03.2024. We had sought clarification in this regard and we have been given in undertand that it was a 'dubious land' wherein the revenue record reflects the phodi by virtue of an entry in the mutation register, before the phodi proceedings were concluded by the survey department.

93. Thereafter, Survey No. 120/8 measuring 26 ¼ Guntas, there being no kharab was further bifurcated/sub-divided into two portions i.e., Survey Nos. 120/8 and 120/10 on 14.06.2024, as indicated in the Hissa Tippani and RR Pakka Book Nakal, both issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote, in the following manner – (a) the portion measuring 20 Guntas was retained as Survey No.120/8 and S. Padma was recorded as the hissedar of the same and (b) the remaining portion measuring 06 ¼ Guntas was assigned with new Survey No. 120/10 and Anandachari was recorded as the hissedar of the same.
94. Karnataka Revision Settlement Akarbands, issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote with respect to Survey Nos. 120/1 to 120/10 disclose their respective extents as mentioned herein below:

Survey No.	Total Extent		Kharab Extent		Actual Extent	
	Acres	Guntas	Acres	Guntas	Acres	Guntas
120/1	00	26 ½	00	00	00	26 ½
120/2	00	38 ½	00	00	00	38 ½

Report on Title

120/3	00	18	00	00	00	18
120/4	00	18	00	00	00	18
120/5	00	02	00	00	00	02
120/6	00	25 ½	00	00	00	25 ½
120/7	00	25 ½	00	00	00	25 ½
120/8	00	20	00	00	00	20
120/9	00	12	00	00	00	12
120/10	00	06 ½	00	00	00	06 ½

95. Encumbrance Certificates have been furnished for the following periods with respect to Survey Nos. 120 and 120/1 to 120/10, and their respective entries are as follows:

Sl. No.	Period	Issued by	Transaction
Survey No. 120			
1.	01.04.1941 to 31.03.2004	Office of the Sub-Registrar, Hoskote	• Sale Deed dated 25.07.1944, registered as Document No. 175/1944-45. • Mortgage Deed dated 11.02.1963, registered as Document No. 3379/1962-63. • Mortgage Deed dated 17.07.2002, registered as Document No. 935/2002-03. • Discharge Deed dated 15.03.2004, registered as Document No. HSK-1-04483/2003-04.
Survey Nos. 120, 120/1, 120/2, 120/3, 120/4, 120/5, 120/6, 120/7, 120/8 and 120/9:			
2.	01.04.2004 to 29.01.2021	Digitally signed by the office of the Sub-Registrar, Hoskote	• Sale Deed dated 08.06.2010 (erroneously recorded as 14.06.2010 in the EC), registered as Document No. HSK-1-00974/2010-11 (Old Sy No. 120, New Sy No. 120/2). • Sale Deed dated 10.06.2011, registered as Document No. HSK-1-01557/2011-12 (Old Sy No. 120, New Sy No. 120/2). • Sale Deed dated 10.04.2012, registered as Document No. HSK-1-



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			02764/2015-16 (Sy Nos. 120/3, 120/4 & 120/5). • Sale Deed dated 06.08.2012, registered as Document No. HSK-1-03994/2012-13 (Old Sy No. 120/1, New Sy No. 120/6). • Sale Deed dated 06.08.2012, registered as Document No. HSK-1-03992/2012-13 (Old Sy No. 120/1, New Sy No. 120/7). • Confirmation/Consent Deed dated 16.08.2012, registered as Document No. HSK-1-04383/2012-13 (Old Sy No. 120/1, New Sy Nos. 120/6 & 120/7). • Sale Deed dated 05.01.2013, registered as Document No. HSK-1-09383/2012-13 (Old Sy No. 120/1, New Sy No. 120/9). • Agreement of Sale dated 24.04.2014, registered as Document No. HSK-1-00429/2014-15 (Sy No. 120/1). • Sale Deed dated 27.09.2014, registered as Document No. HSK-1-04553/2014-15 (Old Sy No. 120/8, New Sy No. 120/10). • Sale Deed dated 01.06.2015, registered as Document No. HSK-1-01912/2015-16 (Sy No. 120/9). • Sale Deed dated 05.04.2016, registered as Document No. HSK-1-00153/2016-17 (Sy No. 120/1). • Agreement of Sale dated 24.10.2016, registered as Document No. HSK-1-06008/2016-17 (Old Sy No. 120/8, New Sy No. 120/10). • Cancellation Deed dated 19.07.2017, registered as Document No. HSK-1-03343/2017-18 (Old Sy
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			No. 120/8, New Sy No. 120/10), • Mortgage Deed dated 14.10.2019, registered as Document No. HSK-1-06482/2019-20 (Old Sy No. 120/8, New Sy No. 120/10).
Survey No. 120/1:			
3.	01.04.2012 to 06.06.2025	Digitally signed by the office of the Sub-Registrar, Hoskote	<i>There are no transactions apart from the ones reflected in the Consolidated EC for the period 01.04.2004 to 29.01.2024 detailed hereinabove</i>
Survey No. 120/2:			
4.	01.04.2011 to 04.03.2024	Digitally signed by the office of the Sub-Registrar, Hoskote	• Sale Deed dated 10.06.2011, registered as Document No. HSK-1-01557/2011-12.
Survey Nos. 120/2, 120/3, 120/4, 120/5 and 120/6:			
5.	04.03.2024 to 06.06.2025	Digitally signed by the office of the Sub-Registrar, Hoskote	• Nil.
Survey No. 120/7:			
6.	01.04.2012 to 06.06.2025	Digitally signed by the office of the Sub-Registrar, Hoskote	• Nil.
Survey Nos. 120/8 and 120/10:			
7.	01.12.2024 to 06.06.2025	Digitally signed by the office of the Sub-Registrar, Hoskote	• Nil.
Survey No. 120/9:			
8.	13.05.2013 to 26.09.2024	Digitally signed by the office of the Sub-Registrar, Hoskote	• Nil.
Survey No. 120/1:			
9.	01.04.2004 to 18.03.2026	Digitally signed by the office of the Sub-Registrar, Hoskote	• Sale Deed dated 08.06.2010, registered as Document No. HSK-1-00974/2010-11, • Sale Deed dated 10.06.2011,



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			registered as Document No. HSK-1-01557/2011-12, • Sale Deed dated 10.04.2012, registered as Document No. HSK-1-02764/2015-16. • Sale Deed dated 06.08.2012, registered as Document No. HSK-1-03994/2012-13. • Sale Deed dated 06.08.2012, registered as Document No. HSK-1-03994/2012-13. • Confirmation Deed dated 16.08.2012, registered as Document No. HSK-1-04383/2012-13. • Sale Deed dated 05.01.2013, registered as Document No. HSK-1-09383/2012-13. • Agreement of Sale dated 23.04.2014, registered on 24.04.2014 as Document No. HSK-1-00429/2014-15. • Sale Deed dated 26.03.2016, registered on 05.04.2016 as Document No. HSK-1-00153/2016-17. • Agreement to Sell dated 01.12.2025, registered as Document No. DN11-1-14950/2025-26. • Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26.
Survey Nos. 120/2, 120/6, 120/7: (clubbed since transactions are common)			
10.	01.04.2004 to 18.03.2026 (3 in Nos.)	Digitally signed by the office of the Sub-Registrar, Hoskote	• Sale Deed dated 08.06.2010, registered as Document No. HSK-1-100974/2010-11. • Sale Deed dated 10.06.2011, registered as Document No. HSK-1-01557/2011-12. • Agreement to Sell dated 01.12.2025,



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			registered as Document No. DNH-1-14950/2025-26. • Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26.
Survey Nos. 120/3, 120/4 & 120/5: (clubbed since transactions are common)			
11.	01.04.2004 to 18.03.2026 (3 in Nos.)	Digitally signed by the office of the Sub-Registrar. Hoskote	• Sale Deed dated 08.06.2010, registered as Document No. HSK-1-00974/2010-11. • Sale Deed dated 10.06.2011, registered as Document No. HSK-1-01557/2011-12. • Sale Deed dated 10.04.2012, registered as Document No. HSK-1-02764/2015-16. • Agreement to Sell dated 01.12.2025, registered as Document No. DNH-1-14950/2025-26, • Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26
Survey No. 120/8:			
12.	01.04.2004 to 18.03.2026	Digitally signed by the office of the Sub-Registrar. Hoskote	• Sale Deed dated 27.09.2014, registered as Document No. HSK-1-04553/2014-15. • Agreement of Sale dated 24.10.2016, registered as Document No. HSK-1-06008/2016-17. • Cancellation of Agreement of Sale executed on 19.07.2017, registered as Document No. HSK-1-03343/2017-18, • Mortgage Deed dated 14.10.2019, registered as Document No. HSK-1-06482/2019-20, • Agreement of Sale dated 12.10.2023, registered as Document No. HSK-1-09856/2023-24, • Agreement to Sell dated 26.11.2025,



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			registered as Document No. DNH-1-14563/2025-26.
Survey No. 120/9:			
13.	01.04.2004 to 18.03.2026	Digitally signed by the office of the Sub-Registrar, Hoskote	• Sale Deed dated 08.06.2010, registered as Document No. HSK-1-00974/2010-11, • Sale Deed dated 10.06.2011, registered as Document No. HSK-1-01557/2011-12, • Sale Deed dated 01.06.2015, registered as Document No. HSK-1-01912/2015-16, • Agreement to Sell dated 01.12.2025, registered as Document No. DNH-1-14950/2025-26, • Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26.
Survey No. 120/10:			
14.	01.04.2004 to 20.03.2026	Digitally signed by the office of the Sub-Registrar, Hoskote	• Sale Deed dated 08.06.2010, registered as Document No. HSK-1-00974/2010-11, • Sale Deed dated 10.06.2011, registered as Document No. HSK-1-01557/2011-12, • Sale Deed dated 12.07.2024, registered as Document No. HSK-1-06479/2024-25, • Discharge Deed dated 19.11.2025, registered as Document No. HSK-1-13102/2025-26, • Agreement to Sell dated 26.11.2025, registered as Document No. DNH-1-14683/2025-26, • Sale Deed dated 16.03.2026, registered as Document No. DNH-1-19716/2025-26.



IV. PHYSICAL SEARCHES

96. Endorsement dated 16.10.2025 bearing No. KSHIP-3/LA/RTI/2024-25/1691 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Project Implementation Unit, KR Range, Karnataka State Highways Improvement Project. Bangalore indicates that the Schedule Property is not acquired by the foregoing authority for any of its projects.
97. Endorsement dated 18.10.2025 bearing No. LAQ/NH-207CR/12/2025-26 issued by the Special Land Acquisition Officer and Competent Authority, National Highway Authority of India, Hebbal, Bangalore indicates that the Schedule Property is not notified for acquisition by the foregoing authority under the Notifications (i) dated 02.03.2021 bearing No. SO995(E), (ii) dated 25.06.2021 bearing No. SO2554(L) and (iii) dated 02.09.2021 bearing No. SO3724E.
98. Endorsement dated 11.11.2025 bearing No. KHB/SLAO: 2034/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board (KHB). Bangalore indicates that the foregoing authority had not initiated any proceeding with respect to the Schedule Property as on 11.11.2025.
99. Physical searches have been carried out at Hoskote Taluk Office to obtain the RTCs for the period 2025-26 with respect to Survey Nos. 120/1 to 120/10 (i.e., Item No. 1 to Item No. 10) and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
Survey No. 120/1		
1.	2025-26	M. Srinivasan S/o Late P. Muthuswami Gounder vide MR No. T9/2025-26
Survey No. 120/2		
2.	2025-26	M. Srinivasan S/o P. Muthuswami Gounder and M. Savera Srinivasan (jointly) vide MR No. T61/2024-25
Survey No. 120/3		
3.	2025-26	M. Srinivasan S/o P. Muthuswami Gounder and M. Savera Srinivasan (jointly) vide MR No. T60/2024-25
Survey No. 120/4		
4.	2025-26	M. Srinivasan S/o P. Muthuswami Gounder and M. Savera Srinivasan (jointly) vide MR No. T59/2024-25

Survey No. 120/5		
5.	2025-26	M. Srinivasan S/o P. Muthuswami Gounder and M. Saveru Srinivasan (jointly) vide MR No. T58/2024-25
Survey No. 120/6		
6.	2025-26	M. Srinivasan S/o P. Muthuswami Gounder and M. Saveru Srinivasan (jointly) vide MR No. T57/2024-25
Survey No. 120/7		
7.	2025-26	M. Srinivasan S/o P. Muthuswami Gounder and M. Saveru Srinivasan (jointly) vide MR No. T56/2024-25
Survey No. 120/8		
8.	2025-26	S. Padma W/o Late B.V.Narayanaswamy vide MR No. T1/2024-25
Survey No. 120/9		
9.	2025-26	M. Srinivasan S/o Late Muthuswami Gounder vide MR No. T55/2024-25
Survey No. 120/10		
10.	2025-26	Mahalakshmi C D/o N. Chinnappa vide MR No. H10/2024-25

100. Physical searches have been carried out at the office of the Sub-Registrar, Hoskote for the period 01.04.1970 to 31.03.2004 with respect to Survey No. 120 (i.e., the Larger Property). It is noted that in addition to the transactions discussed in Para No. 95 under Chapter II above, there are no other transactions pertaining to the Larger Property.

101. Physical searches have been carried out at the office of the Sub-Registrar, Hoskote for the period 01.04.2004 to 05.09.2025 with respect to Survey Nos. 120/1 to 120/10 (i.e., Item No. 1 to Item No. 10). It is noted that in addition to the transactions discussed in Para No. 95 under Chapter III above, there are no other transactions pertaining to Item No. 1 to Item No. 7, Item No. 9 and Item No. 10. It is noted further that in addition to the transactions discussed in Para No. 95 under Chapter III above, there is an entry pertaining to an Agreement of Sale dated 12.10.2023, Document No. HSK-1-09856/2023-24 in Book-I, in the office of the Sub-Registrar, Hoskote with respect to Survey No. 120/8 (presently Survey No. 120/10 i.e., Item No. 10).



102. In addition to the above, we have reviewed the following: (i) Letter dated 23.02.2023 issued by the Securities and Exchange Board of India to the Inspector General of Registration, and Commissioner of Stamps, Bengaluru requesting the said office to take necessary steps to ensure that the entries of attachment are made in the records of the Sub-Registrar Offices with respect to the properties listed in the Annexure attached thereto. (ii) Letter dated 30.08.2016 issued by the Justice (Retd.) R. M. Lodha Committee to the Inspector General of Registration, and Stamps and Chief Controlling Revenue Authority Bengaluru requesting the said office to take necessary steps to not effect the registration/mutation/sale of the properties wherein PACL Limited/its group companies have any rights or interest (copy is incomplete). (iii) The updated list setting out 1114 properties pertaining to PACL Limited in the form of Annexure attached to the Letter dated 23.02.2023. The above list does not include the Schedule Property.

V. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **Godrej Properties Limited is the absolute owner of the Schedule Property** and has marketable title over the same.

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VI. OUR UNDERSTANDING

We understand Godrej Properties Limited intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

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

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

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('FM') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

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

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



VIII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

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

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

DISCLAIMERS

- 1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
- 2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
- 3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1944. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
- 4. We have retained the units of measurement as it appears in the different title deeds.
- 5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.



IX. CONTACT DETAILS

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

S. T. Prashantha Kumar
Senior Partner & Advocate
Fox Mandal & Associates
"TM House"
6/12, Primrose Road
Bangalore 560 025
Phone : +91 80 2559 5911
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e-mail : prashantha.kumar@foxmandal.in

For Fox Mandal & Associates

[Handwritten Signature]
Senior Partner



August 21, 2026

To,

Godrej Properties Limited
 Unit No. 4 & 5, 9th Floor, No. 1-15,
 Godrej Centre, Indiranagar,
 BM Kaval, Old Madras Road,
 Bengaluru - 560 038.

Hereunder referred to as 'the Client'

Dear Sir/Madam,

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

Report on Title

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I. SCHEDULE PROPERTY

Item No.1

All that piece and parcel of the land bearing Survey No. 123/1, measuring 32 Guntas, there being no kharab, situated at Bhudanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, converted from agricultural to non-agricultural Layout-Residential purposes vide Official Memorandum dated 11.03.2025, bearing No. 742680, issued by the Deputy Commissioner, Bangalore Rural District and bounded on the

East by	Survey Nos. 121/2 and 121/3;
West by	Survey No. 124;
North by	Survey No. 123/3; and
South by	Survey No. 122/3;

Item No. 2

All that piece and parcel of the land bearing Survey No. 123/3, measuring 25 Guntas, there being no kharab, situated at Bhudanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, converted from agricultural to non-agricultural Layout-Residential purposes vide Official Memorandum dated 11.03.2025, bearing No. 742678, issued by the Deputy Commissioner, Bangalore Rural District and bounded on the

East by	Survey Nos. 121/3 and 134;
West by	Survey No. 124;
North by	Survey No. 123/4, and
South by	Survey No. 123/1;

Item No. 3

All that piece and parcel of the land bearing Survey No. 123/4, measuring 25 Guntas, there being no kharab, situated at Bhudanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, converted from agricultural to non-agricultural Layout-Residential purposes vide Official Memorandum dated 11.03.2025, bearing No. 742679, issued by the Deputy Commissioner, Bangalore Rural District and bounded on the

East by	Survey No. 134;
West by	Survey No. 124;



North by	Survey No. 123/2; and
South by	Survey No. 123/3.

[Boundaries mentioned for Item No. 1, Item No. 2 and Item No. 3 herein are as per the Sale Deed dated 17.03.2026, registered as Document No. DNI-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.]

Item No. 1, Item No. 2 and Item No. 3 are collectively referred to as the "Schedule Property".

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II. COPIES OF THE DOCUMENTS FURNISHED FOR SCRUTINY

Serial No.	Description of Documents
1.	Endorsement dated 29.07.2025 bearing No. RK.CR: 134/2025-26 issued by the Tahsildar, Grade-2, Hoskote Taluk with respect to non-availability of IL & RR with respect to Survey No. 123;
2.	Genealogical tree/Family tree of Munishamappa father of Bajjappa, dated 14.06.2012 issued by the Village Accountant, Samethanahalli Circle, Anugondanahalli Hobli, Hoskote Taluk;
3.	Oral Partition/Panchayath Parikath dated 21.02.1972 executed between sons of Munishamappa being, (i) Bajjappa, (ii) M. Nuryanappa, (iii) Kempaiah and (iv) Krishnappa and (v) Muniyamma W/o Late Anjinappa (and daughter-in-law of Munishamappa);
4.	Mutation Register Extract bearing MR No. 21/1992-93;
5.	Will dated 20.10.1997 executed by Bajjappa S/o Late Munishamappa in favour of his wife, (i) Lakshamma and his daughters, (i:) Jayamma, (iii) Shanthamma and (iv) Venkatarathnamma, registered as Document No. 96/1997-98, in Book-10, Volume No. 46 at Pages 218 and 219, in the office of the Sub-Registrar, Hoskote;
6.	Death Certificate of B Bajjappa S/o Munishamappa issued by the Village Accountant, Samethanahalli Circle, Hoskote;
7.	Mutation Register Extract bearing MR No. 36/1997-98;
8.	Mutation Register Extract bearing MR No. 80/2005-06;
9.	No Due Certificate dated 22.04.2006 executed by the Manager, Vyavasaya Seva Sahakara Sangha Niyamitha (VSSSN) Bank, Muthsandra, in favour of B. Bajjappa S/o Munishamappa;
10.	Sale Deed dated 26.07.2011 executed by (i) Jayamma D/o Late Bajjappa (ii) Keshava, (iii) Vinodha, (iv) Suma [(ii) to (iv) being the children of Devaraja and Jayamma] in favour of M. Srinivasan S/o Late Muthuswamy Goundar and his daughter, Savera, registered as Document No.HSK-1-02693/2011-12 in Book-L, stored in CD No. HSKD202, in the office of the Sub-Registrar, Hoskote,
11.	Mutation Register Extract bearing MR No. 29/2011-12;
12.	Sale Deed dated 26.07.2011 executed by (i) Venkatarathnamma D/o Late Bajjappa, (ii) Veeresh S/o Manjunath Gowda, (iii) Lavanya D/o Manjunath Gowda (being a minor, represented by her mother and natural guardian, Venkatarathnamma) in favour of M. Srinivasan S/o Late Muthuswamy Goundar and his daughter, Savera, registered as Document No.HSK-1-02694/2011-12 in Book-L, stored in CD No. HSKD202, in the office of the Sub-Registrar, Hoskote;



13.	Mutation Register Extract bearing MR No. 30/2011-12;
14.	Sale Deed dated 26.07.2011 executed by (i) Lakshamma W/o Late Bajjappa, (ii) Jayamma D/o Late Bajjappa, (iii) Keshava, (iv) Vinodha, (v) Suma (iii) to (v) being the children of Devaraju, (vi) Shanthamma D/o Late Bajjappa, (vii) Mathesh S/o Nagarajappa, (viii) Murali S/o Nagarajappa, (ix) Venkatarathamma D/o Late Bajjappa [for herself and as mother and natural guardian of her minor daughter, (x) Lavanya], (xi) Veeresh S/o Manjunath Gowda in favour of M. Srinivasan S/o Late Muthuswamy Gounder and his daughter, Savera, registered as Document No. HSK-1-02695/2011-12 in Book-I, stored in CD No. HSKD202, in the office of the Sub-Registrar, Hoskote;
15.	Mutation Register Extract bearing MR No. 33/2011-12;
16.	Plaint in suit bearing OS No. 1197/2006 filed before the Hon'ble Court of Civil Judge (Sr Div), Bangalore Rural, Bangalore;
17.	Plaint in the suit bearing OS No. 201/2012 filed before the Hon'ble Principal Civil Judge (Junior Division) and JMFC at Hoskote;
18.	Compromise Petition dated 29.01.2015 in suit bearing OS No. 1197/2006, before the Hon'ble Court of Civil Judge (Sr Div), Bangalore Rural, Bangalore;
19.	Order Sheet in suit bearing OS No. 1197/2006, before the Hon'ble Court of Civil Judge (Sr Div), Bangalore Rural, Bangalore;
20.	Mutation Register Extract bearing MR No. 114/2012-13;
21.	Order dated 27.06.2015 in proceeding bearing No. R/A(Hos) 91/2012-13 passed by the Assistant Commissioner, Doddaballapur Sub-division, Doddaballapur;
22.	Mutation Register Extract bearing MR No. H14/2015-26;
23.	Confirmation Deed dated 29.10.2015 executed by (i) Nagamma D/o Late Munishamappa, (ii) Chikka Akkamma D/o Late Munishamappa, (iii) Nagaraja S/o Late Bajjappa, (iv) Yuvashree D/o Nagaraj, (v) Harish S/o Nagaraj, represented by his father and power of attorney holder, Nagaraj, (vi) Manjula W/o Late Manjunatha and her daughters, (vii) Teja and (viii) Divya in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, registered as Document No. HSK-1-06409/2015-16 in Book-I, stored in CD No. HSKD530, in the office of the Sub-Registrar, Hoskote;
24.	Confirmation Deed dated 29.10.2015 executed by (i) Nagamma D/o Late Munishamappa, (ii) Chikka Akkamma D/o Late Munishamappa, (iii) Nagaraja S/o Late Bajjappa, (iv) Yuvashree D/o Nagaraj, (v) Harish S/o Nagaraj, represented by his father and power of attorney holder, Nagaraj, (vi) Manjula W/o Late Manjunatha and her daughters, (vii) Teja and (viii) Divya in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, registered as Document No. HSK-1-06412/2015-16 in Book-I, stored in CD No.



	HSKD530, in the office of the Sub-Registrar, Hoskote;
25.	Confirmation Deed dated 29.10.2015 executed by (i) Nagamma D/o Late Munishamappa, (ii) Chikka Akkamma D/o Late Munishamappa, (iii) Nagaraja S/o Late Hajjappa, (iv) Yuvashree D/o Nagaraj, (v) Harish S/o Nagaraj, represented by his father and power of attorney holder, Nagaraj, (vi) Manjula W/o Late Manjunatha and her daughters, (vii) Teja and (viii) Divya in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, registered as Document No. HSK-1-06416/2015-16 in Book-I, stored in CD No. HSKD530, in the office of the Sub-Registrar, Hoskote;
26.	Confirmation Deed dated 05.04.2016 executed by the daughters of Late Ramakka being, (i) Gowramma, (ii) Savithramma and (iii) Susheelamma in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, registered as Document No. HSK-I-00144/2016-17 in Book-I, stored in CD No. HSKD561, in the office of the Sub-Registrar, Hoskote;
27.	Confirmation Deed dated 05.04.2016 executed by daughters of Late Ramakka being, (i) Gowramma, (ii) Savithramma and (iii) Susheelamma in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, registered as Document No. HSK-I-00145/2016-17 in Book-I, stored in CD No. HSKD561, in the office of the Sub-Registrar, Hoskote;
28.	Confirmation Deed dated 05.04.2016 executed by the daughters of Late Ramakka being, (i) Gowramma, (ii) Savithramma and (iii) Susheelamma in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, registered as Document No. HSK-I-00146/2016-17 in Book-I, stored in CD No. HSKD561, in the office of the Sub-Registrar, Hoskote;
29.	Confirmation Deed dated 05.04.2016 executed by Dodda Akkamma D/o Late Munishamappa in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, registered as Document No. HSK-I-00149/2016-17 in Book-I, stored in CD No. HSKD561, in the office of the Sub-Registrar, Hoskote;
30.	Confirmation Deed dated 05.06.2016 executed by Dodda Akkamma D/o Late Munishamappa in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, registered on 05.04.2016 as Document No. HSK-I-00150/2016-17 in Book-I, stored in CD No. HSKD561, in the office of the Sub-Registrar, Hoskote;
31.	Confirmation Deed dated 05.04.2016 executed by Dodda Akkamma D/o Late Munishamappa in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, registered as Document No. HSK-I-00152/2016-17 in Book-I, stored in CD No. HSKD561, in the office of the Sub-Registrar, Hoskote;
32.	Mutation Register Extract bearing MR No. T35/2024-25;
33.	Mutation Register Extract bearing MR No. T30/2024-25;



34.	Commencement Certificate dated 09.05.2024 bearing No. STRRPA/TP/CLC/158/2022-23 issued by the Member Secretary and Joint Director of Department of Town and Country Planning, STRRPA, Bangalore;
35.	Official Memorandum dated 11.03.2025 bearing No. 742680, issued by the Deputy Commissioner, Bangalore Rural District;
36.	Mutation Register Extract bearing MR No. T76/2024-25;
37.	Official Memorandum dated 11.03.2025 bearing No. 742678, issued by the Deputy Commissioner, Bangalore Rural District;
38.	Mutation Register Extract bearing MR No. T74/2024-25;
39.	Official Memorandum dated 11.03.2025 bearing No. 742679, issued by the Deputy Commissioner, Bangalore Rural District;
40.	Mutation Register Extract bearing MR No. T75/2024-25;
41.	Public Notice published on 19.08.2025 in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers;
42.	Agreement to Sell dated 01.12.2025 executed by M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M, registered as Document No. DN11-1-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
43.	Irrevocable General Power of Attorney dated 01.12.2025 executed by M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M, registered as Document No. DN11-4-01277/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
44.	Irrevocable General Power of Attorney dated 01.12.2025 executed by Savera Srinivasan D/o M. Srinivasan in favour of her father, M. Srinivasan S/o late Muthusamy Gounder, registered as Document No. DN11-4-01278/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
45.	Sale Deed dated 17.03.2026 executed by M. Srinivasan S/o late Muthusamy Gounder and Savera Srinivasan D/o M. Srinivasan, represented by her power of attorney holder, Mr. M. Srinivasan (as Vendors) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming Party) in favour of Andrej Properties Limited, represented by its Authorised Representative, Mr. Mahendra B, registered as Document No. DN11-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the



	Senior Sub-Registrar, Devanahalli:
46.	Relinquishment Deed executed by Godrej Properties Limited in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore, registered on 04.07.2026 as Document No. HSK-1-05039/2026-27 in Book-L, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote;
47.	Development Plan dated 09.07.2026 bearing No. STRRPA/TP/DP- 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore;
48.	Form 11A dated 04.07.2026 bearing No. 400450926 with respect to PID No. 150300402000420316, digitally signed by the Department of Rural Development and Pachayath Raj;
49.	Property Tax paid receipt for the period 2026-26 dated 04.07.2026 bearing receipt No. 01911/1503004020/26-27 with respect to PID No. 150300402000420316, issued by the Panchayath Development Officer, Muthsandra Gram Panchayath, Hoskote Taluk;
50.	Record of Rights, Tenancy and Crops Certificate (RTC's) for the periods 1968-69 to 2023-24 with respect to Survey No. 123 measuring 02 Acres 04 Guntas, there being no kharab;
51.	RTC's for the periods 2024-25 and 2025-26 with respect to Survey No. 123/1 measuring 32 Guntas, there being no kharab;
52.	RTC's for the periods 2024-25 and 2025-26 with respect to Survey No. 123/2 measuring 25 Guntas, there being no kharab;
53.	RTC's for the periods 2024-25 and 2025-26 with respect to Survey No. 123/4 measuring 25 Guntas, there being no kharab;
54.	Endorsement dated 05.11.2025 bearing No. ACDBP-PTCL60TMC/22/2025 issued by the Assistant Commissioner, Doddaballapur Sub-Division, Doddaballapur;
55.	Nil Tenancy Endorsement dated 14.11.2025 bearing No. RD1218568016698 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District;
56.	Village Map of Bhodanahosahalli Village issued by office of the Director, Department of Survey Settlement and Land Records, Bangalore;
57.	Moola Tippani with respect to Survey No. 123 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote;
58.	Karda Naka with respect to Survey No. 123 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote;
59.	Karnataka Revision Settlement Akarband with respect to Survey No. 123 issued by



	the Superintendent, office of the Assistant Director of Land Records, Hoskote;
60.	Hissa Tippani with respect to Survey No.123 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote;
61.	RR Pakka Book Nakal with respect to Survey No.123 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote;
62.	Hissa Tippani dated 13.12.2024 with respect to Survey No.123/1 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote;
63.	RR Pakka Book Nakal with respect to Survey No. 123/1 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote;
64.	Karnataka Revision Settlement Akarband with respect to Survey Nos. 123/1, 123/3 and 123/4 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote;
65.	Nil Encumbrance Certificate for the period 01.04.1950 to 31.03.2004 issued by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 123;
66.	Encumbrance Certificate for the period 01.04.2004 to 06.06.2025 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey Nos. 123 and 123/1.
67.	Encumbrance Certificate for the period 01.04.2004 to 18.03.2026 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 123/1;
68.	Encumbrance Certificate for the period 01.04.2004 to 18.03.2026 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 123/3;
69.	Encumbrance Certificate for the period 01.04.2004 to 18.03.2026 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 123/4

PHYSICAL SEARCHES:

70.	Endorsement dated 16.10.2025 bearing No. KSHIP-3/LA/RTI/2024-25/1691 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Project Implementation Unit, KR Range, Karnataka State Highways Improvement Project, Bangalore;
71.	Endorsement dated 18.10.2025 bearing No. LAQ/NH-207CR/12/2025-26 issued by the Special Land Acquisition Officer and Competent Authority, National Highway Authority of India, Hebbal, Bangalore;
72.	Endorsement dated 11.11.2025 bearing No. KHB/SLAQ/ 2025/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board (KHB), Bangalore;
73.	Endorsement dated 11.02.2026 bearing No. KIADB/LAQ/ 295/2025-26 issued by the Special Land Acquisition Officer-I, KIADB (Bangalore Rural, Hoskote Taluk),



	Bangalore;
74.	RTCs for the period 2025-26 with respect to Survey Nos. 123/1, 123/3 and 123/4;
75.	Encumbrance Certificate for the period 01.04.1970 to 31.03.2004 issued by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 123;
76.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 123/1;
77.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 123/3;
78.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 123/4.

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III. TRACING OF TITLE

Upon perusal of the documents furnished to us, our observations are as hereunder:

1. All that piece and parcel of the agricultural land bearing Survey No. 123 measuring 02 Acres 04 Guntas, there being no kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District ("Larger Property") was initially in the possession of Munishami S/o Chikkaiah in the year 1921, as indicated in the Karda Nakal with respect to the Larger Property issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote.
2. We had sought for Index of Lands and Record of Rights pertaining to the Larger Property to ascertain how Munishami S/o Chikkaiah acquired title with respect to the Larger Property; however, we have been furnished with the Endorsement dated 29.07.2025 bearing No. RK.CR: 134/2025-26 issued by the Tahsildar, Grade-2, Hoskote Taluk indicating that the Index of Lands and Record of Rights pertaining to the Larger Property is not available on records and hence, cannot be furnished.
3. Genealogical tree/Family tree of Munishamappa dated 14.06.2012 issued by the Village Accountant, Samethanahalli Circle, Anugondanahalli Hobli, Hoskote Taluk discloses that Munishamappa (demised) and his wife Poovamma (demised) had four daughters and five sons namely, (i) Ramakka (demised), (ii) Naganamma, (iii) Dudda Akkamma, (iv) Chikka Akkamma, (v) Bajjappa (demised), (vi) Narayanappa, (vii) Kempappa, (viii) Krishnappa and (ix) Anjinappa (demised). The said Genealogical tree further discloses Munishamappa's lineage as follows:
 - 3.1. Ramakka (demised) had three daughters namely, (i) Gowamma, (ii) Savithramma and (iii) Susheelamma;
 - 3.2. Bajjappa (demised) had two sons and three daughters namely, (i) Nagaraju, (ii) Manjunatha, (iii) Shanthamma, (iv) Jayamma and (v) Venkatarathnamma;
 - 3.2.1. Nagaraju son of Bajjappa has two children namely, (i) B.N. Harish and (ii) B.N. Jayashree; and
 - 3.2.2. Manjunatha son of Bajjappa has two children namely, (i) Thejaswini and (ii) Divya;
 - 3.3. Anjinappa (demised) and his wife Ammayamma have three children namely, (i) Sathish, (ii) Shashikala and (iii) Ramesh. *We had sought for the Death Certificate of Anjinappa S/o Late Munishamappa and we have been given to understand that the same is not available. Further, since Anjinappa was recorded as demised as early as 21.02.1972, we have dispensed with the requirement for the same.*
4. Thereafter, the sons of Munishamappa namely, (i) Bajjappa, (ii) M. Narayanappa, (iii) Kempappa and (iv) Krishnappa and (v) Muniyamma W/o Late Anjinappa effected an oral partition amongst themselves of their family properties *interalia* including a portion measuring 02 Acres 02 Guntas in the Larger Property on 21.02.1972, as indicated in the Panchayath Parikath. Under the said partition, the said portion measuring 02 Acres 02 Guntas in the Larger Property was allotted to the share of B. Bajjappa. Subsequent



thereto, the name of Bajjappa was recorded in the revenue records with respect to the said portion measuring 02 Acres 02 Guntas in the Larger Property vide Mutation Register Extract bearing MR No. 21/1992-93.

5. Later, Bajjappa S/o Late Munishamappa executed a Will dated 20.10.1997, bequeathing his right, title and interest in his properties *interalia* including his portion measuring 02 Acres 02 Guntas in the Larger property in favour of his wife (i) Lakshamma and his daughters namely, (ii) Jayamma, (iii) Shanthamma and (iv) Venkatarathamma in the following manner – (a) a portion measuring 32 Guntas allotted to Lakshamma, (b) a portion measuring 25 Guntas allotted to Jayamma and (c) the remaining portion measuring 25 Guntas allotted to Venkatarathamma. The foregoing Will dated 20.10.1997 was registered as Document No. 96/1997-98, in Book-III, Volume No. 46 at Pages 218 and 219, in the office of the Sub-Registrar, Hoskote. Pursuant to the death of Bajjappa S/o Late Munishamappa on 16.07.1998, as indicated in his Death Certificate issued by the Village Accountant, Samethanahalli Circle, Hoskote, the names of Lakshamma, Venkatarathamma and Jayamma were recorded as khatedars in the revenue records with respect to their respective portions measuring 32 Guntas, 25 Guntas and 25 Guntas vide Mutation Register Extract bearing MR No.36/1997-98.
6. It is gathered from the RTCs for the period 1997-98 to 2001-02 with respect to the Larger Property that a loan amount of Rs. 30,000/- was availed from Vyavasaya Seva Sahakara Sangha Niyamitha (VSSSN) Bank on 21.09.1992 and as security for the same, the Larger Property was mortgaged. The foregoing mortgage was subsequently recorded in the revenue records vide Mutation Register Extract bearing MR No. 16/1992-93. We have not been furnished with the discharge deed pertaining to the said mortgage, however, we have been furnished with a No Due Certificate dated 22.04.2006 issued by the Manager, VSSSN Bank, Methsandra, indicating that the loan amount of Rs. 30,000/- availed was discharged and that there were no payments due with respect to the Larger Property as on 22.04.2006. The foregoing No Due Certificate dated 22.04.2006 was recorded in the revenue records of the Larger Property vide Mutation Register Extract Bearing MR No. 80/2003-06. We had sought for the aforementioned MR No. 16/1992-93. However, we have been given to understand that the same is not available for our perusal. Further, considering that MR No. 80/2003-06 recording the No Due Certificate dated 22.04.2006 has been recorded in the revenue records and the copy of the same has been furnished to us, we have dispensed with the requirement of the same.
7. Thereafter, (i) Jayamma D/o Late Bajjappa, (ii) Keshava, (iii) Vinodha, (iv) Suma [(ii) to (iv) being the children of Devaraju and Jayamma] conveyed Jayamma's portion measuring 25 Guntas in the Larger Property in favour of Srinivasan S/o Late Muthuswamy Goundar and his daughter, Savera, under the Sale Deed dated 26.07.2011, registered as Document No.HSK-1-02693/2011-12 in Book-I, stored in CD No. HSKD202, in the office of the Sub-Registrar, Hoskote. Subsequent thereto, the names of M. Srinivasan and Savera were recorded as joint khatedars in the revenue records of the said portion measuring 25 Guntas in the Larger Property vide Mutation Register Extract bearing MR No. 29/2011-12.



8. On the same day, (i) Venkatarathnamma D/o Late Bajjappa, (ii) Veeresh S/o Manjunath Gowda, (iii) Lavanya D/o Manjunath Gowda (being a minor, represented by her mother and natural guardian, Venkatarathnamma) conveyed Venkatarathnamma's portion measuring 25 Guntas in the Larger Property in favour of Srinivasan S/o Late Muthuswamy Gounder and his daughter, Savera, under the Sale Deed dated 26.07.2011, registered as Document No.HSK-1-02694/2011-12 in Book-I, stored in CD No. HSKD202, in the office of the Sub-Registrar, Hoskote. Subsequent thereto, the names of M. Srinivasan and Savera were recorded as joint khatedars in the revenue records of the said portion measuring 25 Guntas in the Larger Property vide Mutation Register Extract bearing MR No. 30/2011-12.
9. Further, (i) Lakshmmamma W/o Late Bajjappa, (ii) Jayamma D/o Late Bajjappa, (iii) Keshava, (iv) Vinodha, (v) Suma [(iii) to (v) being the children of Devaraju], (vi) Shanthamma D/o Late Bajjappa, (vii) Mutheesh S/o Nagarajappa, (viii) Murali S/o Nagarajappa, (ix) Venkatarathnamma D/o Late Bajjappa (for herself and as mother and natural guardian of her minor daughter, (x) Lavanya), (xi) Veeresh S/o Manjunath Gowda conveyed Lakshmmamma's portion measuring 32 Guntas in the Larger Property in favour of M. Srinivasan S/o Late Muthuswamy Gounder and his daughter, Savera, under the Sale Deed dated 26.07.2011, registered as Document No.HSK-1-02695/2011-12 in Book-I, stored in CD No. HSKD202, in the office of the Sub-Registrar, Hoskote. Subsequent thereto, the names of M. Srinivasan and Savera were recorded as joint khatedars in the revenue records of the said portion measuring 32 Guntas in the Larger Property vide Mutation Register Extract bearing MR No. 33/2011-12.

Litigation:

10. We have been furnished with the Plaint in suit bearing CS No. 1197/2006 and it is learnt that the same was initiated by Nagaraju S/o Late B. Bajjappa against (i) Lakshmmamma W/o Late Bajjappa and her children, (ii) Jayamma, (iii) Manjunath, (iv) Shanthamma and (v) Venkatarathnamma, before the Hon'ble Court of Civil Judge (Sr Div), Bangalore Rural, Bangalore, seeking partition and separate possession of the plaintiff's 1/3rd share of the suit schedule properties *interalia* including a portion measuring 02 Acres 02 Guntas in the Larger Property.
11. Further, we have been furnished with the Plaint in the suit bearing CS No. 201/2012 and it is learnt that the same was initiated by Manjunath S/o Late Bajjappa (since deceased, represented by LRs being his wife, Manjula, and children Tejaswini and Divya (being a minor, represented by mother, Manjula) against (i) Lakshmmamma W/o Late Bajjappa, (ii) B. Nagaraju S/o Late Bajjappa, (iii) B. Jayamma D/o Late Bajjappa and her children being (iv) Keshava, (v) Vinodha, (vi) Suma, (vii) Shanthamma D/o Late Bajjappa and her children being (viii) Mahesh and (ix) Murali, (x) Venkatarathnamma D/o Late Bajjappa and her children being (xi) Veeresh and (xii) Ms. Lavanya (being a minor, represented by her mother and natural guardian, Venkatarathnamma), (xiii) M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, (xiv) Savera Srinivasan, before the Hon'ble Principal Civil Judge (Junior Division) and JMFC at Hoskote, seeking (a) partition and separate possession of the plaintiff's 1/6th share of the suit schedule properties *interalia* including a portion measuring 02 Acres 02 Guntas in the Larger Property, (b) to declare



the Sale Deeds dated 26.07.2011, registered as Document Nos. 2692/2011-12, 2693/2011-12 and 2694/2011-12 as not binding on the plaintiff and (c) to grant permanent injunction, restraining the defendants against interfering with the suit schedule properties.

12. During the pendency of the proceedings in suits bearing OS No. 1197/2006 and OS No. 201/2012, the parties to the said suits amicably arrived at a compromise amongst themselves (i) to withdraw the suit bearing OS No. 201/2012 and (ii) to agree and have no objection with the portions admeasuring 02 Acres 02 Guntas in the Larger Property were conveyed in favour of M. Srinivasan S/o Late Muthuswamy Goundar and his daughter, Savera. The same is gathered from the Compromise Petition dated 29.01.2015 filed in suit bearing OS No. 1197/2006, before the Hon'ble Court of Civil Judge (Sr Div), Bangalore Rural, Bangalore.
13. It is further gathered from the Order Sheet in suit bearing OS No. 1197/2006 that the said suit was referred to Lok Adalat, where the terms of the compromise as detailed in the Compromise Petition dated 29.01.2015 in the said suit were accepted by the Lok Adalat vide an Order dated 13.03.2015. *We had sought for the Final Decree drawn on Order dated 13.03.2015 before the National Lok-Adalat, recording the terms of compromise in O.S. No. 1197/2006 and we understand that the same is not available for our perusal. However, considering that the revenue entries record the name of Mr. M. Srinivasan and Ms. Savera with respect to portions admeasuring 02 Acres 02 Guntas in the Larger Property vide MR No. 1114/2015-16, the absence of the said Final Decree would not have any implications on the title of Mr. M. Srinivasan and Ms. Savera with respect to the said portion of land.*
14. Meanwhile, it is gathered from the Order dated 29.06.2015 that a court stay was imposed on the portion measuring 02 Acres 02 Guntas in the Larger property by the Sheristadar vide an Order dated 21.06.2016 in proceeding bearing No. RRT, Dis: 65/2011-12. Further, MR No. 29/2011-12 and MR No. 30/2011-12 were cancelled. The foregoing Order dated 29.06.2015 was thereafter recorded in the revenue records vide Mutation Register Extract bearing MR No. H4/2012-13. Aggrieved by the same, Mr. Srinivasan and Ms. Savera preferred an appeal before the Assistant Commissioner, Doddaballapur Sub-division, Doddaballapur in proceeding bearing No. RA(Hos): 91/2012-13. Accordingly, the said stay order was vacated vide an Order dated 29.06.2015 in proceeding bearing No. RA(Hos): 91/2012-13 passed by the Assistant Commissioner, Doddaballapur Sub-division, Doddaballapur. Further, the names of M. Srinivasan and Savera were recorded as joint hisedars in the revenue records with respect to portions admeasuring 02 Acres 02 Guntas (i.e., 25 Guntas + 25 Guntas = 52 Guntas) vide MR No. H14/2015-16.
15. Pursuant to the above, (i) Nagamma D/o Late Munishamappa, (ii) Chikka Akkamma D/o Late Munishamappa, (iii) Nagaraja S/o Late Bajjappa, (iv) Yuvashree D/o Nagaraj, (v) Harish S/o Nagaraj, represented by his father and power of attorney holder, Nagaraj, (vi) Manjula W/o Late Manjunatha and her daughters, (vii) Teja and (viii) Divya confirmed the following sale deeds in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan under the following confirmation deeds as detailed herein below:



- i) Confirmed the Sale Deed dated 26.07.2011, registered as Document No. HSK-I-02694/2011-12, under the Confirmation Deed dated 29.10.2015, registered as Document No HSK-I-06409/2015-16 in Book-I, stored in CD No. HSKD530, in the office of the Sub-Registrar, Hoskote;
- ii) Confirmed the Sale Deed dated 26.07.2011, registered as Document No. HSK-I-02693/2011-12, under the Confirmation Deed dated 29.10.2015, registered as Document No HSK-I-06412/2015-16 in Book-I, stored in CD No. HSKD530, in the office of the Sub-Registrar, Hoskote; and
- iii) Confirmed the Sale Deed dated 26.07.2011, registered as Document No. HSK-I-02695/2011-12, under the Confirmation Deed dated 29.10.2015, registered as Document No. HSK-I-06416/2015-16 in Book-I, stored in CD No. HSKD530, in the office of the Sub-Registrar, Hoskote.

It is observed that the name of Nagaraj's daughter as per Confirmation Deed dated 29.10.2015 is Yuvashree. However, in the family tree it is recorded as B.N. Jayashree. We had sought for an affidavit confirming that they are the same person. We have not been furnished with any such affidavit, however, considering that the landowners have given their representation, confirming that both Yuvashree and B.N. Jayashree are the same person, we have dispensed with the requirement of such affidavit.

16. Pursuant to the above, the daughters of Late Ramakka being, (i) Gowramma, (ii) Savithamma and (iii) Susheelamma confirmed the following sale deeds in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan under the following confirmation deeds as detailed herein below:

- i) Confirmed the Sale Deed dated 26.07.2011, registered as Document No. HSK-I-02693/2011-12, under the Confirmation Deed dated 05.04.2016, registered as Document No. HSK-I-00144/2016-17 in Book-I, stored in CD No. HSKD561, in the office of the Sub-Registrar, Hoskote;
- ii) Confirmed the Sale Deed dated 26.07.2011, registered as Document No. HSK-I-02695/2011-12, under the Confirmation Deed dated 05.04.2016, registered as Document No. HSK-I-00145/2016-17 in Book-I, stored in CD No. HSKD561, in the office of the Sub-Registrar, Hoskote; and
- iii) Confirmed the Confirmed the 26.07.2011, registered as Document No. HSK-I-02694/2011-12, under the Confirmation Deed dated 05.04.2016, registered as Document No. HSK-I-00146/2016-17 in Book-I, stored in CD No. HSKD561, in the office of the Sub-Registrar, Hoskote

17. Further, Dodd Akkamma D/o Late Munishamappa confirmed the following sale deeds in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan under the following confirmation deeds as detailed herein below:



- i) Confirmed the Sale Deed dated 26.07.2011, registered as Document No. HSK-1-02693/2011-12, under the Confirmation Deed dated 05.04.2016, registered as Document No. HSK-1-00149/2016-17 in Book-I, stored in CD No. HSKD561, in the office of the Sub-Registrar, Hoskote;
 - ii) Confirmed the Sale Deed dated 26.07.2011, registered as Document No. HSK-1-02693/2011-12, under the Confirmation Deed dated 05.06.2016, registered on 05.04.2016 as Document No. HSK-1-00150/2016-17 in Book-I, stored in CD No. HSKD561, in the office of the Sub-Registrar, Hoskote. *It is observed that the execution date of the foregoing confirmation deed has been erroneously recorded as 05.06.2016 instead of 05.04.2016*
 - iii) Confirmed the Sale Deed dated 26.07.2011, registered as Document No. HSK-1-02694/2011-12, under the Confirmation Deed dated 05.04.2016, registered as Document No. HSK-1-00152/2016-17 in Book-I, stored in CD No. HSKD561, in the office of the Sub-Registrar, Hoskote.
18. Thereafter, the Member Secretary and Joint Director of Department of Town and Country Planning, Satellite Town Ring Road Planning Authority (STRRPA), Bangalore vide Commencement Certificate dated 09.05.2024 bearing No. STRRPA/TP/CLU/158/2022-23, allowed change of land use pertaining to lands *interalia* including portions admeasuring 02 Acres 02 Guntas in Survey No. 123 (i.e., 25 Guntas + 25 Guntas = 30 Guntas) from agricultural to non-agricultural residential purposes.
19. Thereafter, the Larger Property was bifurcated/sub-divided into two portions i.e., Survey Nos. 123/1 and 123/2, wherein, the portion measuring 02 Acres 02 Guntas was assigned with Survey Nos. 123/1 and Srinivasan and Savera Srinivasan were recorded as the joint hissedars of the same. The foregoing phodi was subsequently recorded in the revenue records *vide* Mutation Register Extract bearing MR No. T35/2024-25.
20. Later, Survey No. 123/1 measuring 02 Acres 02 Guntas was further sub-divided into three portions i.e., Survey Nos. 123/1, 123/3 and 123/4 on 13.12.2024, wherein, (a) the portion measuring 32 Guntas was retained as Survey No. 123/1, (b) a portion measuring 25 Guntas was assigned with new Survey No. 123/3 and the remaining portion measuring 25 Guntas was assigned with new Survey No. 123/4. Srinivasan and Savera Srinivasan were recorded as the joint hissedars of Survey Nos. 123/1, 123/3 and 123/4. The foregoing phodi was subsequently recorded in the revenue records *vide* Mutation Register Extract bearing MR No. T50/2024-25.
21. Later, on an application filed by M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan for conversion of Survey No. 123/1 measuring 32 Guntas, there being no kharab and upon payment of necessary conversion fee/fine, the Deputy Commissioner, Bangalore Rural District vide Official Memorandum dated 11.03.2025 bearing No. 742680, sanctioned the conversion of Survey No. 123/1 measuring 32 Guntas, there being no kharab from agricultural purposes to non-agricultural Layout-Residential purposes ("Item No. 1"). The said conversion was subsequently recorded in the revenue records of Item No. 1 *vide* Mutation Register Extract bearing MR



No. T76/2024-25. It is observed that the eastern boundary of Item No. 1 is recorded as Survey No. 121 and the southern boundary of Item No. 1 is recorded as Survey No. 122 in the foregoing OM bearing No. 742660. However, the eastern boundary of Item No. 1 is recorded as Survey Nos. 121/2 and 121-3 and the southern boundary of Item No. 1 is recorded as Survey No. 122/3 in the ADLR sketch furnished to us.

22. On the same day, on an application filed by M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan for conversion of Survey No. 123/3 measuring 25 Guntas, there being no kharab and upon payment of necessary conversion fee/fine, the Deputy Commissioner, Bangalore Rural District vide Official Memorandum dated 11.03.2025 bearing No. 742678, sanctioned the conversion of Survey No. 123/3 measuring 25 Guntas, there being no kharab from agricultural purposes to non-agricultural Layout-Residential purposes ("Item No. 2"). The said conversion was subsequently recorded in the revenue records of Item No. 2 vide Mutation Register Extract bearing MR No. T74/2024-25. It is observed that the eastern boundary of Item No. 2 is recorded as Survey No. 121 in the foregoing OM bearing No. 742678. However, the eastern boundary of Item No. 2 is recorded as Survey Nos. 121/3 and 134 in the ADLR sketch furnished to us.

23. On the same day, on another application filed by M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan for conversion of Survey No. 123/4 measuring 25 Guntas, there being no kharab and upon payment of necessary conversion fee/fine, the Deputy Commissioner, Bangalore Rural District vide Official Memorandum dated 11.03.2025 bearing No. 742679, sanctioned the conversion of Survey No. 123/4 measuring 25 Guntas, there being no kharab from agricultural purposes to non-agricultural Layout-Residential purposes ("Item No. 3"). The said conversion was subsequently recorded in the revenue records of Item No. 3 vide Mutation Register Extract bearing MR No. T75/2024-25. It is observed that the western boundary of Item No. 3 is recorded as Survey No. 132 and the northern boundary of Item No. 3 is recorded as Survey No. 133 in the foregoing OM bearing No. 742679. However, the western boundary of Item No. 3 is recorded as Survey No. 124 and the northern boundary of Item No. 3 is recorded as Survey No. 123-2 in the ADLR sketch furnished to us.

24. Item No. 1, Item No. 2 and Item No. 3 are hereinafter collectively referred to as the "Schedule Property".

It is further observed that as per the Will dated 20.07.1997 and the subsequent sale deeds and confirmation deeds (as detailed above), Lakshminamma was in possession of 32 Guntas in the northern portion of Bajjappa's land measuring 02 Acres 02 Guntas in the Larger Property. However, as per the foregoing official memoranda and the Hissa Tappam dated 13.12.2024, the said portion measuring 32 Guntas was shifted to the southern portion of Bajjappa's land measuring 02 Acres 02 Guntas in the Larger Property. We had sought for clarification in this regard. However, considering that Item No. 1, Item No. 2 and Item No. 3 were all owned by the members of the same family and thereafter purchased by Mr. Srinivasan and Ms. Savera Srinivasan, who intend to convey Item No. 1, Item No. 2 and Item No. 3 to the subsequent purchaser, internal boundary discrepancies would not have any adverse effect on the subsequent purchaser.



25. Public Notice indicating the intended sale transaction of the Schedule Property was published in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers on 19.08.2023 and we have not received any objection against the foregoing Public Notice with respect to the Schedule Property until the date of this Report.
26. Thereafter, M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan entered into a Memorandum of Understanding on 15.09.2023 with Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M agreeing to convey the Schedule Property along with other lands and in lieu of the same, the said parties also executed the Agreement to Sell dated 01.12.2023, registered as Document No. DNH-1-14950/2023-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
27. Pursuant to the above, M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan appointed and nominated Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M as their power of attorney holder to do all acts and deeds *inter alia* including entering into deed/s of conveyance on their behalf including sale deed with respect to the Schedule Property, by way of the Irrevocable General Power of Attorney dated 01.12.2023, registered as Document No. DNH-4-01277/2023-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
28. Meanwhile, however, Savera Srinivasan D/o M. Srinivasan executed another Irrevocable General Power of Attorney dated 01.12.2023 in favour of her father, M. Srinivasan S/o late Muthusamy Gounder to appoint and nominate him to do all acts and deeds *inter alia* including to represent her or execute deeds of conveyance on her behalf with respect to the Schedule Property. The foregoing Irrevocable General Power of Attorney dated 01.12.2023 is registered as Document No. DNH-4-01278/2023-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
29. Thereafter, M. Srinivasan S/o late Muthusamy Gounder and Savera Srinivasan D/o M. Srinivasan, represented by her power of attorney holder, Mr. M. Srinivasan (as Vendors) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming Party) conveyed the Schedule Property in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Mahendra B under the Sale Deed dated 17.03.2024, registered as Document No. DNH-1-19763/2023-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
30. Pursuant to the above, Godrej Properties Limited relinquished an extent measuring 8011.71 Square metres towards parks and open spaces and an extent measuring 3990.00 Square metres towards STRR Land Bank out of the project lands admeasuring 19 Acres 28 % Guntas, *inter alia* including the Schedule Property in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore,



by way of a Relinquishment Deed, registered on 04.07.2026 as Document No. HSK-1-05039/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote.

31. Further, Godrej Properties Limited obtained a Development Plan dated 09.07.2026 bearing No. STRRPA/TP/DP: 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore for residential (row-housing) development with respect to project lands *inter alia* including the Schedule Property. The foregoing Development Plan was approved by Order dated 30.04.2026 bearing No. 44.7.2. It is noted that out of the project lands admeasuring 19 Acres 28 $\frac{3}{4}$ Guntas (or 79797.84 Square metres), an extent of 61439.37 Square metres shall be utilised for residential, driveway and open areas; the remaining extent has been reserved or relinquished in favour of STRR Planning Authority in the following manner:

- i) For parks and open spaces, an extent measuring 8011.71 Square metres (relinquished, as detailed in Para No. 30);
- ii) For civic amenities, an extent measuring 3990.40 Square metres (earmarked/reserved as represented by the Client);
- iii) For STRR Land Bank, an extent measuring 3990.00 Square metres (relinquished, as detailed in Para No. 30);
- iv) For road widening, an extent measuring 292.37 Square metres (earmarked/reserved as represented by the Client);
- v) The possession has been lost with respect to an area admeasuring 2073.99 Square metres (as represented by the Client).

32. Presently, the Schedule Property falls under the jurisdiction of Village Panchayath of Muthsandra and the foregoing authority has issued the Form 11 A Khata in the name of Godrej Properties Limited with respect to Schedule Property *inter alia* with other properties admeasuring 61439 square metres having PID No. 150300402000420316, VP Khata No. 659. We sought clarity on whether the Schedule Property is included in PID No. 150300402000420316 since the foregoing Form 11 A Khata does not specifically mention the subject survey numbers. However, we have been given to understand that the subject survey numbers are included in the foregoing Form 11 A Khata furnished to us and we have relied on such representation made by the Client.

33. It is further noted that the property bearing PID No. 150300402000420316 is assessed with tax for the period 2026-27, which amount has been remitted by Godrej Properties Limited, as indicated in the Property Tax paid receipt for the period 2026-26 dated 04.07.2026 bearing receipt No. 01911/1503004020/26-27 issued by the Panchayath Development Officer, Muthsandra Gram Panchayath, Hoskote Taluk.

34. We have perused the Record of Rights, Tenancy and Crops (RTC)s for the following periods with respect to Survey No. 123, measuring 02 Acres 04 Guntas, there being no kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:



Sl.No.	Period of RTCs	Name of the Owner
1.	1968-69 to 1991-92	Bajjappa S/o Munishamappa
2.	1992-93 to 1996-97	Bajjappa S/o Munishamappa - 02A 02G vide MR No. 21/1992-93 M. Narayanappa S/o Munishamappa - 02G
3.	1997-98 to 2001-02	M. Narayana Gowda S/o Munishamappa - 02G vide MR No. 21/1992-93 Lakshnamamma W/o Late Bajjappa - 32G Venkatarathnamma D/o Late Bajjappa - 25G Jayamma D/o Late Bajjappa - 25G All vide MR No. 36/1997-98
4.	2001-02 to 2015-16	Jayamma D/o Late Bajjappa - 25G All vide MR No. 36/1997-98 M. Narayana Gowda S/o Munishamappa - 02G vide MR No. 21/1992-93 Lakshnamamma W/o Late Bajjappa - 32G Venkatarathnamma D/o Late Bajjappa - 25G
5.	2016-17 to 2023-24	M. Narayana Gowda S/o Munishamappa - 02G vide MR No. 21/1992-93 M. Srinivasan S/o P. Muthuswamy Gounder Savera Srinivasan D/o M. Srinivasan (jointly) (25G + 25G + 32G) vide MR No. H14/2015-16

35. We have perused the RTCs for the following periods with respect to Survey No. 123/1 measuring 12 Guntas, there being no kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2024-25 and 2025-26	M. Srinivasan S/o P. Muthuswamy Gounder Savera Srinivasan D/o M. Srinivasan (jointly) vide MR No. T76/2024-25

36. We have perused the RTCs for the following periods with respect to Survey No. 123/3 measuring 25 Guntas, there being no kharab, situated at Bhodanahosahalli Village,



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Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2024-25 and 2025-26	M. Srinivasan S/o P. Muthuswamy Gounder Savera Srinivasan D/o M. Srinivasan (jointly) vide MR No. T74/2024-25

37. We have perused the RTCs for the following periods with respect to Survey No. 123/4 measuring 25 Guntas, there being no kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2024-25 and 2025-26	M. Srinivasan S/o P. Muthuswamy Gounder Savera Srinivasan D/o M. Srinivasan (jointly) vide MR No. T75/2024-25

Endorsements:

38. Endorsement dated 05.11.2025 bearing No. ACD/33 PTC/1807/MC/22/2025 issued by the Assistant Commissioner, Doddaballapur Sub-Division, Doddaballapur indicates that the foregoing authority had not initiated any proceeding under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) (P.C.L.) Act, 1978 with respect to the Schedule Property as on 05.11.2025.
39. Endorsement dated 14.11.2025 bearing No. RD/218568016698 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District indicates that no proceedings were pending before or initiated by the foregoing authority under Section 48 A and Section 77 A of the Karnataka Land Reforms Act, 1961 as on 14.11.2025, with respect to the Schedule Property.

Survey records:

40. Maala Tippani issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote discloses the shape and the Village Map of Bhodanahosahalli Village issued by office of the Director, Department of Survey Settlement and Land Records, Bangalore discloses the shape and boundaries of Survey No. 123. As per the Village Map, Survey No. 123 is bounded on the East by Survey Nos. 121 and 134, on the West by Survey Nos. 124 and 132, on the North by Survey No. 133 and on the South by Survey No. 122.
41. Karda Nakal issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote indicates Munishami S/o Chikkaiah as the Karda with respect to Survey No. 123 measuring 02 Acres 04 Guntas in the year 1921.



42. Karnataka Revision Settlement Akarband issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote discloses the total extent and actual extent as 02 Acres 04 Guntas, there being no kharab, with respect to Survey No. 123.
43. Hissa Tippani and RR Pakka Book Nakal with respect to Survey No. 123, both issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote indicate that Survey No. 123 measuring 02 Acres 04 Guntas, there being no kharab was bifurcated/sub-divided into two portions i.e., Survey Nos. 123/1 and 123/2 in the following manner - (a) the portion measuring 02 Acres 02 Guntas was assigned with Survey No. 123/1 and M. Srinivasan and Savera Srinivasan were recorded as the joint hissedars of the same and (b) the remaining portion measuring 02 Guntas was assigned with Survey No. 123/2 and M. Narayana Gowda was recorded as the hissedar of the same.
44. Hissa Tippani and RR Pakka Book Nakal with respect to Survey No. 123, both issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote indicate that Survey No. 123/1 measuring 02 Acre 02 Guntas, there being no kharab was further bifurcated/sub-divided into three portions i.e., Survey Nos. 123/1, 123/3 and 123/4 on 13.12.2024 in the following manner - (a) the portion measuring 32 Guntas was retained as Survey No. 123/1, (b) a portion measuring 25 Guntas was assigned with new Survey No. 123/3 and the remaining portion measuring 25 Guntas was assigned with new Survey No. 123/4. Srinivasan and Savera Srinivasan were recorded as the joint hissedars of Survey Nos. 123/1, 123/3 and 123/4.
45. Karnataka Revision Settlement Akarband, issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote with respect to Survey Nos. 123/1, 123/3 and 123/4 discloses their respective extents as mentioned herein below:

Survey No.	Total Extent		Kharab Extent		Actual Extent	
	Acres	Guntas	Acres	Guntas	Acres	Guntas
123/1	00	32	00	00	00	32
123/3	00	25	00	00	00	25
123/4	00	25	00	00	00	25

46. Encumbrance Certificates have been furnished for the following periods with respect to Survey No. 123 and their respective entries are as follows:

Sl. No.	Period	Issued by	Transaction
Survey No. 123:			
1.	01.04.1950 to 31.03.2004	Office of the Sub-Registrar, Hoskote	• Nil.



Survey Nos. 123 and 123/1:

2.	01.04.2004 to 06.06.2025	Digitally signed by the office of the Sub-Registrar, Hoskote	• Sale Deed dated 26.07.2011, registered as Document No. HSK-1-02693/2011-12, • Sale Deed dated 26.07.2011, registered as Document No. HSK-1-02695/2011-12, • Sale Deed dated 26.07.2011, registered as Document No. HSK-1-02694/2011-12, • Consent/Confirmation Deed dated 26.10.2015, registered as Document No. HSK-1-6409/2015-16, • Consent/Confirmation Deed dated 26.10.2015, registered as Document No. HSK-1-6412/2015-16, • Consent/Confirmation Deed dated 26.10.2015, registered as Document No. HSK-1-6416/2015-16, • Consent/Confirmation Deed dated 05.04.2016, registered as Document No. HSK-1-00150/2016-17, • Consent/Confirmation Deed dated 05.04.2016, registered as Document No. HSK-1-00152/2016-17, • Consent/Confirmation Deed dated 05.04.2016, registered as Document No. HSK-1-00149/2016-17, • Consent/Confirmation Deed dated 05.04.2016, registered as Document No. HSK-1-00144/2016-17, • Consent/Confirmation Deed
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			dated 05.04.2016, registered as Document No. HSK-1-00145/2016-17. ♦ Consent/Confirmation Deed dated 05.04.2016, registered as Document No. HSK-1-00146/2016-17.
Survey No. 123/1			
3.	01.04.2004 to 18.03.2026	Digitally signed by the office of the Sub-Registrar, Hoskote	• Agreement to Sell dated 01.12.2025, registered as Document No. DNH-1-14950/2025-26.
Survey No. 123/3			
4.	01.04.2004 to 18.03.2026	Digitally signed by the office of the Sub-Registrar, Hoskote	• Agreement to Sell dated 01.12.2025, registered as Document No. DNH-1-14950/2025-26.
Survey No. 123/4			
5.	01.04.2004 to 18.03.2026	Digitally signed by the office of the Sub-Registrar, Hoskote	• Agreement to Sell dated 01.12.2025, registered as Document No. DNH-1-14950/2025-26.

Encumbrance Certificate for the period 01.04.2004 to 18.03.2026 with respect to Survey Nos. 123/1, 123/3 and 123/4 do not reflect the entry pertaining to Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2023-26 in Book-I stored in the Centralised Electronic Data Cell, in the office of the Sub-Registrar, Hoskote.

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IV. PHYSICAL SEARCHES

47. Endorsement dated 16.10.2025 bearing No. KSHIP-3/LA/RTI/2024-25/1691 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Project Implementation Unit, KR Range, Karnataka State Highways Improvement Project, Bangalore indicates that the Schedule Property is not acquired by the foregoing authority for any of its projects.
48. Endorsement dated 18.10.2025 bearing No. LAQ/NIH-207CR/12/2025-26 issued by the Special Land Acquisition Officer and Competent Authority, National Highway Authority of India, Hebbal, Bangalore indicates that the Schedule Property is not notified for acquisition by the foregoing authority under the Notifications (i) dated 02.03.2021 bearing No. SO995(E), (ii) dated 25.06.2021 bearing No. SO2554(E) and (iii) dated 02.09.2024 bearing No. SO3724E.
49. Endorsement dated 11.11.2025 bearing No. KHB/SLAO: 2034/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board (KHB), Bangalore indicates that the foregoing authority had not initiated any proceeding with respect to the Schedule Property as on 11.11.2025.
50. Endorsement dated 11.02.2026 bearing No. KIADB-LAQ: 195/2025-26 issued by the Special Land Acquisition Officer-I, KIADB (Bangalore Rural, Hoskote Taluk), Bangalore indicates that the Schedule Property did not fall under the category of "Government Gomala land" and that the foregoing authority had not initiated any proceeding with respect to the Schedule Property as on 11.02.2026.
51. Physical searches have been carried out at Hoskote Taluk Office to obtain the RTCs for the period 2025-26 with respect to Survey No. 123/1, 123/3 and 123/4 (i.e., Item No. 1, Item No. 2 and Item No. 3 respectively) and our observations are as follows:

SLNo.	Period of RTCs	Name of the Owner
Survey No. 123/1		
1.	2025-26	M. Srinivasan S/o P. Muthuswamy Gounder Savera Srinivasan D/o M. Srinivasan (jointly) vide MR No. 176/2024-25
Survey No. 123/3		
2.	2025-26	M. Srinivasan S/o P. Muthuswamy Gounder Savera Srinivasan D/o M. Srinivasan (jointly) vide MR No. 174/2024-25
Survey No. 123/4		
3.	2025-26	M. Srinivasan S/o P. Muthuswamy Gounder Savera Srinivasan D/o M. Srinivasan (jointly)



	vide MR No. T75/2024-25
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52. Physical searches have been carried out at the office of the Sub-Registrar, Hoskote for the period 01.04.1970 to 31.03.2014 with respect to Survey No. 123 (i.e., the Larger Property). It is noted that in addition to the transactions discussed in Para No. 46 under Chapter III above, there are no other transactions pertaining to the Larger Property.
53. Physical searches have been carried out at the office of the Sub-Registrar, Hoskote for the period 01.04.2004 to 05.09.2025 with respect to Survey Nos. 123/1, 123/3 and 123/4 (i.e., Item No. 1, Item No. 2 and Item No. 3 respectively). It is noted that in addition to the transactions discussed in Para No. 46 under Chapter III above, there are no other transactions pertaining to Item No. 1, Item No. 2 and Item No. 3 respectively.
54. In addition to the above, we have reviewed the following: (i) Letter dated 23.02.2023 issued by the Securities and Exchange Board of India to the Inspector General of Registration, and Commissioner of Stamps, Bengaluru requesting the said office to take necessary steps to ensure that the entries of attachment are made in the records of the Sub-Registrar Offices with respect to the properties listed in the Annexure attached thereto. (ii) Letter dated 30.08.2016 issued by the Justice (Retd.) R. M. Lodha Committee to the Inspector General of Registration, and Stamps and Chief Controlling Revenue Authority, Bengaluru requesting the said office to take necessary steps to not effect the registration/mutation/sale of the properties wherein PACL Limited/its group companies have any rights or interest (copy is incomplete) (iii) The updated list setting out 1114 properties pertaining to PACL Limited in the form of Annexure attached to the Letter dated 23.02.2023. The above list does not include the Schedule Property.

V. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **Godrej Properties Limited is the absolute owner of the Schedule Property and have marketable title over the same.**

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VI. OUR UNDERSTANDING

We understand that Godrej Properties Limited intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

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

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

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('FM') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

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

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



VIII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

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

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

DISCLAIMERS

- 1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted by, any third party without our prior written consent.
- 2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
- 3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1997. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
- 4. We have retained the units of measurement as it appears in the different title deeds.
- 5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.



IX. CONTACT DETAILS

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

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For Fox Mandal & Associates

[Signature]
Senior Partner & Advocate



August 20, 2026

To,

Godrej Properties Limited

A1 Unit No. 4 & 5, 9th Floor, No. 1-15,
Godrej Centre, Indiranagar,
BM Kaval, Old Madras Road,
Bengaluru – 560 038.

Hereunder referred to as 'the Client'

Dear Sir/Madam,

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

Report on Title

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1. SCHEDULE PROPERTY

All that piece and parcel of the land bearing Survey No. 7/1, measuring 25 Guntas, there being no kharab, situated at Nagayakanakote Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on the:

East by	Survey No. 7/2;
West by	Survey No. 121 of Bhodanahosahalli;
North by	Survey Nos. 120/1 and 121/5 of Bhodanahosahalli; and
South by	Survey No. 7/2;

[Boundaries mentioned herein are as per the Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.]

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II. COPIES OF THE DOCUMENTS FURNISHED FOR SCRUTINY

Serial No.	Description of Documents
1.	Sale Deed dated 03.07.1924 executed by Durgamma W/o Muninagamma in favour of Papiah S/o Muddanna, registered on 10.07.1924 as Document No. 45/1924-25 in Book-I, Volume No. 289, at Pages 26 to 269, in the office of the Sub-Registrar, Hoskote;
2.	Endorsement dated 14.10.2025 bearing No. 332-2025-26 issued by the Tahsildar, Grade-2, Hoskote Taluk with respect to non-availability of IL & RR with respect to Survey No. 71.
3.	Genealogical tree/Family tree of Kempiah;
4.	Mutation Register Extract bearing MR No. 38/1991-95;
5.	Sale Deed dated 13.07.1995 executed by (i) Muniyappa S/o Late Kempiah, (ii) Nanjamma W/o Late Muthummaiah and her sons, (iii) B.M. Kempiah, (iv) H.M. Venkateshappa and (v) B.M. Ramesh in favour of N.V. Krishnappa S/o Venkatappa, registered as Document No. 1295/1995-96 in Book-I, Volume No. 2056, at Pages 86 to 89, in the office of the Sub-Registrar, Hoskote;
6.	Mutation Register Extract bearing MR No. 3/1995-96;
7.	Genealogical tree of N.V. Krishnappa issued by the Village Accountant, Samethanahalli Range, Amagondanahalli Hobli, Hoskote Taluk;
8.	Mutation Register Extract bearing MR No. 11/2006-07;
9.	Sale Deed dated 21.04.2011 executed by Ratnamma W/o Late N.V. Krishnappa and her daughter, Gowramma in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, registered as Document No. HSK-1-00365/2011-12 in Book-I, stored in CD No. HSK19189, in the office of the Sub-Registrar, Hoskote;
10.	Mutation Register Extract bearing MR No. 1/2011-12;
11.	Order dated 31.10.2018 passed by the Assistant Commissioner, Doddaballapur Sub-division in proceeding bearing No. LRF/SR(H): 513/2011-12;
12.	Mutation Register Extract bearing MR No. H32/2018-19;
13.	Order dated 13.08.2025 passed by the High Court of Karnataka in Writ Petition bearing W.P. No. 18191/2025 (H.C.);
14.	Order dated 03.09.2025 passed by the Assistant Commissioner and Divisional Magistrate, Doddaballapur Sub-division in proceeding bearing No. AC/DHP-LRF079/AB 145/2025-26;



15.	Mutation Register Extract bearing MR No. 14/2025-26;
16.	Public Notice published on 19.08.2025 in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers.
17.	Agreement to Sell dated 01.12.2025 executed by M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M. registered as Document No. DNH-1-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
18.	Irrevocable General Power of Attorney dated 01.12.2025 executed by M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M. registered as Document No. DNH-4-01277/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
19.	Irrevocable General Power of Attorney dated 01.12.2025 executed by Savera Srinivasan D/o M. Srinivasan in favour of her father, M. Srinivasan S/o late Muthusamy Gounder, registered as Document No. DNH-4-01278/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
20.	Sale Deed dated 17.03.2026 executed by M. Srinivasan S/o late Muthusamy Gounder and Savera Srinivasan D/o M. Srinivasan, represented by her power of attorney holder, Mr. M. Srinivasan (as Vendors) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M. (as Confirming Party) in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Mahendra B. registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
21.	Order for change of land use dated 23.03.2026 bearing No. HPA/Bhu uba; 26/2025-26 issued by the Member Secretary and Joint Director of Department of Town and Country Planning, Hoskote Planning Authority;
22.	Relinquishment Deed executed by Godrej Properties Limited in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore, registered on 04.07.2026 as Document No. HSK-1-05039/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote;
23.	Development Plan dated 09.07.2026 bearing No. STRRPA/TP/DP: 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore;
24.	Form 11A dated 04.07.2026 bearing No. 400450926 with respect to PID No.



	150300402000420316, digitally signed by the Department of Rural Development and Pachayathi Raj;
25.	Property Tax paid receipt for the period 2026-26 dated 04.07.2026 bearing receipt No. 01911:150300402000420-27 with respect to PID No. 150300402000420316, issued by the Panchayath Development Officer, Muthsandra Gram Panchayath, Hoskote Taluk;
26.	Record of Rights, Tenancy and Crops Certificate (RTCs) for the periods 1965-69 to 1973-74, 1980-81 to 1983-84, 1990-91 to 2025-26 with respect to Survey No 7/1 measuring 25 Guntas, there being no kharab;
27.	Nil Tenancy Endorsement dated 14.11.2025 bearing No. RD121K568016698 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District;
28.	Endorsement bearing No. PTC1, CR(E):Hos: 559/2025 issued by the Tahsildar on behalf of the office of the Assistant Commissioner, Doddaballapur Sub-division, Doddaballapur;
29.	Village Map of Nagayakanakone Village;
30.	Moola Tippiani with respect to Survey No. 7 issued by the Superintendent, office of the Assistant Director of Land Records;
31.	Moola Survey Prati Book with respect to Survey No. 7 digitally signed by the Department of Survey Settlement and Land Records;
32.	Re-survey Tippiani dated 18.02.1921 with respect to Survey No. 7 digitally signed by the Department of Survey and Land Records;
33.	Hissa Tippiani dated 21.09.1942 with respect to Survey No. 7 issued by the Superintendent, office of the Assistant Director of Land Records;
34.	RR Pakka Book Nakal with respect to Survey No. 7 issued by the Superintendent, office of the Assistant Director of Land Records;
35.	Atlas with respect to Survey No. 7 issued by the Superintendent, office of the Assistant Director of Land Records;
36.	Karnataka Revision Settlement Akarband issued by the Superintendent, office of the Assistant Director of Land Records, with respect to Survey No. 7/1;
37.	Encumbrance Certificate for the period 01.04.1926 to 31.03.2004 issued by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 7/1;
38.	Encumbrance Certificate for the period 01.04.2004 to 18.03.2026 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 7/1;



PHYSICAL SEARCHES:	
39.	Endorsement dated 16.10.2025 bearing No. KSHIP-3/LA-RTI/2024-25/1693 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Project Implementation Unit, KR Range, Karnataka State Highways Improvement Project, Bangalore;
40.	Endorsement dated 18.10.2025 bearing No. LAQ/NH-207CR/13/2025-26 issued by the Special Land Acquisition Officer and Competent Authority, National Highway Authority of India, Hichhal, Bangalore;
41.	Endorsement dated 11.11.2025 bearing No. KHB/SLAO: 2024/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board (KHB), Bangalore;
42.	Endorsement dated 11.02.2026 bearing No. KIADB/LAQ. 40 2025-26 issued by the Special Land Acquisition Officer-1, KIADB (Bangalore Rural, Hoskote Taluk), Bangalore;
43.	RTC's for the period 2025-26 with respect to Survey No. 7/1.
44.	Encumbrance Certificate for the period 01.04.1970 to 31.03.2004 issued by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 7/1;
45.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 7/1

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III. TRACING OF TITLE

Upon perusal of the documents furnished to us, our observations are as hereunder:

1. The agricultural land bearing Survey No. 7-1, measuring 02 Acres 16 Guntas, situated at Naganayakanakote Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District was initially owned by Dergadamma W/o Muninaganna, who conveyed the same in favour of Papiah S/o Muddanna under the Sale Deed dated 02.07.1924, registered on 10.07.1924 as Document No. 43, 1924-25 in Book-I, Volume No. 289, at Pages 26 to 269, in the office of the Sub-Registrar, Hoskote.

2. It is thereafter gathered from the Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 that Papiah conveyed a portion measuring 05 Acres 16 Guntas in Survey No. 7-1 in favour of Munishamappa under the Sale Deed dated 17.02.1935, registered as Document No. 850/1934-35 in Book-I, Volume No. 439, at Pages 61 to 63, in the office of the Sub-Registrar, Hoskote. We have not been furnished with the Sale Deed dated 17.02.1935, registered as Document No. 850/1934-35. However, since we are restricting our title tracing for transactions to post 1950, we have dispensed with the requirement for the same.

It is noted that Survey No.7 measuring 06 Acres 36 Guntas was bifurcated on 21.09.1942. However, the land conveyed in Sale Deed dated 02.07.1924 is Survey No. 7-1, measuring 02 Acres 16 Guntas and the land conveyed in Sale Deed dated 17.02.1935 is Survey No. 7-1 measuring 05 Acres 16 Guntas. Hence, we had sought for the Index of Lands and Record of Rights with respect to Survey No. 7-1. However, we have been furnished with the Endorsement dated 11.10.2023 bearing No. 132/2023-24 issued by the Sub-Divisional Officer-2, Hoskote Taluk indicating that the Index of Lands and Record of Rights pertaining to Survey No.7-1 is not available in records and hence, cannot be furnished.

3. It is thereafter gathered from the recitals of the Sale Deed dated 21.04.2011 that Agasa Muniyappa S/o Kerchappa was later the holder in possession of the agricultural land bearing Survey No. 7 measuring 33 Guntas and his name was recorded as khatedar in the revenue records of Survey No. 7 measuring 33 Guntas vide Mutation Extract bearing MR No. 2/1949-50. Thereafter, Survey No. 7 was resurveyed wherein the total extent was reduced from 33 Guntas to 25 Guntas. We have not been furnished with MR No. 2/1949-50. However, since we are restricting our title tracing for transactions to post 1950, we have dispensed with the requirement for the same.

We had sought for the Re-survey Settlement Extract pertaining to extent reassessment with respect to Survey No.7 for our perusal. However, Re-Survey Tipponi, digitally signed by the Department of Survey and Land Records indicates that Survey No. 7 was resurveyed by the survey department on 18.02.1921 wherein, the extent of Survey No. 7 was reduced from 06 Acres 36 Guntas with no kharab to 06 Acres 36 Guntas with no kharab.



4. It is further gathered from the recitals of the said Sale Deed dated 21.04.2011 that pursuant to the demise of Agasa Muniyappa S/o Kanchappa, his son, Kempaiah was recorded as the khatedar of all that piece and parcel of agricultural land bearing Survey No. 7, measuring 25 Guntas, situated at Nagamayakanakore Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District.
5. Thereafter, Survey No. 7 measuring 06 Acres 36 Guntas, there being no kharab was bifurcated/sub-divided into three portions i.e., Survey Nos. 7/1 to 7/3 on 21.09.1942, wherein, the portion measuring 25 Guntas was assigned with new Survey No. 7/1 and Agasa Muniyappa was recorded as the hissedar of the same.
6. Pursuant to the demise of Kempaiah S/o Agasa Muniyappa, his sons, Muniyappa and Munithimmaiah were recorded as the khatedars of Survey No. 7/1 measuring 25 Guntas. We had sought for (i) Inheritance Register Extract in the name of Kempaiah with respect to Survey No. 7 and (ii) Inheritance Register Extract in the names of Muniyappa and Munithimmaiah, both S/o Late Kempaiah with respect to Survey No. 7/1. However, we have been given to understand that the same are not traceable as there is no reference to the same and given the antiquity of documents, we have dispensed with the requirement for the same.
7. The Genealogical tree/Family tree of Kempaiah discloses that Kempaiah (deceased) had two sons namely (i) Muniyappa and (ii) Munithimmaiah. The said Genealogical tree further discloses the lineage of Kempaiah as follows:
 - 7.1. Muniyappa (deceased unmarried) and
 - 7.2. Munithimmaiah (deceased) and his wife Nanjamma had three sons namely (i) Kempaiah, (ii) Venkateshappa and (iii) Ramesh.
8. Pursuant to the demise of Munithimmaiah, his wife Nanjamma was recorded as the khatedar of a portion measuring 12 1/2 Guntas in Survey No. 7/1 vide Mutation Register Extract bearing MR No.38/1994-95. We had also sought for the Death Certificate of Munithimmaiah S/o Late Kempaiah. However, we have been given to understand that the same is not available and given the fact that his demise is recorded in MR No.38/1994-95, we have dispensed with the requirement for the same.
9. Thereafter, (i) Muniyappa S/o Late Kempaiah, (ii) Nanjamma W/o Late Munithimmaiah and her sons, (iii) G.M. Kempaiah, (iv) G.M. Venkateshappa and (v) G.M. Ramesha conveyed Survey No. 7/1 measuring 25 Guntas in favour of N.V. Krishnappa S/o Venkarappa under the Sale Deed dated 13.07.1995, registered as Document No. 1295/1995-96. Subsequent thereto, N.V. Krishnappa was recorded as the khatedar with respect to Survey No. 7/1 measuring 25 Guntas vide Mutation Register Extract bearing MR No. 3/1995-96.
10. The Genealogical tree of N.V. Krishnappa issued by the Village Accountant, Samethanahalli Range, Anugondanahalli Hobli, Hoskote Taluk discloses that N.V. Krishnappa (deceased) and his wife Rathnumma had an only child named Gowamma.



11. Pursuant to N.V. Krishnappa's demise on 02.10.1997, his wife Rathnamma was recorded as the khatedar with respect to Survey No. 7/1 measuring 25 Guntas vide Mutation Register Extract bearing MR No. 11/2006-07.
12. Thereafter, Rathnamma W/o Late N.V. Krishnappa and her daughter, Gowramma conveyed Survey No. 7/1 measuring 25 Guntas in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan under the Sale Deed dated 21.04.2011, registered as Document No. HSK-1-00365/2011-12 in Book-1, stored in CD No. HSKD189, in the office of the Sub-Registrar, Hoskote. Subsequent thereto, M. Srinivasan and Savera Srinivasan were recorded as joint khatedars with respect to Survey No. 7/1 measuring 25 Guntas vide Mutation Register Extract bearing MR No. 1/2011-12.
13. Pursuant to the foregoing Sale Deed dated 21.04.2011, the Assistant Commissioner, Doddaballapur Sub-division initiated a proceeding against M. Srinivasan S/o Late Muthuswamy Gounder and his daughter Savera Srinivasan in No. LRF. SR (H): 513/2011-12, alleging violation of the provisions of Sections 79(A), 79(B) and 80 of the Karnataka Land Reforms Act, 1961. Upon conducting an enquiry, the foregoing authority held that there was a contravention of Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961 by M. Srinivasan and Savera Srinivasan and therefore directed the government to forfeit Survey No. 7/1 measuring 25 Guntas conveyed in the foregoing sale deed vide an Order dated 31.10.2018 in the said proceeding bearing No. LRF. SR (H): 513/2011-12. The foregoing authority further declared the said Sale Deed dated 21.04.2011 as invalid. Subsequent thereto, the names of M. Srinivasan and Savera Srinivasan were deleted from the revenue records with respect to Survey No. 7/1 measuring 25 Guntas and the name of the government was added in the way of forfeiture vide Mutation Register Extract bearing MR No. 1472/2018-19.
14. The provisions of Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961 were thereafter omitted by Karnataka Act 56 of 2020. Pursuant thereto, M. Srinivas and Savera preferred an appeal before the High Court of Karnataka, Bangalore in Writ Petition bearing W.P. No. 18191/2025 (LRF) against the Order dated 31.10.2018 passed in proceeding bearing No. LRF. SR (H): 513/2011-12. In light of the aforementioned provisions being omitted, the Hon'ble High Court of Karnataka vide an Order dated 13.08.2025 in W.P. No. 18191/2025 (LRF), allowed the said writ petition and further remanded the matter back to the Assistant Commissioner, Doddaballapur Sub-division to reconsider the case in light of the aforementioned amendment.
15. In lieu of the Order dated 13.08.2025, the Assistant Commissioner and Divisional Magistrate, Doddaballapur Sub-division directed change of khata in the name of M. Srinivasan and Savera with respect to Survey No. 7/1 measuring 25 Guntas. Subsequent thereto, M. Srinivasan and Savera were recorded as joint khatedars with respect to Survey No. 7/1 measuring 25 Guntas vide Mutation Register Extract bearing MR No. 74/2025-26.
16. Public Notice indicating the intended sale transaction of Survey No. 7/1 measuring 25 Guntas was published in the daily editions of 'The Times of India' and 'Vijayakarnataka'.



newspapers on 19.08.2025 and we have not received any objection against the foregoing Public Notice with respect to Survey No. 7/1 measuring 25 Guntas until the date of this Report

17. Thereafter, M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan entered into a Memorandum of Understanding on 15.09.2023 with Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M. agreeing to convey Survey No. 7/1 measuring 25 Guntas along with other lands and in lieu of the same, the said parties also executed the Agreement to Sell dated 01.12.2025, registered as Document No. DNH-1-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
18. Pursuant to the above, M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan appointed and nominated Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M. as their power of attorney holder to do all acts and deeds *interalia* including entering into deeds of conveyance on their behalf including sale deed with respect to Survey No. 7/1 measuring 25 Guntas, by way of the Irrevocable General Power of Attorney dated 01.12.2025, registered as Document No. DNH-4-01277/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
19. Meanwhile, however, Savera Srinivasan D/o M. Srinivasan executed another Irrevocable General Power of Attorney dated 01.12.2025 in favour of her father, M. Srinivasan S/o late Muthusamy Gounder to appoint and nominate him to do all acts and deeds *interalia* including to represent her or execute deeds of conveyance on her behalf with respect to Survey No. 7/1 measuring 25 Guntas. The foregoing Irrevocable General Power of Attorney dated 01.12.2025 is registered as Document No. DNH-4-01278/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
20. Thereafter, M. Srinivasan S/o late Muthusamy Gounder and Savera Srinivasan D/o M. Srinivasan, represented by her power of attorney holder, Mr. M. Srinivasan (as Vendors) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M. (as Confirming Party) conveyed Survey No. 7/1 measuring 25 Guntas in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Mahendra B. under the Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
21. Thereafter, the Member Secretary and Joint Director of Department of Town and Country Planning, Hoskote Planning Authority vide Order for change of land use dated 23.03.2026 bearing No. HPA/Bhu.u.ba; 26/2025-26, allowed change of land use pertaining to Survey No. 7/1 measuring 25 Guntas from agricultural to non-agricultural residential purposes ("Schedule Property").



22. Pursuant to the above, Godrej Properties Limited relinquished an extent measuring 8011.71 Square metres towards parks and open spaces and an extent measuring 3990.00 Square metres towards STRR Land Bank out of the project lands admeasuring 19 Acres 28 $\frac{1}{4}$ Guntas, *inter alia* including the Schedule Property - in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore, by way of a Relinquishment Deed, registered on 04.07.2026 as Document No. HSK-1-05039/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote.
23. Further, Godrej Properties Limited obtained a Development Plan dated 09.07.2026 bearing No. STRRPA/TP/DP: 18.2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore for residential (row-housing) development with respect to project lands *inter alia* including the Schedule Property. The foregoing Development Plan was approved by Order dated 30.04.2026 bearing No. 44.7.2. It is noted that out of the project lands admeasuring 19 Acres 28 $\frac{1}{4}$ Guntas (or 79797.84 Square metres), an extent of 61439.37 Square metres shall be utilised for residential, driveway and open areas, the remaining extent has been relinquished/reserved to be relinquished in favour of STRR Planning Authority in the following manner:
- i) For parks and open spaces, an extent measuring 8011.71 Square metres (relinquished, as detailed in Para No. 22);
 - ii) For civic amenities, an extent measuring 3990.40 Square metres (earmarked/reserved for relinquishment as represented by the Client);
 - iii) For STRR Land Bank, an extent measuring 3990.00 Square metres (relinquished, as detailed in Para No. 22);
 - iv) For road widening, an extent measuring 292.17 Square metres (reserved for relinquishment);
 - v) The possession has been lost with respect to an area admeasuring 2073.99 Square metres (as represented by the Client).
24. Presently, the Schedule Property falls under the jurisdiction of Village Panchayath of Muthsandra and the foregoing authority has issued the Form 11 A Khata in the name of Godrej Properties Limited with respect to Schedule Property *inter alia* with other properties admeasuring 61439 square metres having PID No. 150300402000420316, VP Khata No. 659. It is further noted that the property bearing PID No. 150300402000420316 is assessed with tax for the period 2026-27, which amount has been remitted by Godrej Properties Limited, as indicated in the Property Tax paid receipt for the period 2026-26 dated 04.07.2026 bearing receipt No. 01911/1503004020/26-27 issued by the Panchayath Development Officer, Muthsandra Gram Panchayath, Hoskote Taluk.
25. We have perused the Record of Rights, Tenancy and Crops (RTCs) for the following periods with respect to Survey No. 7/1, measuring 25 Guntas, there being an kharab, situated at Nagunayakanakote Village, Anugondanahalli Hobli, Hoskote Taluk and Bangalore Rural District and our observations are as follows.



Sl.No.	Period of RTCs	Name of the Owner
1.	1968-69 to 1973-74. 1980-81 to 1993-94	Muniyappa Munthimmaiah
2.	1994-95	Muniyappa Nanjanma W/o Late Munthimmaiah - 12 1/2 G vide MR No. 38/1984-85
3.	1995-96 to 2000-01	N.V. Krishnappa S/o Venkatappa vide MR No. 3/1995-96
4.	2001-02 to 2006-07	Krishnappa S/o Venkatappa vide MR No. 3/1995-96
5.	2007-08 to 2010-11	Rathnamma W/o Late N.V. Krishnappa vide MR No. 11/2006-07
6.	2011-12 to 2017-18	M. Srinivasan S/o P. Muthuswamy Gounder Savera Srinivasan D/o M. Srinivasan (jointly) vide MR No. 1/2011-12
7.	2018-19 to 2024-25	Government vide MR No. 1132/2018-19
8.	2025-26	M. Srinivasan S/o P. Muthuswamy Gounder Savera Srinivasan D/o M. Srinivasan (jointly) vide MR No. T4-2025-26

Endorsements:

26. Endorsement dated 14.11.2025 bearing No. RD/218566016698 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District indicates that no proceedings were pending before or initiated by the foregoing authority under Section 48 A and Section 77 A of the Karnataka Land Reforms Act, 1961 as on 14.11.2025, with respect to the Schedule Property.
27. Endorsement bearing No. PTCL:CR(F):Hos: 559/2025 issued by the Tahsildar on behalf of the office of the Assistant Commissioner, Doddaballapur Sub-division, Doddaballapur indicates that the foregoing authority had not initiated any proceeding under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) (PTCL) Act, 1978 with respect to the Schedule Property.

Survey records:

28. Moola Tippani with respect to Survey No. 7 issued by the Superintendent, office of the Assistant Director of Land Records discloses the shape and the Village Map of Nagayakanakote Village discloses the shape and boundaries of Survey No. 7. As per the Village Map, Survey No. 7 is bounded on the East by Survey Nos. 114 and 115, on the



Report on Title

West by Survey Nos. 6, 8 and Bhodanahosahalli Village boundary, on the North by Bhodanahosahalli Village boundary and on the South by Survey Nos. 12 and 13.

29. Maala Survey Prati Book with respect to Survey No. 7 digitally signed by the Department of Survey Settlement and Land Records indicates the name of Patel Haider Sali as the Karda.
30. Re-Survey Tippani, digitally signed by the Department of Survey and Land Records indicates that Survey No. 7 was resurveyed by the survey department on 18.02.1921 wherein, the extent of Survey No. 7 was reduced from 06 Acres 38 Guntas with no kharab to 06 Acres 36 Guntas with no kharab.
31. Hissa Tippani and RR Pakka Book Nakal with respect to Survey No. 7, both issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote indicate that Survey No. 7 measuring 06 Acres 36 Guntas, there being no kharab was bifurcated/sub-divided into three portions i.e., Survey Nos. 7/1 to 7/3 on 21.09.1942 in the following manner – (a) the portion measuring 25 Guntas was assigned with new Survey No. 7/1 and Agasa Muniyappa was recorded as the hissedar of the same, (b) the portion measuring 02 Acres 34 Guntas was assigned with new Survey No. 7/2 and Shidcalingappa was recorded as the hissedar of the same and (c) the remaining portion measuring 03 Acres 17 Guntas was assigned with new Survey No. 7/3 and Agasa Muniyappa was recorded as the hissedar of the same.
32. Atlas with respect to Survey No. 7 issued by the Superintendent, office of the Assistant Director of Land Records discloses the shape and boundaries of Survey Nos. 7/1 to 7/3 pursuant to the hissapnodi dated 21.09.1942. As per the Atlas, Survey No. 7/1 is bounded on the East by Survey No. 7/2, on the West by Bhodanahosahalli Village boundary, on the North by Bhodanahosahalli Village boundary and on the South by Survey No. 7/2.
33. Karnataka Revision Settlement Akarband issued by the Superintendent, office of the Assistant Director of Land Records indicates the total extent and actual extent as 25 Guntas, there being no kharab, with respect to Survey No. 7/1.
34. Encumbrance Certificates have been furnished for the following periods with respect to Survey No. 7/1, and their respective entries are as follows:

Sl. No.	Period	Issued by	Transaction
1.	01.04.1920 to 31.03.2004	Office of the Sub-Registrar, Hoskote	• Sale Deed dated 03.07.1924, registered as Document No. 45/1924-25, • Sale Deed dated 17.02.1935, registered as Document No. 850/1934-35, • Sale Deed dated 03.11.1995,



			registered as Document No. 1295/1995-96.
2.	01.04.2004 to 04.09.2025	Digitally signed by the office of the Sub-Registrar, Hoskote	• Sale Deed dated 21.04.2011, registered as Document No. HSK-1-00365/2011-12, • Agreement to Sell dated 01.12.2025 (erroneously recorded as 30.11.2025 in the EC), registered as Document No. DNH-1-14950/2025-26. • Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26.

IV. PHYSICAL SEARCHES

- 35 Endorsement dated 16.10.2025 bearing No. KSHIP-3.LA/RTI/2024-25/1693 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Project Implementation Unit, KR Range, Karnataka State Highways Improvement Project, Bangalore indicates that the Schedule Property is not acquired by the foregoing authority for any of its projects.
- 36 Endorsement dated 18.10.2025 bearing No. LAQ/NH-207CR/13/2025-26 issued by the Special Land Acquisition Officer and Competent Authority, National Highway Authority of India, Hebbal, Bangalore indicates that the Schedule Property is not notified for acquisition by the foregoing authority under the Notifications (i) dated 02.05.2021 bearing No. SO995(E), (ii) dated 25.06.2021 bearing No. SO2554E and (iii) dated 02.09.2024 bearing No. SO3724E.
- 37 Endorsement dated 11.11.2025 bearing No. KHB/SLAO/2034/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board (KHB), Bangalore indicates that the foregoing authority had not initiated any proceeding with respect to the Schedule Property as on 11.11.2025.
- 38 Endorsement dated 11.02.2026 bearing No. KIADB/LAQ/40/2025-26 issued by the Special Land Acquisition Officer-1, KIADB (Bangalore Rural, Hoskote Taluk), Bangalore indicates that the Schedule Property did not fall under the category of 'Government Gomala land' and that the foregoing authority had not initiated any proceeding with respect to the Schedule Property as on 11.02.2026.



39. Physical searches have been carried out at Hoskote Taluk Office to obtain the RTCs for the period 2023-26 with respect to Survey No. 7/1 (i.e., the Schedule Property) and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2023-26	Government vide MR No. H32/2018-19

It is noted that the name of Government is still recorded as khatedar with respect to the Schedule Property for the period 2023-26 as the same was applied for on 06.09.2023. However, MR No. T4/2023-26 recording the restoration of the Schedule Property in the names of M. Srinivasan and Savera Srinivasan was digitally signed by the revenue department on 10.09.2023. Moreover, the RTC for the said period furnished by the client records the aforesaid MR No. T4/2023-26.

40. Physical searches have been carried out at the office of the Sub-Registrar, Hoskote for the periods 01.04.1970 to 31.03.2004 and 01.04.2004 to 05.09.2023 with respect to Survey No. 7/1 and it is noted that in addition to the transactions discussed in Para No. 34 under Chapter III above, there are no other transactions pertaining to Survey No. 7/1 i.e., the Schedule Property.
41. In addition to the above, we have reviewed the followings: (i) Letter dated 23.02.2023 issued by the Securities and Exchange Board of India to the Inspector General of Registration, and Commissioner of Stamps, Bengaluru requesting the said office to take necessary steps to ensure that the entries of attachment are made in the records of the Sub-Registrar Offices with respect to the properties listed in the Annexure attached thereto. (ii) Letter dated 30.08.2016 issued by the Justice (Retd.) R. M. Lodha Committee to the Inspector General of Registration, and Stamps and Chief Controlling Revenue Authority Bengaluru requesting the said office to take necessary steps to not effect the registration/mutation/sale of the properties wherein PACL Limited/its group companies have any rights or interest (copy is incomplete). (iii) The updated list setting out 1114 properties pertaining to PACL Limited in the form of Annexure attached to the Letter dated 23.02.2023. The above list does not include the Schedule Property.

V. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **Godrej Properties Limited is the absolute owner of the Schedule Property** and has marketable title over the same.

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VI. OUR UNDERSTANDING

We understand that Godrej Properties Limited intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

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

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

With a view to checking and verifying the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('FM') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

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

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as were made available to FM by Client (hereinafter collectively referred to as '**Documents**').
2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.
3. We have not undertaken any litigation search on the Schedule Property. Therefore, the Report is subject to the specific case details, if any that have been provided by the Client.
4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.
5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.



VIII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

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

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

DISCLAIMERS

- 1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
- 2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner or entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
- 3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1924. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
- 4. We have retained the units of measurement as it appears in the different title deeds.
- 5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.



IV. CONTACT DETAILS

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

S. T. Prashantha Kumar
Senior Partner
Fox Mandal & Associates
"FM House"
6/12, Primrose Road
Bangalore 560 025
Phone : +91 80 2559 5911
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e-mail : prashantha.kumar@foxmandal.in

For Fox Mandal & Associates

[Signature]
Senior Partner & Advocate



August 20, 2026

To,

Godrej Properties Limited
Unit No. 4 & 5, 9th Floor, No. 1-15,
Godrej Centre, Indiranagar,
BM Kaval, Old Madras Road,
Bengaluru - 560 038.

Hereunder referred to as 'the Client'

Dear Sir/Madam,

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

Report on Title

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I. SCHEDULE PROPERTY

All that piece and parcel of the land bearing Survey No. 53/2, measuring 1 Acre 26 ½ Guntas, exclusive of 01 ¼ Guntas 'B' Kharab, situated at Hemmandahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, converted from agricultural to non-agricultural Layout-Residential purposes vide Official Memorandum dated 15.01.2025, bearing No. 73585B, issued by the Deputy Commissioner, Bangalore Rural District and bounded on the

East by	Road;
West by	Survey No. 116 of Bhodanahosahalli;
North by	Survey No. 55; and
South by	Survey No. 53/1.

[Boundaries mentioned herein are as per the Sale Deed dated 17.03.2026 registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.]

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II. COPIES OF THE DOCUMENTS FURNISHED FOR SCRUTINY

Serial No.	Description of Documents
1.	Endorsement dated 03.02.2023 bearing No. RK.CR: 661/2024-25 issued by the Tahsildar, Grade-2, Hoskote Taluk with respect to non-availability of IL & RR with respect to Survey No. 53;
2.	Genealogical tree/Family tree of Basappa S/o Basappa dated 14.06.2012 issued by the Village Accountant, Samethanahalli Circle, Anugondanahalli Hobli, Hoskote Taluk;
3.	Panchayat Parikath/Oral Partition dated 15.03.1965 executed between (i) Basappa S/o Basappa, his sons (ii) Narayanappa and (iii) Krishnappa (being a minor, represented by his father and natural guardian, Basappa), (iv) Arasappa S/o Basappa [for himself and as father and natural guardian of his minor son, (v) Venkataramanappa];
4.	Sale Deed dated 11.11.1968 executed by Arasappa S/o Basappa [for himself and as father and natural guardian of his minor son, Venkataramanappa] in favour of Chikkapatalappa S/o Chikkahanumataiah, registered as Document No. 3108/1968-69 in Book-I, Volume No. 1231, at Pages 242 to 244, in the office of the Sub-Registrar, Hoskote;
5.	Sale Deed dated 08.03.1972 executed by Chikkapatalappa S/o Chikkahanumataiah in favour of Arasappa S/o Basappa, registered as Document No. 4229/1971-72 in Book-I, Volume No. 1324, at Pages 4 and 5, in the office of the Sub-Registrar, Hoskote;
6.	Sale Deed dated 24.09.1974 executed by Arasappa S/o Basappa in favour of Basappa S/o Basappa, registered as Document No. 3416/1974-75 in Book-I, Volume No. 1412, at Pages 61 and 62, in the office of the Sub-Registrar, Hoskote;
7.	Mutation Register Extract bearing MR No. 3/1992-93;
8.	Sale Deed dated 12.07.1975 executed Arasappa S/o Basappa and his son, A. Venkataramanappa in favour of Narayanappa S/o Basappa, registered on 15.07.1975 as Document No. 1340/1975-76 in Book-I, Volume No. 1456, at Pages 45 to 47, in the office of the Sub-Registrar, Hoskote;
9.	Mutation Register Extract bearing MR No. 1/1992-93
10.	Sale Deed dated 12.07.1975 executed by Arasappa S/o Basappa and his son, A. Venkataramanappa in favour of Narayanappa S/o Basappa, registered on 15.07.1975 as Document No. 1341/1975-76 in Book-I, Volume No. 1453, at Pages 178 to 180, in the office of the Sub-Registrar, Hoskote;
11.	Mutation Register Extract bearing MR No. 3/1992-93;
12.	Mutation Register Extract bearing MR No. 6/2000-01;



13.	Genealogical tree/Family tree of Krishnappa S/o Basappa issued by the Village Accountant, Samethanahalli Circle;
14.	Mutation Register Extract bearing MR No. 17/2010-11;
15.	Agreement to Sell dated 28.02.2011 executed by (i) B. Krishnappa S/o Late Basappa (as Primary Vendor), (ii) K. Nanjanna, (iii) K. Suresha, (iv) K. Subramani, (v) Basavaraju and (vi) Padmavathi [(i) to (vi) being the children of B. Krishnappa] (as Supplementary Vendors), (vii) Archana, (viii) Anu, (ix) Anusha and (x) Keerthana [(vii) to (x) being minors, represented by their father and natural guardian, K. Nanjanna], (xi) Jagan and (xii) Bhoomika [(xi) and (xii) being minors, represented by their father and natural guardian, K. Suresha] (as Representing Guardians), (xiii) Ramakka D/o Basappa, (xiv) Nanjamma D/o Basappa and (xv) Narayanappa S/o Late Basappa (as Consenting Witnesses) in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his wife, Savithri Srinivasan, registered on 01.03.2011 as Document No. HSK-1-06021/2010-11 in Book-I, stored in CD No. HSKD181, in the office of Sub-Registrar, Hoskote;
16.	Power of Attorney dated 01.03.2011 executed by (i) K. Nanjanna, (ii) K. Suresha, (iii) Subramani, (iv) Basavaraju, (v) Padmavathi [(i) to (v) being the children of B. Krishnappa], (vi) Ramakka and (vii) Nanjamma [(vi) and (vii) being the daughters of Basappa] in favour of B. Krishnappa S/o Late Basappa registered as Document No. HSK-4-00353/2010-11 in Book-IV, stored in CD No. HSKD181, in the office of Sub-Registrar, Hoskote;
17.	Power of Attorney dated 18.05.2011 executed by (i) Muthamma, (ii) Ramakka and (iii) Nanjamma, all D/o of Late Basappa in favour of B. Krishnappa S/o Late Basappa registered as Document No. HSK-4-00056/2011-12 in Book-IV, stored in CD No. HSKD192, in the office of Sub-Registrar Hoskote;
18.	Mutation Register Extract bearing MR No. 7/2011-12;
19.	Special Power of Attorney dated 22.02.2012 executed by Savera Srinivasan D/o M. Srinivasan in favour of G.K. Narayanaswamy S/o Late Krishnappa, registered on 25.02.2012 as Document No. VRT-4-00402/2011-12 in Book-IV, stored in CD No. VRTD146, in the office of Sub-Registrar, Varthur;
20.	Sale Deed dated 05.03.2012 executed by (i) B. Krishnappa, (ii) K. Nanjanna, (iii) K. Suresha, (iv) K. Subramani, (v) K. Basavaraju, (vi) K. Padmavathi [(i) to (vi) being the children of B. Krishnappa], (vii) Ramakka, (viii) Nanjamma and (ix) Muthamma [(vii) to (ix) being the daughters of Late Basappa], (x) Archana, (xi) Anu, (xii) Anusha, (xiii) Keerthana [(x) to (xiii) being the daughters of K. Nanjanna] and (xiv) Jagan and (xv) Bhoomika [(xiv) and (xv) being the children of K. Suresh] [(i) to (ix) being represented by their power of attorney holder, B. Krishnappa] and [(x) to (xv) being minors, represented by their grandfather, B. Krishnappa] in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, represented by her power of attorney holder, G.K. Narayanaswamy S/o Late Krishnappa, registered as Document No. HSK-1-09681/2011-12 in Book-I, stored in CD No. HSKD241, in the office of the Sub-



	Registrar, Hoskote;
21.	Confirmation Deed dated 31.07.2012 executed by T. Lata W/o Late K. Jagadeesh (and daughter-in-law of B. Krishnappa) in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter. Saveru Srinivasan, represented by her power of attorney holder, G.K. Narayanaswamy S/o Late Krishnappa, registered as Document No. HSK-1-03790/2012-13 in Book-I, stored in CD No. HSKD285, in the office of the Sub-Registrar, Hoskote;
22.	Mutation Register Extract bearing MR No. H9/2018-19;
23.	Commencement Certificate dated 09.05.2024 bearing No. STRRPA/TP/CLU/158-2023-23 issued by the Member Secretary and Joint Director of Department of Town and Country Planning, STRRPA, Bangalore;
24.	Official Memorandum dated 15.01.2025 bearing No. 735858, issued by the Deputy Commissioner, Bangalore Rural District;
25.	Mutation Register Extract bearing MR No. H14/2018-19;
26.	Mortgage Deed dated 22.11.1971 executed by Basappa S/o Basappa and Narayanappa S/o Basappa in favour of The Taluk Primary Land Development Bank Limited, Hoskote, registered on 03.02.1972 as Document No. 5616/1971-72 in Book-I, in the office of the Sub-Registrar, Hoskote;
27.	Lease Deed dated 22.11.1971 executed by Basappa S/o Basappa and Narayanappa S/o Basappa in favour of The Taluk Primary Land Development Bank Limited, Hoskote, registered on 03.02.1972 as Document No. 5617/1971-72 in Book-I, in the office of the Sub-Registrar, Hoskote;
28.	No Due Certificate dated 21.08.2025 bearing No. HSK/PCRDB/Ho: 50/2025-26 issued by the Manager, Taluk Primary Land Development Bank Limited, Hoskote, Bangalore Rural District;
29.	Mutation Register Extract bearing MR No. 6/2006-07;
30.	Mutation Register Extract bearing MR No. 7/2008-09;
31.	Discharge Deed dated 21.02.2012 executed by the Manager, Vyavasaya Seva Sahakara Sangha Niyamitha (VSSSN) Bank, Mutsandra, in favour of B. Krishnappa S/o Basappa, registered on 05.03.2012 as Document No. HSK-1-09679/2001-12 in Book-I, stored in CD No. HSKD241, in the office of Sub-Registrar Hoskote;
32.	No Due Certificate dated 15.10.2025 bearing No. Sa.Di. 10/2025-26 issued by the Chief Executive Officer, Mutsandra VSSSN, Hoskote Taluk, Bangalore Rural District;
33.	Mutation Register Extract bearing MR No. T9/2025-26;



34.	Public Notice published on 19.08.2025 in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers;
35.	Agreement to Sell dated 01.12.2025 executed by M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M. registered as Document No. DNH-1-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
36.	Irrevocable General Power of Attorney dated 01.12.2025 executed by M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M. registered as Document No. DNH-4-01277/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
37.	Irrevocable General Power of Attorney dated 01.12.2025 executed by Savera Srinivasan D/o M. Srinivasan in favour of her father, M. Srinivasan S/o late Muthusamy Gounder, registered as Document No. DNH-4-01278/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
38.	Sale Deed dated 17.03.2026 executed by M. Srinivasan S/o late Muthusamy Gounder and Savera Srinivasan D/o M. Srinivasan, represented by her power of attorney holder, Mr. M. Srinivasan (as Vendor) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming Party) in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Mahendra B, registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
39.	Relinquishment Deed executed by Godrej Properties Limited in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore, registered on 04.07.2026 as Document No. HSK I-05039/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote;
40.	Development Plan dated 09.07.2026 bearing No. STRRPA/TP/DP: 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore;
41.	Form 11A dated 04.07.2026 bearing No. 400450926 with respect to PID No. 150300402000420316, digitally signed by the Department of Rural Development and Panchayath Raj;
42.	Property Tax paid receipt for the period 2026-26 dated 04.07.2026 bearing receipt No. 01911/1503004020/26-27 with respect to PID No. 150300402000420316, issued by the Panchayath Development Officer, Muthsandru Gram Panchayath.



	Hoskote Taluk:
43.	Record of Rights, Tenancy and Crops Certificate (RTCs) for the periods 1968-69 to 2010-11 with respect to Survey No. 53 measuring 03 Acre 16 Guntas, inclusive of 03 Guntas of kharab;
44.	RTCs for the periods 2011-12 to 2024-25 with respect to Survey No. 53/2 measuring 01 Acre 26 ½ Guntas, exclusive of 01½ Guntas 'B' kharab;
45.	Endorsement dated 05.11.2025 bearing No. ACDBP-P/C/LOOTMC/22/2025 issued by the Assistant Commissioner, Doddahallapur Sub-Division, Doddahallapur;
46.	Nil Tenancy Endorsement dated 14.11.2025 bearing No. RD1218568016698 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District;
47.	Village Map of Hemmandahalli Village issued by office of the Director, Department of Survey Settlement and Land Records, Bangalore;
48.	Moola Tippiani with respect to Survey No. 53 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote;
49.	Re-Survey Tippiani dated 23.02.1921 with respect to Survey No. 53;
50.	Hissa Tippiani dated 26.09.2011 with respect to Survey No.53 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote;
51.	RR Pakka Book Nakai with respect to Survey No. 53 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote;
52.	Karnataka Revision Settlement Akarband with respect to Survey No. 53/2 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote;
53.	Encumbrance Certificate for the period 01.04.1950 to 31.03.2004 issued by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 53;
54.	Encumbrance Certificate for the period 01.04.2004 to 31.03.2011 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 53;
55.	Encumbrance Certificate for the period 01.04.2004 to 18.03.2026 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 53/2;
PHYSICAL SEARCHES:	
56.	Endorsement dated 16.10.2025 bearing No. KSHIP-3/LA/RTI/2024-25/1692 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Project Implementation Unit, KR Range, Karnataka State Highways Improvement Project, Bangalore;
57.	Endorsement dated 18.10.2025 bearing No. LAQ/NH-207CR/14/2025-26 issued by the Special Land Acquisition Officer and Competent Authority, National Highway



	Authority of India, Hebbal, Bangalore;
58.	Endorsement dated 11.11.2025 bearing No. KHH/SLAO: 2033/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board (KHB), Bangalore;
59.	Endorsement dated 11.02.2026 bearing No. KIA/DH/LAQ: 41/2025-26 issued by the Special Land Acquisition Officer-I, KIADB (Bangalore Rural, Hoskote Taluk), Bangalore;
60.	RTCs for the period 2025-26 with respect to Survey No. 53/2;
61.	Encumbrance Certificate for the period 01.04.1970 to 31.03.2004 issued by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 53/2;
62.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 53/2.

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III. TRACING OF TITLE

Upon perusal of the documents furnished to us, our observations are as hereunder:

1. All that piece and parcel of the agricultural land bearing Survey No. 53 measuring 03 Acres 16 Guntas, inclusive of 03 Guntas of kharab, situated at Hemmandahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District ("Larger Property") was initially owned by Basappa family.
2. We had sought for Index of Lands and Record of Rights pertaining to the Larger Property to ascertain how Basappa's family had acquired the Larger Property, however, we have been furnished with the Endorsement dated 03.02.2025 bearing No. RK.CR: 661/2024-25 issued by the Tahsildar, Grade-2, Hoskote Taluk indicating that the Index of Lands and Record of Rights pertaining to the Larger Property is not available on records and hence, cannot be furnished.
3. Genealogical tree/Family tree of Basappa S/o Basappa dated 14.06.2017 issued by the Village Accountant, Samethanahalli Circle, Anugondanahalli Hobli, Hoskote Taluk discloses that Basappa (deceased) and his wife Chikkamuniyamma (deceased) had three daughters and two sons namely, (i) Narayanappa, (ii) Ramakka, (iii) Mutthamma, (iv) Nanjamma and (v) Krishnappa
4. Thereafter, (i) Basappa S/o Basappa, his sons (ii) Narayanappa and (iii) Krishnappa (being a minor, represented by his father and natural guardian, Basappa) (collectively referred to as the First Party), (iv) Arasappa S/o Basappa [for himself and as father and natural guardian of his minor son, (v) Venkataramanappa] (collectively referred to as the Second Party) executed an oral partition on 15.07.1965 amongst themselves of their family properties, *inter alia* including Survey No. 53 measuring 03 Acres 13 Guntas, exclusive of 03 Guntas of kharab, wherein, the First Party were allotted with a portion measuring 01 Acre 26 ½ Guntas in Survey No. 53, jointly, under Schedule 'A' and the Second Party were allotted with the remaining portion measuring 01 Acre 26 ½ Guntas in Survey No. 53, jointly, under Schedule 'B'. *We had sought for the Genealogical tree/Family tree of Basappa (father of Arasappa) disclosing the names of his spouse's, children and grandchildren. However, keeping in mind the antiquity of documents and the uninterrupted flow of title, we have dispensed with the requirement of the same.*
5. Pursuantly, Arasappa S/o Basappa and [for himself and as father and natural guardian of his minor son, Venkataramanappa] conveyed a portion of land measuring 01 Acre 26 Guntas in the Larger Property in favour of Chikkapatalappa S/o Chikkahanumaiah under the Sale Deed dated 11.11.1968, registered as Document No. 3108/1968-69 in Book-I, Volume No. 1231, at Pages 242 to 244, in the office of the Sub-Registrar, Hoskote.
6. Thereafter, Chikkapatalappa S/o Chikkahanumaiah conveyed a portion of land measuring 01 Acre 26 ½ Guntas in the Larger Property in favour of Arasappa S/o Basappa under the Sale Deed dated 08.03.1972, registered as Document No. 4229/1971-72 in Book-I, Volume No. 1324, at Pages 4 and 5, in the office of the Sub-Registrar, Hoskote.

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7. Later, Arasappa S/o Basappa conveyed a portion of land measuring 06 Guntas in the Larger Property in favour of Basappa S/o Basappa under the Sale Deed dated 24.09.1974, registered as Document No. 3416/1974-75 in Book-I, Volume No. 1412, at Pages 61 and 62, in the office of the Sub-Registrar, Hoskote. Subsequent thereto, the name of Basappa was recorded as khatedar in the revenue records against an extent of 06 Guntas in the Larger Property vide Mutation Register Extract bearing MR No. 3/1992-93. *It is observed that MR No. 3/1992-93 erroneously records Document No. 3416/1974-75 as Document No. 4076/1974-75.*
8. Thereafter, Arasappa S/o Basappa and his son A. Venkataramanappa conveyed a portion of land measuring 01 Acre 12 1/2 Guntas in the Larger Property in favour of Narayanappa S/o Basappa under the Sale Deed dated 12.07.1975, registered as Document No. 1340/1975-76 in Book-I, Volume No. 1456, at Pages 45 to 47, in the office of the Sub-Registrar, Hoskote. Subsequent thereto, the name of Narayanappa was recorded as khatedar in the revenue records against an extent of 01 Acre 12 1/2 Guntas in the Larger Property vide Mutation Register Extract bearing MR No. 1/1992-93.
9. On the same day, Arasappa S/o Basappa and his son, A. Venkataramanappa conveyed another portion measuring 08 Guntas in the Larger Property in favour of Narayanappa S/o Basappa under the Sale Deed dated 12.07.1975, registered as Document No. 1341/1975-76 in Book-I, Volume No. 1453, at Pages 178 to 180, in the office of the Sub-Registrar, Hoskote. Subsequent thereto, the name of Narayanappa was recorded as khatedar in the revenue records against an extent of 08 Guntas in the Larger Property vide Mutation Register Extract bearing MR No. 2/1992-93.

Later, it is gathered from Mutation Register Extract bearing MR No. 6/2000-01 that (i) Chikazamunayamma was late Basappa and her children (ii) Narayanappa and (iii) B. Krishnappa effected a partition amongst themselves of their family properties *inter alia* including the Larger Property, wherein, Narayanappa and B. Krishnappa were both allotted extents measuring 01 Acre 26 Guntas each to their shares in the Larger Property. *It is observed that MR No. 6/2000-01 records an extent of 01 Acre 26 Guntas instead of 01 Acre 26 1/2 Guntas against the name of B. Krishnappa. We have been given to understand that the same may have been a clerical error. However, considering the fact that B. Krishnappa is recorded as the khatedar against the extent of 01 Acre 26 1/2 Guntas in the RTCs with respect to Survey No. 53, and the boundaries of the Panchayath Purikoth dated 13.03.1965 corroborate with the Hissa Tippani, we have considered the entry as in the RTC and dispensed with the requirement of rectification of the said MR No. 6/2000-01.*

10. Genealogical tree/family tree of Krishnappa S/o Basappa issued by the Village Accountant, Samethunahalli Circle discloses that Krishnappa S/o Basappa and his wife Pillamma have four sons and one daughter namely, (i) Padmavatlui, (ii) K. Nanjanna, (iii) K. Suresh, (iv) K. Jagadeesh (deceased) and (v) Subramani.

The said Genealogical tree further discloses Krishnappa's lineage as follows:

- 10.1 K Nanjanna and his wife Ambika have four daughters namely, (i) Archana, (ii) Anu, (iii) Anusha and (iv) Keerthana.



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- 10.2. K. Suresh and his wife Shailaja have two children namely, (i) Jagan and (ii) Bhoomika; and
- 10.3. K. Jagadeesh (deceased) was married to Lata. We had sought for the Death Certificate of K. Jagadeesh, however, we have been given to understand that the same is not available. Further, he is recorded as 'deceased' in the Confirmation Deed dated 31.07.2012
11. The Larger Property was thereafter resurveyed and pursuantly, 03 Guntas of 'A' kharab in the Larger Property was reclassified as 03 Guntas of 'B' kharab in the Larger Property vide an order passed by the Tahsildar. The foregoing reclassification of kharab was subsequently recorded in the revenue records of the Larger Property vide Mutation Register Extract bearing MR No. 17/2010-11. We had sought for Secondary Reclassification Tippani pertaining to the said reclassification of kharab extent in the Larger Property. However, considering the fact that 03 Guntas of kharab comprising of pathway was classified as 'B' kharab as indicated in the Hissa Tippani dated 26.09.2011 and in the Karnataka Revision Settlement Akorband, we have dispensed with the requirement for the same.
12. Later, (i) B. Krishnappa S/o Late Basappa (as Primary Vendor), (ii) K. Nanjanna, (iii) K. Suresha, (iv) K. Subramani, (v) Basavaraju and (vi) Padmavathi [(ii) to (vi) being the children of B. Krishnappa] (as Supplementary Vendors), (vii) Archana, (viii) Anu, (ix) Anusha and (x) Keerthana [(vii) to (x) being minors, represented by their father and natural guardian, K. Nanjanna], (xi) Jagan and (xii) Bhoomika [(xi) and (xii) being minors, represented by their father and natural guardian, K. Suresha] (as Representing Guardians), (xiii) Ramakka D/o Basappa, (xiv) Nanjamma D/o Basappa and (xv) Narayanappa S/o Late Basappa (as Consenting Witnesses) agreed to convey B. Krishnappa's portion of land measuring the 01 Acre 26 '1' Guntas in the Larger Property in favour of M. Srinivasan S/o P. Mothuswamy Gounder and his wife, Savithri Srinivasan, under the Agreement to Sell dated 28.02.2011, registered on 01.03.2011 as Document No. HSK-1-06021/2010-11 in Book-I, stored in CD No. HSK10181, in the office of Sub-Registrar, Hoskote.

It is gathered from the recitals of the Agreement to Sell dated 28.02.2011 that Basappa and Chikkamuniyamma had another daughter, Munihannamakka, who was deceased at the time of execution of the said agreement. However, the name of Munihannamakka does not appear in the genealogical tree of Basappa furnished to us. Furthermore, the vendors to the aforesaid Agreement to Sell have represented that the legal heirs of Munihannamakka were not parties to the agreement due to their non-availability at the time of its execution and have further assured that a confirmation deed would be procured from the said legal heirs at a later stage or, alternatively, that, their claims would be recognised in other family properties. To date, no such confirmation deed(s) from the legal heirs of Munihannamakka have been furnished, nor has any document or representation been provided to us regarding any claims that may have been initiated by them.

In view of the above, and considering that 13 years have passed since the execution of the Sale Deed dated 03.03.2012, during which period, as per records placed before us, no claims have been initiated by the legal heirs of Munihannamakka, any proceedings instituted at this stage would be subject to the provisions of the Limitation Act.



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Nevertheless, in order to fully safeguard the purchaser's interests and mitigate any residual risk, we recommend that sufficient and comprehensive indemnities from the vendors, indemnifying the purchaser against any present or future claims, demands, or proceedings that may be raised by the legal heirs of Muthammakka be taken in respect of the Schedule Property.

13. Thereafter, (i) K. Nanjanna, (ii) K. Suresha, (iii) Subramani, (iv) Basavaraju, (v) Padmavathi [(i) to (v) being the children of B. Krishnappa], (vi) Ramakka and (vii) Nanjamma [(vi) and (vii) being the daughters of Basappa] appointed and nominated B. Krishnappa S/o. Late Basappa as their power of attorney holder, *interalia* to sell and dispose of B. Krishnappa's portion of land measuring the 01 Acre 26 ½ Guntas in the Larger Property under the Power of Attorney dated 01.03.2011, registered as Document No.HSK-4-00353-2010-11, in Book-IV, stored in CD No. HSKD181, in the office of Sub-Registrar Hoskote.
14. Pursuantly, (i) Muthamma, (ii) Ramakka and (iii) Nanjamma, all D/o of Late Basappa appointed and nominated B. Krishnappa S/o. Late Basappa as their power of attorney holder, *interalia* to sell and dispose of B. Krishnappa's portion of land measuring the 01 Acre 26 ½ Guntas in the Larger Property under the Power of Attorney dated 18.03.2011, registered as Document No.HSK-4-00050-2011-12, in Book-IV, stored in CD No. HSKD192, in the office of Sub-Registrar Hoskote.
15. Later, Survey No. 53 measuring 03 Acre 13 Guntas, exclusive of 03 Guntas of 'B' kharab (comprising of pathway) was bifurcated/sub-divided into two portions on 26.09.2011 i.e., Survey Nos. 53/1 and 53/2, wherein, the portion measuring 01 Acre 26 ½ Guntas, exclusive of 01 ½ Guntas of 'B' kharab was assigned with Survey No. 53/2 and B. Krishnappa was recorded as hissedar of the same, as indicated in the Hissa Tippani and RR Pakka Book Nakal with respect to Survey No. 53, both issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote. The said phodi was subsequently recorded in the revenue records *vide* Mutation Register Extract bearing MR No. 7/2011-12.
16. Thereafter, Savera Srinivasan D/o M.Srinivasan appointed and nominated G.K. Narayanaswamy S/o Late Krishnappa as her power of attorney holder, *interalia* to sign and present the sale deed pertaining to lands *interalia* including Survey No. 53/2 measuring 01 Acre 26 ½ Guntas, exclusive of 01 ½ Guntas of kharab, executed in favour of her, on her behalf, under the Special Power of Attorney dated 22.02.2012, registered as Document No.VRT-4-00402/2011-12 in Book-IV, stored in CD No. VRTD146, in the office of Sub-Registrar Varthur.
17. Thereafter, (i) B. Krishnappa, (ii) K. Nanjanna, (iii) K. Suresha, (iv) K. Subramani, (v) K. Basavaraju, (vi) K. Padmavathi [(i) to (vi) being the children of B. Krishnappa], (vii) Ramakka, (viii) Nanjamma and (ix) Muthamma [(vii) to (ix) being the daughters of Late Basappa], (x) Archana, (xi) Anu, (xii) Anusha, (xiii) Keerthana [(x) to (xiii) being the daughters of K. Nanjanna] and (xiv) Jagan and (xv) Bhoomika [(xiv) and (xv) being the children of K. Suresh] [(ii) to (ix) being represented by their power of attorney holder, B. Krishnappa] and [(x) to (xv) being minors, represented by their grandfather, B. Krishnappa] conveyed Survey No. 53/2 measuring 01 Acre 26 ½ Guntas, exclusive of



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01 ½ Guntas of kharab in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, represented by her power of attorney holder G.K. Narayanaswamy S/o Late Krishnappa, under the Sale Deed dated 05.03.2012, registered as Document No. HSK-1-09681/2011-12 in Book-L stored in CD No. HSKD241, in the office of the Sub-Registrar, Hoskote.

It is observed that Savithri Srinivasan, being one of the agreement holders as per Agreement to Sell dated 28.02.2011, was not a party to the foregoing Sale Deed dated 05.03.2012. However she has attested her signature as a witness. Furthermore, the foregoing sale deed reflects the name of K. Basavaraju son of B. Krishnappa. Although, the name of K. Basavaraju is not reflected in the Genealogical tree/Family tree of B. Krishnappa dated 14.12.2012. However, considering the fact that K. Basavaraju was a party to the Sale Deed dated 05.03.2012, we have dispensed with the requirement of obtaining a complete family tree of B. Krishnappa.

18. Pursuant to the above, I, Late W/o Late Jagadeesh (and daughter in law of B. Krishnappa) confirmed the foregoing Sale Deed dated 05.03.2012 in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, represented by her power of attorney holder, G.K. Narayanaswamy S/o Late. Krishnappa, under the Confirmation Deed dated 31.07.2012, registered as Document No HSK-1-03790/2012-13 in Book-L, stored in CD No. HSKD283, in the office of the Sub-Registrar, Hoskote.

19. Thereafter, the Member Secretary and Joint Director of Department of Town and Country Planning, Satellite Town Ring Road Planning Authority (STRRPA), Bangalore vide Commencement Certificate dated 09.05.2024 bearing No. STRRPA/TP/CL/158/2022-23 allowed change of land use pertaining to lands *namah* including Survey No. 53/2 measuring 01 Acre 26 ½ Guntas from agricultural to non-agricultural residential purposes. Later, on an application filed by M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan for conversion of Survey No. 53/2 measuring 01 Acre 26 ½ Guntas, exclusive of 01 ¼ Guntas of 'B' kharab and upon payment of necessary conversion fee/fine, the Deputy Commissioner, Bangalore Rural District vide Official Memorandum dated 15.01.2025 bearing No. 735858, sanctioned the conversion of Survey No. 53/2 measuring 01 Acre 26 ½ Guntas, exclusive of 01 ¼ Guntas of 'B' kharab from agricultural purposes to non-agricultural layout-Residential purposes ("Schedule Property"). The said conversion was subsequently recorded in the revenue records of the Schedule Property vide Mutation Register Extract bearing MR No. H14/2024-25.

Mortgages and Lease

20. Basappa S/o Basappa and Narayanappa S/o Basappa availed a loan of INR 3,000/- from The Taluk Primary Land Development Bank Limited, Hoskote and as a security for the same, mortgaged a portion of land measuring 01 Acre 26 ½ Guntas in the Larger Property under the Mortgage Deed dated 22.11.1971, registered on 01.02.1972 as Document No.5616/1971-72 in Book-L in the office of the Sub-Registrar, Hoskote.



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21. Further, Basappa S/o Basappa and Narayanappa S/o Basappa executed a Lease Deed dated 22.11.1971 for a term of 08 years in favour of The Taluk Primary Land Development Bank Limited, Hoskote, agreeing to pay the aforementioned principal amount in 8 installments, annually. The foregoing Lease Deed dated 22.11.1971 was registered on 01.02.1972 as Document No. 3617/1971-72 in Book-I, in the office of the Sub-Registrar, Hoskote. We had sought for clarity on the discharge of the foregoing Mortgage Deed dated 22.11.1971 and Lease Deed dated 22.11.1971. We have not been furnished with discharge deed/s. However, we have been furnished with the No Due Certificate dated 21.08.2025 bearing No. HSK/PCROB/Ho: 50/2025-26 issued by the Manager, Taluk Primary Land Development Bank Limited, Hoskote, Bangalore Rural District, indicating that the aforementioned dues were paid off and the same evidenced by a receipt dated 30.05.1981 bearing No. 8979. Therefore, no dues were pending with the Taluk Primary Land Development Bank Limited, Hoskote on the said portion of land measuring 01 Acre 26 ½ Guntas in the Larger Property as on 21.08.2025.
22. It is further learnt from the RTCs that Narayanappa S/o Basappa availed a loan from VSSSN Bank, Mathsandra and in lieu of the same, mortgaged a portion of land measuring 01 Acre 27 Guntas in the larger Property under the Mortgage Deed during the period 1978-79.
23. It is thereafter gathered from the Encumbrance Certificate for the period 01.04.1950 to 31.03.2004 that Narayanappa and Channappa availed a loan of INR 2500/- from VSSSN Bank, Mathsandra and in lieu of the same, mortgaged a portion of land measuring 01 Acre 26 Guntas in the Larger Property under the Mortgage Deed dated 19.01.1982, registered as Document No. 2713/1982-83.
24. It is learnt from Mutation Register Extract bearing MR No. 6/2006-07 that B. Krishnappa S/o Late Basappa availed a loan of INR 40,000/- and in lieu of the same, mortgaged his portion of land measuring 01 Acre 26 ½ Guntas in the Larger Property in favour of VSSSN, Mathsandra under the Mortgage Deed dated 31.10.2006, registered as Document No. 165/2006-07.
25. It is further learnt from Mutation Register Extract bearing MR No. 7/2008-09 that B. Krishnappa S/o Late Basappa availed another loan from VSSSN, Mathsandra and in lieu of the same, mortgaged his portion of land measuring 01 Acre 26 ½ Guntas in the Larger Property under the Mortgage Deed dated 29.11.2008, registered as Document No. 415/2008-09.
26. We have been furnished with a Discharge Deed dated 21.02.2012, executed by the Manager, Vyavasaya Seva Sahakara Sangha Niyamitha (VSSSN) Bank, Mathsandra, in favour of B. Krishnappa S/o Basappa, registered on 05.03.2012 as Document No. HSK-1-09679/2001-12 in Book-I, stored in CD No. HSKD241, in the office of Sub-Registrar Hoskote, indicating the discharge of Mortgage Deed dated 18.02.2010. However, the same does not indicate the document number of the said mortgage. Further, it is observed that two charges of Rs. 40,000/- each were reflected in the RTC with respect to the Schedule Property for the period 2024-25. We have been furnished with a No Due Certificate dated 15.10.2025 bearing No. Sa.Bi. 10/2025-26 issued by the Chief Executive Officer, Mathsandra VSSSN, Hoskote Taluk, Bangalore Rural District indicating that the



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loans availed were discharged and that there were no payments due with respect to the Schedule Property as on 15.10.2025. The foregoing No Due Certificate dated 15.10.2025 was recorded in the revenue records of the Schedule Property vide Mutation Register Extract Bearing MR No. T9/2025-26.

27. Public Notice indicating the intended sale transaction of the Schedule Property was published in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers on 19.08.2025 and we have not received any objection against the foregoing Public Notice with respect to the Schedule Property until the date of this Report.
28. Thereafter, M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan entered into a Memorandum of Understanding on 15.09.2023 with Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M agreeing to convey the Schedule Property along with other lands and in lieu of the same, the said parties also executed the Agreement to Sell dated 01.12.2025, registered as Document No. DNI1-1-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
29. Pursuant to the above, M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan appointed and nominated Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M as their power of attorney holder to do all acts and deeds *inter alia* including entering into deeds of conveyance on their behalf including sale deed with respect to the Schedule Property, by way of the Irrevocable General Power of Attorney dated 01.12.2025, registered as Document No. DNI1-4-01277/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
30. Meanwhile, however, Savera Srinivasan D/o M. Srinivasan executed another Irrevocable General Power of Attorney dated 01.12.2025 in favour of her father, M. Srinivasan S/o late Muthusamy Gounder to appoint and nominate him to do all acts and deeds *inter alia* including to represent her or execute deeds of conveyance on her behalf with respect to the Schedule Property. The foregoing Irrevocable General Power of Attorney dated 01.12.2025 is registered as Document No. DNI1-4-01278/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
31. Thereafter, M. Srinivasan S/o late Muthusamy Gounder and Savera Srinivasan D/o M. Srinivasan, represented by her power of attorney holder, Mr. M. Srinivasan (as Vendors) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming Party) conveyed the Schedule Property in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Mahendra B under the Sale Deed dated 17.03.2026, registered as Document No. DNI1-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
32. Pursuant to the above, Godrej Properties Limited relinquished an extent measuring 8011.71 Square metres towards parks and open spaces and an extent measuring 3990.00



Report on Title

Square metres towards STRR Land Bank out of the project lands admeasuring 14 Acres 28 $\frac{3}{4}$ Guntas, *inter alia* including the Schedule Property – in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore, by way of a Relinquishment Deed, registered on 04.07.2026 as Document No. HSK-1-03039/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote.

33. Further, Godrej Properties Limited obtained a Development Plan dated 09.07.2026 bearing No. STRRPA/TP/DP: 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore for residential (row-housing) development with respect to project lands *inter alia* including the Schedule Property. The foregoing Development Plan was approved by Order dated 30.04.2026 bearing No. 44.7.2. It is noted that out of the project lands admeasuring 19 Acres 28 $\frac{3}{4}$ Guntas (or 79797.84 Square metres), an extent of 61439.37 Square metres shall be utilised for residential, driveway and open areas; the remaining extent has been reserved or relinquished in favour of STRR Planning Authority in the following manner:

- For parks and open spaces, an extent measuring 8011.71 Square metres (relinquished, as detailed in Para No. 32);
- For civic amenities, an extent measuring 3990.40 Square metres (unmarked/reserved as represented by the Client);
- For STRR Land Bank, an extent measuring 3990.00 Square metres (relinquished, as detailed in Para No. 32);
- For road widening, an extent measuring 292.37 Square metres (unmarked reserved as represented by the Client);
- The possession has been lost with respect to an area admeasuring 2973.99 Square metres (as represented by the Client).

34. Presently, the Schedule Property falls under the jurisdiction of Village Panchayath of Muthsandra and the foregoing authority has issued the Form 11 A Khata in the name of Godrej Properties Limited with respect to Schedule Property *inter alia* with other properties admeasuring 61439 square metres having PID No. 150300402000420316, VP Khata No. 639. It is further noted that the property bearing PID No. 150300402000420316 is assessed with tax for the period 2026-27, which amount has been remitted by Godrej Properties Limited, as indicated in the Property Tax paid receipt for the period 2026-26 dated 04.07.2026 bearing receipt No. 01911/1503004020:26-27 issued by the Panchayath Development Officer, Muthsandra Gram Panchayath, Hoskote Taluk.

35. We have perused the Record of Rights, Tenancy and Crops (RTC's) for the following periods with respect to Survey No. 53, measuring 03 Acre 16 Guntas, inclusive of 03 Guntas of kharab, situated at Hemmandahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTC's	Name of the Owner
1.	1968-69 to 1973-74	Rasappa S/o Basappa



2.	1974-75 to 1988-89	Basappa S/o Basappa - 1A 27G Arasappa S/o Basappa - 1A 26G
3.	1989-90 to 2000-01	Narayanappa S/o Basappa - 1A 12 1/2G vide MR No. 1/1993-94 Narayanappa S/o Basappa - 8G vide MR No. 2/1993-94 Basappa S/o Basappa - 8G vide MR No. 3/1993-94 Chikkamuniyamma W/o Late Basappa 1A 26G
4.	2001-02 to 2010-11	Narayanappa S/o Basappa- 1A 26 1/2G B.Krishnappa S/o Late Basappa- 1A 26 1/2G Both vide MR No.6/2000-01

36. We have perused the RTCs for the following periods with respect to Survey No. 53/2, measuring 01 Acre 26 1/2 Guntas, exclusive of 01 1/2 Guntas of 'B' kharab, situated at Elemmandahalli Village, Arugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2011-12 to 2017-18	B.Krishnappa S/o Late Basappa vide MR No.6/2000-01
2.	2018-19 to 2023-24	M. Srinivasan S/o P. Muthuswamy Gounder Savera Srinivasan D/o M. Srinivasan (jointly)
3.	2024-25	M. Srinivasan S/o P. Muthuswamy Gounder Savera Srinivasan D/o M. Srinivasan (jointly) vide MR No.114/2024-25

Endorsements:

37. Endorsement dated 05.11.2025 bearing No. ACDBP-PTCL001MC/22/2025 issued by the Assistant Commissioner, Doddaballapur Sub-Division, Doddaballapur indicates that the foregoing authority had not initiated any proceeding under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) (PTCL) Act, 1978 with respect to the Schedule Property as on 05.11.2025.



38. Endorsement dated 14.11.2025 bearing No. RD1218568016698 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District indicates that no proceedings were pending before or initiated by the foregoing authority under Section 48 A and Section 77 A of the Karnataka Land Reforms Act, 1961 as on 14.11.2025, with respect to the Schedule Property

Survey records:

Moola Tippani issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote discloses the shape and the Village Map of Hemmandahalli Village issued by office of the Director, Department of Survey Settlement and Land Records, Bangalore discloses the shape and boundaries of Survey No. 53. As per the Village Map, Survey No. 53 is bounded on the East by Road, on the West by Bhodanahosahalli village boundary, on the North by Survey No.55 and on the South by Survey No.42. It is observed from the Village Map of Hemmandahalli Village that a pathway passes through Survey No. 53.

39. Re-Survey Tippani indicates that Survey No. 53 was resurveyed by the survey department on 25.02.1921 wherein the extent of Survey No. 53 was retained as 03 Acres 16 Guntas, inclusive of 03 Guntas of kharab.
40. Hissa Tippani and RR Pakka Book Nakal with respect to Survey No. 53, both issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote indicates that Survey No. 53 measuring 03 Acre 13 Guntas, exclusive of 03 Guntas of 'B' kharab (comprising of pathway) was bifurcated/sub-divided into two portions on 26.09.2011 i.e., Survey Nos. 53/1 and 53/2 in the following manner: (a) the portion measuring 01 Acre 26 ½ Guntas, exclusive of 01 ½ Guntas of 'B' kharab was assigned with Survey No. 53/1 and Narayanappa was recorded as the hissedar of the same and (b) the remaining portion measuring 1 Acre 26 ¼ Guntas, exclusive of 01 ½ Guntas of 'B' kharab was assigned with Survey No. 53/2 and B. Krishnappa recorded as hissedar of the same.
41. Karnataka Revision Settlement Akarhand issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote discloses the total extent as 01 Acre 28 Guntas and actual extent as 01 Acre 26 ½ Guntas, there being 01 ½ Guntas of 'B' kharab, with respect to Survey No. 53/2.
42. Encumbrance Certificates have been furnished for the following periods with respect to Survey Nos. 53 and 53/2 and their respective entries are as follows:

Sl. No.	Period	Issued by	Transaction
Survey No. 53:			
1.	01.04.1950 to 31.03.2004	Office of the Sub-Registrar, Hoskote	- Sale Deed dated 11.11.1968, registered as Document No.3108/1968-69. - Mortgage Deed dated 22.11.1971, registered as



			Document No.5616/1971-72, • Lease Deed dated 22.11.1971, registered as Document No.5617/1971-72. • Sale Deed dated 08.03.1972, registered as Document No. 4229/1971-72. • Sale Deed dated 15.07.1975, registered as Document No.1340/1975-76, • Sale Deed dated 15.07.1975, registered as Document No.1341/1975-76. • Mortgage Deed dated 19.01.1983, registered as Document No 2713/1982-83.
2.	01.04.2004 to 31.03.2011	Digitally signed by the office of the Sub-Registrar, Hoskote	• Partition Deed dated 12.10.2007, registered as Document No. HSK-1-04764-2007-08.

Survey No. 53/2:

3.	01.04.2004 to 18.03.2026	Digitally signed by the office of the Sub-Registrar, Hoskote	• Agreement of Sale dated 01.03.2011, registered as Document No. HSK-1-06021/2010-11. • Discharge Deed dated 05.03.2012, registered as Document No. HSK-1-09679/2011-12. • Sale Deed dated 05.03.2012, registered as Document No. HSK-1-09681/2011-12. • Consent Deed/Confirmation Deed dated 31.07.2012, registered as Document No HSK-1-03790/2012-13. • Agreement to Sell dated 01.12.2025 (erroneously recorded as 30.11.2025 in the
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			ECI, registered as Document No. DNH-1-14950/2025-26. Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26.
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Encumbrance Certificate for the period 01.01.1950 to 31.03.2004 does not reflect the entry pertaining to Sale Deed dated 24.09.1974, registered as Document No. 3416/1974-75 in Book-I, Volume No. 1412, at Pages 61 and 62, in the office of the Sub-Registrar, Hoskote. However, since the same is reflected in the physical searches procured by us, we have not insisted on procuring rectified encumbrance certificates reflecting the said transactions.

IV. PHYSICAL SEARCHES

43. Endorsement dated 16.10.2025 bearing No. KSHIP-3/LA/RTI/2024-25/1692 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Project Implementation Unit, KR Range, Karnataka State Highways Improvement Project, Bangalore indicates that the Schedule Property is not acquired by the foregoing authority for any of its projects.
44. Endorsement dated 18.10.2025 bearing No. LAQ/NIH-207CR/14/2025-26 issued by the Special Land Acquisition Officer and Competent Authority, National Highway Authority of India, Hebbal, Bangalore indicates that the Schedule Property is not notified for acquisition by the foregoing authority under the Notifications (i) dated 02.03.2021 bearing No. SO995(E), (ii) dated 25.06.2021 bearing No. SO2554(E) and (iii) dated 02.09.2024 bearing No. SO3724E.
45. Endorsement dated 11.11.2025 bearing No. KHB/SLAO: 2033/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board (KHB), Bangalore indicates that the foregoing authority had not initiated any proceeding with respect to the Schedule Property as on 11.11.2025.
46. Endorsement dated 11.02.2026 bearing No. KIADB/LAQ: 41/2025-26 issued by the Special Land Acquisition Officer-1, KIADB (Bangalore Rural, Hoskote Taluk), Bangalore indicates that the Schedule Property did not fall under the category of 'Government Gomala land' and that the foregoing authority had not initiated any proceeding with respect to the Schedule Property as on 11.02.2026.
47. Physical searches have been carried out at Hoskote Taluk Office to obtain the RTCs for the period 2025-26 with respect to Survey No. 53/2 (i.e., the Schedule Property) and our observations are as follows.



Sl.No.	Period of RTCs	Name of the Owner
1.	2025-26	M. Srinivasan S/o P. Muthuswamy Gounder Savera Srinivasan D/o M. Srinivasan (jointly) vide MR No. T14/2024-25

48. Physical searches have been carried out at the office of the Sub-Registrar, Hoskote for the periods 01.04.1970 to 31.03.2004 and 01.04.2004 to 05.09.2025 with respect to Survey No. 53 and 53/2 respectively. It is noted that in addition to the transactions discussed in Para No. 42 under Chapter III above, there are entries of (i) Sale Deed dated 24.09.1974, registered as Document No. 3416/1974-75 in Book-I, Volume No. 1412, at Pages 61 and 62, in the office of the Sub-Registrar, Hoskote and (ii) Agreement of Sale dated 01.03.2011, registered as Document No. HSK-1-06021/2010-11 in Book-I, stored in CD No. HSKD181, in the office of the Sub-Registrar, Hoskote.

49. In addition to the above, we have reviewed the following: (i) Letter dated 23.02.2023 issued by the Securities and Exchange Board of India to the Inspector General of Registration, and Commissioner of Stamps, Bengaluru requesting the said office to take necessary steps to ensure that the entries of attachment are made in the records of the Sub-Registrar Offices with respect to the properties listed in the Annexure attached thereto. (ii) Letter dated 30.08.2016 issued by the Justice (Retd.) R. M. Lodha Committee to the Inspector General of Registration, and Stamps and Chief Controlling Revenue Authority Bengaluru requesting the said office to take necessary steps to not effect the registration-mutation sale of the properties wherein PACL Limited or its group companies have any rights or interest (copy is incomplete). (iii) The updated list setting out 1114 properties pertaining to PACL Limited in the form of Annexure attached to the Letter dated 23.02.2023. The above list does not include the Schedule Property.

V. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **Godrej Properties Limited** is the absolute owner of the **Schedule Property** and has marketable title over the same.

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VI. OUR UNDERSTANDING

We understand that **Cindrej Properties Limited** intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

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

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

With a view to checking and verifying the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('FM') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

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

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



VIII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

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

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

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1965. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.



IX. CONTACT DETAILS

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

S. T. Prashantha Kumar
Senior Partner & Advocate
Fox Mandal & Associates
"EM House"
6/12, Primrose Road
Bangalore 560 025
Phone : +91 80 2539 5911
Fax : +91 80 2539 5844
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e-mail : prashantha.kumar@foxmandal.in

For Fox Mandal & Associates

[Signature]
Senior Partner & Advocate



August 20, 2026

To,

Godrej Properties Limited
 Unit No. 4 & 5, 9th Floor, No. 1-15,
 Godrej Centre, Indiranagar,
 BM Kaval, Old Madras Road,
 Bengaluru – 560 038.

Hereunder referred to as 'the Client'

Dear Sir/Madam,

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

Report on Title

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I. SCHEDULE PROPERTY

All that piece and parcel of the land bearing Survey No. 55/3, measuring 20 Guntas, there being no kharab, situated at Hemmandahalli Village, Anugundanaahalli Hobli, Hoskote Taluk, Bangalore Rural District, converted from agricultural to non-agricultural Layout-Residential purposes vide Official Memorandum dated 15.01.2025, bearing No. 735857, issued by the Deputy Commissioner, Bangalore Rural District and bounded on the:

East by	Survey No. 55/7;
West by	Survey No. 116;
North by	Survey No. 55/11; and
South by	Survey No. 53/2.

[Boundaries mentioned herein are as per the Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.]

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II. COPIES OF THE DOCUMENTS FURNISHED FOR SCRUTINY

Serial No.	Description of Documents
1.	Sale Deed dated 15.08.1946 executed by Bajjappa in favour of B. Subba Rao S/o Gundappa, registered on 09.09.1946 as Document No. 779/1946-47 in Book-I, Volume No. 631, at Pages 69 & 70, in the office of the Sub-Registrar, Hoskote;
2.	Genealogical tree/family tree of Bajjappa issued by the Village Accountant, Hemmandahalli Circle;
3.	Endorsement dated 29.07.2025 bearing No. RK.CR: 157/2025-26 issued by the Tahsildar, Grade-2, Hoskote Taluk with respect to non-availability of IL & RR with respect to Survey No. 55;
4.	Sale Deed dated 09.12.1954 executed by B. Subba Rao S/o Gundappa in favour of Annayappa alias Annappa S/o Bajjappa, registered as Document No. 2253/1954-55 in Book-I, Volume No. 813, at Page 115, in the office of the Sub-Registrar, Hoskote;
5.	Endorsement dated 28.05.2025 bearing No. 81/2025-26 issued by office of the Senior Sub-Registrar, Hoskote;
6.	Mutation Register Extract bearing MR No. 1/1989-90 issued by the Tahsildar, Grade-2, Hoskote Taluk;
7.	No Due Certificate dated 15.10.2025 bearing No. Sa.Bi: 99/2025-26 issued by the Chief Executive Officer, Muthasandra VSSSB, Hoskote Taluk, Bangalore Rural District;
8.	Plaint and Amended Plaint in Suit bearing O.S. No. 26/2009 filed before the Court of the Civil Judge, Junior Division, Hoskote;
9.	Compromise Petition in Suit bearing O.S. No. 26/2009 filed before the Court of the Civil Judge, Junior Division, Hoskote;
10.	Ordersheet in Suit bearing O.S. No. 26/2009 filed before the Court of the Civil Judge, Junior Division, Hoskote;
11.	Gift Deed dated 27.03.2010 executed by Annayappa alias Annappa S/o Late Bajjappa in favour of his wife, Byamma, registered on 08.06.2010 as Document No. HSK-I-00975/2010-11 in Book-I, stored in CD No. HSKD151, in the office of the Sub-Registrar, Hoskote;
12.	Mutation Register Extract bearing MR No. 2/2010-11;
13.	Sale Deed dated 16.01.2012 executed by Byamma W/o Annayappa alias Annappa in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, represented by her power of attorney holder, G.K. Narayanaswamy S/o G.R. Krishna Reddy, registered as Document No. HSK-



	1-07969/2011-12 in Book-I, stored in CD No. HSKD231, in the office of the Sub-Registrar, Hoskote;
14.	Mutation Register Extract bearing MR No. H10/2011-12;
15.	Confirmation Deed dated 28.04.2012 executed by Annappa S/o Late Bajjappa in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, represented by her power of attorney holder, G.K. Narayanaswamy S/o G.R. Krishna Reddy, registered as Document No. HSK-1-00491/2012-13 in Book-I, stored in CD No. HSKD251, in the office of the Sub-Registrar, Hoskote;
16.	Confirmation Deed dated 04.06.2012 executed by Thimmamma W/o Late Byrappa and Ashwathamma W/o Late Hanumanthappa in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, represented by her power of attorney holder, G.K. Narayanaswamy S/o G.R. Krishna Reddy, registered as Document No. HSK-1-01860/2012-13 in Book-I, stored in CD No. HSKD267, in the office of the Sub-Registrar, Hoskote;
17.	Confirmation Deed dated 12.06.2012 executed by Muniyamma S/o Muniyappa in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, represented by her power of attorney holder, G.K. Narayanaswamy S/o G.R. Krishna Reddy, registered as Document No. HSK-1-02076/2012-13 in Book-I, stored in CD No. HSKD270, in the office of the Sub-Registrar, Hoskote;
18.	Concomitment Certificate dated 09.05.2024 bearing No. STRRPA-TP-CLL-158/2022-23 issued by the Member Secretary and Joint Director of Department of Town and Country Planning, STRRPA, Bangalore;
19.	Official Memorandum dated 15.01.2025 bearing No. 725877, issued by the Deputy Commissioner, Bangalore Rural District;
20.	Mutation Register Extract bearing MR No. T13/2024-25;
21.	Public Notice published on 19.08.2025 in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers;
22.	Agreement to Sell dated 01.12.2025 executed by M. Srinivasan S/o Late Muthusamy Gounder and his daughter, Savera Srinivasan in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M, registered as Document No. DNH-1-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
23.	Irrevocable General Power of Attorney dated 01.12.2025 executed by M. Srinivasan S/o Late Muthusamy Gounder and his daughter, Savera Srinivasan in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M, registered as Document No. DNH-4-01277/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;

24.	Irrevocable General Power of Attorney dated 01.12.2025 executed by Savera Srinivasan D/o M. Srinivasan in favour of her father, M. Srinivasan S/o Late Muthusamy Gounder, registered as Document No. DNH-4401278/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
25.	Sale Deed dated 17.03.2026 executed by M. Srinivasan S/o Late Muthusamy Gounder and Savera Srinivasan D/o M. Srinivasan, represented by her power of attorney holder, Mr. M. Srinivasan (as Vendors) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming Party) in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Mahendra B. registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
26.	Relinquishment Deed executed by Godrej Properties Limited in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore, registered on 04.07.2026 as Document No. HSK-1-03039/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote;
27.	Development Plan dated 09.07.2026 bearing No. STRRPA/TP/DP: 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore;
28.	Form 11A dated 04.07.2026 bearing No. 400450926 with respect to PID No. 150300402000420316, digitally signed by the Department of Rural Development and Panchayath Raj;
29.	Property Tax paid receipt for the period 2026-26 dated 04.07.2026 bearing receipt No. 01911/1503004020/26-27 with respect to PID No. 150300402000420316, issued by the Panchayath Development Officer, Muthasandra Gram Panchayath, Hoskote Taluk;
30.	Record of Rights, Tenancy and Crops Certificate (RTC's) for the period 1968-69 to 2011-12 with respect to Survey No. 55/1 measuring 01 Acre 35 Guntas, there being no kharab;
31.	RTC's for the period 2012-13 to 2024-25 with respect to Survey No. 55/3 measuring 20 Guntas, there being no kharab;
32.	Endorsement dated 05.11.2025 bearing No. ACDBP-PTCL001 MC/22/2025 issued by the Assistant Commissioner, Doddaballapur Sub-Division, Doddaballapur;
33.	Nil Tenancy Endorsement dated 14.11.2025 bearing No. RD1218568016698 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District;
34.	Village Map of Hemmandahalli Village issued by office of the Director, Department of Survey Settlement and Land Records, Bangalore;



35.	Moula Tippiani with respect to Survey No. 55 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote;
36.	Secondary Reclassification Tippiani dated 30.07.1959 with respect to Survey No.55;
37.	RR Pakka Book Nakal with respect to Survey No. 55;
38.	RR Pakka Book Nakal with respect to Survey No. 55/1 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote;
39.	Atlas with respect to Survey No. 55/1 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote;
40.	Karnataka Revision Settlement Akarband with respect to Survey No. 55/3 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote;
41.	Encumbrance Certificate for the period 01.04.1940 to 31.03.2004 issued by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 55/1;
42.	Encumbrance Certificate for the period 01.04.2004 to 06.06.2025 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 55/1;
43.	Encumbrance Certificate for the period 01.04.2004 to 18.03.2026 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 55/3.

PHYSICAL SEARCHES:

44.	Endorsement dated 16.10.2025 bearing No. KSHIP-J.L.A.-RTI/2024-25/1692 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Project Implementation Unit, KR Range, Karnataka State Highways Improvement Project, Bangalore;
45.	Endorsement dated 18.10.2025 bearing No. LAQ/NH-207CR-14/2025-26 issued by the Special Land Acquisition Officer and Competent Authority, National Highway Authority of India, Hebbal, Bangalore;
46.	Endorsement dated 11.11.2025 No. KHB/SLAO. 2033/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board (KHB), Bangalore
47.	Endorsement dated 11.02.2026 bearing No. KIADB/LAQ: 41/2025-26 issued by the Special Land Acquisition Officer-L, KIADB (Bangalore Rural, Hoskote Taluk), Bangalore;
48.	RTCs for the period 2025-26 with respect to Survey No. 55/3;
49.	Encumbrance Certificate for the period 01.04.1970 to 31.03.2004 issued by the office of the Sub-Registrar, Hoskote, with respect to Survey Nos. 55 and 55/1;
50.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 digitally signed



by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 55/3:

III. TRACING OF TITLE

Upon perusal of the documents furnished to us, our observations are as hereunder:

1. The agricultural land bearing Survey No. 55/1 measuring 01 Acre 35 Guntas, there being no kharab situated at Hemmandahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District ("Larger Property") was initially owned by Bajjappa, who conveyed the same in favour of B. Subba Rao S/o Gundappa under the Sale Deed dated 15.08.1946, registered on 09.09.1946 as Document No. 779/1946-47 in Book-I, Volume No. 621, at Pages 69 & 70, in the office of the Sub-Registrar, Hoskote.
2. The Genealogical tree/Family tree of Bajjappa issued by the Village Accountant, Hemmandahalli Circle discloses that Bajjappa (demised) and his wife Muniyamma (demised) had three sons namely, (i) Annappa, (ii) Narayanaappa and (iii) Mariyappa and three daughters namely, (iv) Thippamma, (v) Muniyamma and (vi) Ashwathamma. The said Genealogical tree further discloses Bajjappa's lineage as follows:
 - 2.1. Annappa and his wife Byamma are issueless;
 - 2.2. Thippamma (married);
 - 2.3. Narayanaappa and his wife Muniyamma have three children namely, (i) Munaraju, (ii) Mallesh and (iii) Anasuya;
 - 2.4. Muniyamma (married);
 - 2.5. Ashwathamma (married), and
 - 2.6. Mariyappa and his wife Venkatamma have two sons namely, (i) Narayanaswamy and Rajanna,
3. We had sought for Index of Lands and Record of Rights pertaining to Survey No. 55, however, we have been furnished with the Endorsement dated 29.07.2025 bearing No. RK.CR: 157/2025-26 issued by the Tahsildar, Grade-2, Hoskote Taluk indicating that the Index of Lands and Record of Rights pertaining to Survey No. 55 are not available on records and hence, cannot be furnished.
4. Thereafter, B. Subba Rao S/o Gundappa conveyed the Larger Property in favour of Annayappa *alias* Annappa S/o Bajjappa under the Sale Deed dated 09.12.1954, registered as Document No. 2253/1954-55 in Book-I, Volume No. 813, at Page 115, in the office of the Sub-Registrar, Hoskote.
5. It is thereafter gathered from the Encumbrance Certificate for the period 01.04.1940 to 31.03.2004 that Mariyappa availed a loan of INR 4,000/- and in lieu of the same, mortgaged the Larger Property in favour of Vyavasaya Seva Sahakara Sangha Niyamitha (VSSSN), Mathsandra under the Mortgage Deed dated 21.01.1983, registered as



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Document No. 2749/1982-83. We have been furnished with an Endorsement dated 28.05.2025 hearing No. 81/2025-26 issued by office of the Senior Sub-Registrar, Hoskote indicating that the said Mortgage Deed dated 21.01.1983 is in a dilapidated condition and hence, a copy of the same cannot be furnished.

6. It is further learnt from the aforesaid Encumbrance Certificate that Mariyappa availed another loan of INR 6,000/- and in lieu of the same, mortgaged a portion measuring 24 Guntas in the Larger Property in favour of VSSSN, Mathsandra under the Mortgage Deed dated 03.05.1989, registered as Document No.302/1989-90, which mortgage was later recorded in the revenue records vide Mutation Register Extract bearing MR No. 1/1989-90. It is further observed that a charge of Rs. 6,000/- is reflected in the RTC with respect to Survey No. 55/3 (earlier being a portion of Survey No. 55/1) for the period 2024-25. We had sought for discharge deed/s, discharging the foregoing Mortgage Deeds dated 21.01.1983 and 03.05.1989 and we have been given to understand that the same is/are not available. However, we have been furnished with a No Due Certificate dated 15.10.2025 bearing No. Sa.Bi: 09/2025-26 issued by the Chief Executive Officer, Muthsandra VSSSN, Hoskote Taluk, Bangalore Rural District indicating that the loans availed were discharged and that there were no payments due with respect to the Schedule Property (defined below) as on 15.10.2025. The foregoing No Due Certificate dated 15.10.2025 was thereafter recorded in the revenue records of the Schedule Property vide Mutation Register Extract Bearing MR No. T10/2025-26.
7. Further, it is learnt from the Plaint and Amended Plaint in Suit bearing O.S. No. 26/2009 that the said suit was initiated by (i) Narayanappa S/o Late Bajjappa, his sons, (ii) Maniraju and (iii) Mallesh and (iv) Anusuya W/o Eroppa (as Plaintiffs) against (a) Anneppa alias Annappa S/o Bajjappa and his son, (b) Mariyappa (as Defendants), before the Court of the Civil Judge, Junior Division, Hoskote, seeking (i) partition and separate possession of the Plaintiffs' 1/3rd share in the suit schedule properties *interalia* including the Larger Property and (ii) to pass permanent injunction against the Defendants from interfering with the Plaintiffs' allotted portion.
8. Subsequent thereto, the parties to the said suit amicably arrived at a compromise amongst themselves and presented the terms of such compromise before the Court of the Civil Judge, Junior Division, Hoskote on 27.07.2009, by way of a Compromise Petition. As per the terms of the said compromise, a portion measuring 20 Guntas in the Larger Property was allotted to the share of Anneppa alias Annappa S/o Bajjappa under Schedule 'E'. It is further gathered from the Ordersheet in Suit bearing O.S. No. 26/2009 that the said Compromise Petition was filed before the Lok Adalat and the Final Decree on Compromise Petition was drawn on 12.11.2009. *We had sought for the Final Decree on Compromise Petition dated 12.11.2009 by the Lok Adalat in Suit bearing O.S. No. 26/2009 and clarification on whether Anneppa alias Annappa's share measuring 20 Guntas in the Larger Extent was registered. We have been given to understand that the Final Decree is not available in the file and hence cannot be made available for our perusal. Further, we are given to understand that Anneppa alias Annappa's share measuring 20 Guntas in the Larger Extent was not registered. In view of the above, and considering that 15 years have passed since the date of decree and further considering that the said 20 Guntas in the Larger Property was later assigned with new Survey No.*



Report on Title

55:3 and indicated in the RR Pakka Book Nakal, we have dispensed with the requirement of the same.

9. Later, Annappa gifted his portion measuring 20 Guntas in the Larger Property to his wife, Byramma under the Gift Deed dated 27.03.2010, registered on 08.06.2010 as Document No. HSK-1-00975/2010-11 in Book-I, stored in CD No. HSKD151, in the office of the Sub-Registrar, Hoskote. Subsequent thereto, the name of Byramma was recorded as the khatedar in the revenue records of the Larger Property against an extent of 20 Guntas vide Mutation Register Extract bearing MR No. 2/2010-11.
10. Pursuant to the above, Byramma W/o Annayyappa alias Annappa conveyed the aforementioned portion measuring 20 Guntas in the Larger Property in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, represented by her power of attorney holder, G.K. Narayanaswamy S/o G.R. Krishna Reddy under the Sale Deed dated 16.01.2012, registered as Document No. HSK-1-07969/2011-12 in Book-I, stored in CD No. HSKD231, in the office of the Sub-Registrar, Hoskote. Subsequent thereto, the names of M. Srinivasan and Savera Srinivasan were recorded as joint khatedars in the revenue records of the Larger Property against an extent of 20 Guntas vide Mutation Register Extract bearing MR No. 1110/2011-12. *We had sought for the General Power of Attorney executed by Savera Srinivasan in favour of G.K. Narayanaswamy as recorded in the aforementioned Sale Deed dated 16.01.2012. We have, however, been given to understand that the same is not available for our perusal. We have further been given to understand that the said General Power of Attorney was executed for the sole purpose of purchasing lands inter alia including the Schedule Property. Hence, the absence of the same does not have any implications on the title of Ms. Savera with respect to the Schedule Property.*
11. Pursuant to the above, Annayyappa alias Annappa S/o Late Baijappa confirmed the foregoing Sale Deed dated 16.01.2012 in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, represented by her power of attorney holder, G.K. Narayanaswamy S/o G.R. Krishna Reddy, under the Confirmation Deed dated 28.04.2012, registered as Document No. HSK-1-00491/2012-13 in Book-I, stored in CD No. HSKD254, in the office of the Sub-Registrar, Hoskote.
12. Later, the sisters of Annayyappa alias Annappa being, Thimmamma W/o Late Byrappa and Ashwathamamma W/o Late Hanumanthappa confirmed the foregoing Gift Deed dated 27.03.2010 and Sale Deed dated 16.01.2012 in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, represented by her power of attorney holder, G.K. Narayanaswamy S/o G.R. Krishna Reddy, under the Confirmation Deed dated 04.06.2012, registered as Document No. HSK-1-01860/2012-13 in Book-I, stored in CD No. HSKD267, in the office of the Sub-Registrar, Hoskote.
13. Thereafter, another sister of Annayyappa alias Annappa being, Muniyamma W/o Muniyappa confirmed the foregoing Gift Deed dated 27.03.2010 and Sale Deed dated 16.01.2012 in favour of M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan, represented by her power of attorney holder, G.K. Narayanaswamy S/o G.R. Krishna Reddy, under the Confirmation Deed dated 12.06.2012, registered as



Document No. HSK-1-02076/2012-13 in Book-I, stored in CD No. HSKD270, in the office of the Sub-Registrar, Hoskote.

14. The Larger Extent was later bifurcated during the period 2012-13 into two portions i.e., Survey Nos. 55/1 and 55/3, wherein, the portion measuring 20 Guntas, there being no kharab was assigned with new Survey No. 55/3 and Srinivasan and Savera Srinivasan were recorded as hissedars of the same, as indicated in the RR Pakka Book Nakal with respect to Survey No. 55/1.
15. Thereafter, the Member Secretary and Joint Director of Department of Town and Country Planning, Satellite Town Ring Road Planning Authority (STRRPA), Bangalore vide Commencement Certificate dated 09.05.2024 bearing No. STRRPA/TP/CLL/158/2022-23, allowed change of land use pertaining to lands *interalia* including Survey No. 55/3 measuring 20 Guntas from agricultural to non-agricultural residential purposes. Later, on an application filed by M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan for conversion of Survey No. 55/3 measuring 20 Guntas and upon payment of necessary conversion fee/fine, the Deputy Commissioner, Bangalore Rural District vide Official Memorandum dated 15.01.2025 bearing No. 735857, sanctioned the conversion of Survey No. 55/3 measuring 20 Guntas from agricultural purposes to non-agricultural Layout-Residential purposes ("**Schedule Property**"). The conversion was subsequently recorded in the revenue records of the Schedule Property vide Mutation Register Extract bearing MR No. T13/2024-25.
16. Public Notice indicating the intended sale transaction of the Schedule Property was published in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers on 19.08.2025 and we have not received any objection against the foregoing Public Notice with respect to the Schedule Property until the date of this Report.
17. Thereafter, M. Srinivasan S/o Late Muthusamy Gounder and his daughter, Savera Srinivasan entered into a Memorandum of Understanding on 15.09.2023 with Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M agreeing to convey the Schedule Property along with other lands and in lieu of the same, the said parties also executed the Agreement to Sell dated 01.12.2025, registered as Document No. DNII-1-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
18. Pursuant to the above, M. Srinivasan S/o Late Muthusamy Gounder and his daughter, Savera Srinivasan appointed and nominated Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M as their power of attorney holder to do all acts and deeds *interalia* including entering into deed/s of conveyance on their behalf including sale deed with respect to the Schedule Property, by way of the Irrevocable General Power of Attorney dated 01.12.2025, registered as Document No. DNII-4-01277/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
19. Meanwhile, however, Savera Srinivasan D/o M. Srinivasan executed another Irrevocable General Power of Attorney dated 01.12.2025 in favour of her father, M. Srinivasan S/o



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Late Muthusamy Gounder to appoint and nominate him to do all acts and deeds *inter alia* including to represent her or execute deeds of conveyance on her behalf with respect to the Schedule Property. The foregoing Irrevocable General Power of Attorney dated 01.12.2025 is registered as Document No. DNH-4-01278/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.

20. Thereafter, M. Srinivasan S/o Late Muthusamy Gounder and Savera Srinivasan D/o M. Srinivasan, represented by her power of attorney holder, Mr. M. Srinivasan (as Vendors) and Almos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming Party) conveyed the Schedule Property in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Mahendra B under the Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
21. Pursuant to the above, Godrej Properties Limited relinquished an extent measuring 8011.71 Square metres towards parks and open spaces and an extent measuring 3990.00 Square metres towards STRR Land Bank out of the project lands admeasuring 19 Acres 28 $\frac{1}{4}$ Guntas, *inter alia* including the Schedule Property - in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore, by way of a Relinquishment Deed, registered on 04.07.2026 as Document No. HSK-1-05039/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote.
22. Further, Godrej Properties Limited obtained a Development Plan dated 04.07.2026 bearing No. STRRPA/17-DP/ 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore for residential (row-housing) development with respect to project lands *inter alia* including the Schedule Property. The foregoing Development Plan was approved by Order dated 30.04.2026 bearing No. 44.7.2. It is noted that out of the project lands admeasuring 19 Acres 28 $\frac{1}{4}$ Guntas (or 79797.84 Square metres), an extent of 61439.37 Square metres shall be utilised for residential, driveway and open areas; the remaining extent has been reserved or relinquished in favour of STRR Planning Authority in the following manner:
- i) For parks and open spaces, an extent measuring 8011.71 Square metres (relinquished, as detailed in Para No. 21);
 - ii) For civic amenities, an extent measuring 3990.40 Square metres (earmarked/reserved);
 - iii) For STRR Land Bank, an extent measuring 3990.00 Square metres (relinquished, as detailed in Para No. 21);
 - iv) For road widening, an extent measuring 292.37 Square metres (reserved);
 - v) The possession has been lost with respect to an area admeasuring 2071.99 Square metres (as represented by the Client).
23. Presently, the Schedule Property falls under the jurisdiction of Village Panchayath of Muthsandra and the foregoing authority has issued the Form 11 A Khata in the name of



Report on Title

Godrej Properties Limited with respect to Schedule Property interalia with other properties admeasuring 61439 square metres having PID No. 150300402000420316, VP Khata No. 659. It is further noted that the property bearing PID No. 150300402000420316 is assessed with tax for the period 2026-27, which amount has been remitted by Godrej Properties Limited, as indicated in the Property Tax paid receipt for the period 2026-26 dated 04.07.2026 bearing receipt No. 01911/1503004020/26-27 issued by the Panchayath Development Officer, Muthsandra Gram Panchayath, Hoskote Taluk.

24. We have perused the Record of Rights, Tenancy and Crops (RTC's) for the following periods with respect to Survey No. 55/1, measuring 01 Acre 35 Guntas, there being no kharab, situated at Hemmandahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTC's	Name of the Owner/s
1.	1968-69 to 2009-10	Annappa
2.	2010-11 and 2011-12	Annappa - 1A 15G Byramma W/o Annappa - 2HG vide MR No. 2/2010-11

25. We have perused the Record of Rights, Tenancy and Crops (RTC's) for the following periods with respect to Survey No. 55/3, measuring 20 Guntas, there being no kharab, situated at Hemmandahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTC's	Name of the Owner/s
1.	2012-13 to 2023-24	M. Srinivasan S/o P. Muthuswamy Gounder Savera Srinivasan D/o M. Srinivasan (jointly) vide MR No. 10/2011-12
2.	2024-25	M. Srinivasan S/o P. Muthuswamy Gounder Savera Srinivasan D/o M. Srinivasan (jointly) vide MR No. T13/2024-25

Endorsements:

26. Endorsement dated 05.11.2025 hearing No. ACDBP-PTCL/NOTMC/22/2025 issued by the Assistant Commissioner, Doddaballapur Sub-Division, Doddaballapur indicates that the foregoing authority had not initiated any proceeding under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) (PTCL) Act, 1978 with respect to the Schedule Property as on 05.11.2025.



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27. Endorsement dated 14.11.2025 hearing No. RD1218568016698 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District indicates that no proceedings were pending before or initiated by the foregoing authority under Section 48 A and Section 77 A of the Karnataka Land Reforms Act, 1961 as on 14.11.2025, with respect to the Schedule Property.

Survey records:

28. Moola Tippani issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote discloses the shape and the Village Map of Hemmandahalli Village issued by office of the Director, Department of Survey Settlement and Land Records, Bangalore discloses the shape and boundaries of Survey No. 55. As per the Village Map, Survey No. 55 is bounded on the East by Road and thereafter Survey Nos. 54 and 58, on the West by Rhodanahosahalli Village boundary, on the North by Survey Nos. 56, 57 and Rhodanahosahalli Village boundary and on the South by Survey No. 53.

It is observed from the Village Map of Hemmandahalli Village that a pathway passes through Survey No. 53. However, upon perusal of RR Pakka Book Nakal with respect to Survey No. 55/1, it is learnt that the said pathway passes through Survey No. 55/2, which is not the subject matter of this Report.

29. The lands in Rhodanahosahalli Village were thereafter resurveyed by the survey department and accordingly, Survey No. 55 measuring 03 Acres 32 Guntas and 07 Guntas of kharab was resurveyed on 30.07.1959 and thereafter, 03 Acres 32 Guntas were reclassified as (a) dry land comprising of 03 Acres 30 Guntas and (b) wet land comprising of 02 Guntas, as indicated in the Secondary Reclassification Tippani.
30. RR Pakka Book Nakal with respect to Survey No. 55 indicates that Survey No. 55 measuring 03 Acres 34 Guntas, inclusive of 02 Guntas of kharab was bifurcated/sub-divided into two portions i.e., Survey Nos. 55/1 and 55/2 in the following manner – (a) the portion measuring 01 Acre 35 Guntas, there being no kharab was assigned with new Survey No. 55/1 and Bajjappa was recorded as hissedar of the same and (b) the remaining portion measuring 01 Acre 39 Guntas, inclusive of 02 Guntas of kharab was assigned with new Survey No. 55/2 and Gullappa was recorded as hissedar of the same.
31. RR Pakka Book Nakal with respect to Survey No. 55/1 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote indicates that Survey No. 55/1 measuring 01 Acre 35 Guntas, there being no kharab was bifurcated/sub-divided into two portions i.e., Survey Nos. 55/1 and 55/3 in the following manner – (a) the portion measuring 01 Acre 15 Guntas was retained as Survey No. 55/1 and Annappa was recorded as the hissedar of the same and (b) the remaining portion measuring 20 Guntas was assigned with new Survey No. 55/3 and Srinivasan and Savera Srinivasan were recorded as hissedars of the same. *We had sought for Hissa Tippani indicating the date of bifurcation of Survey No. 55/1 into Survey Nos. 55/1 and 55/3 and we have been given to understand that the same is not available for our perusal.*



Report on Title

32. Atlas with respect to Survey No. 55/1 issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote indicates the shape and boundaries of Survey Nos. 55/1 and 55/3 after the phodi/bifurcation as detailed in the paragraph above. As per the Atlas, Survey No. 55/3 is bounded on the east by Survey No. 55/2, on the west by Bhodanahusahalli village boundary, on the north by Survey No. 55/1 and on the south by Survey No. 53.
33. Karnataka Revision Settlement Akarband issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote discloses the total extent and actual extent as 20 Guntas, there being no kharah, with respect to Survey No. 55/3.
34. Encumbrance Certificates have been furnished for the following periods with respect to Survey Nos. 55/1 and 55/3 and their respective entries are as follows:

Sl. No.	Period	Issued by	Transaction
Survey No. 55/1:			
1.	01.04.1940 to 31.03.2004	Office of the Sub-Registrar, Hoskote	• Sale Deed dated 09.09.1946, registered as Document No.779/1946-47. • Sale Deed dated 09.12.1954, registered as Document No.2253/1954-55. • Mortgage Deed dated 21.01.1982, registered as Document No.2749/1982-83. • Mortgage Deed dated 03.05.1989, registered as Document No. 302/1989-90.
2.	01.04.2004 to 06.06.2025	Digitally signed by the office of the Sub-Registrar, Hoskote	• Gift Deed dated 27.03.2010, registered as Document No. HSK-1-00975/2010-11. • Sale Deed dated 16.01.2012, registered as Document No. HSK-1-07969/2011-12. • Confirmation Deed dated 28.04.2012, registered as Document No. HSK-1-00491/2012-13. • Confirmation Deed dated



			04.06.2012, registered as Document No. HSK-1-01860/2012-13. Confirmation Deed dated 12.06.2012, registered as Document No. HSK-1-02076/2012-13.
Survey No. 55/3:			
3.	01.04.2004 to 18.03.2026	Digitally signed by the office of the Sub-Registrar, Hoskote	- Agreement to Sell dated 01.12.2025 (<i>erroneously recorded as 30.11.2025 in the EC</i>), registered as Document No. DNH-1-14930/2025-26. - Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26.

IV. PHYSICAL SEARCHES

35. Endorsement dated 16.10.2025 bearing No. KSHIP/SLA/R1/2021-25/1692 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Project Implementation Unit, KR Range, Karnataka State Highways Improvement Project, Bangalore indicates that the Schedule Property is not acquired by the foregoing authority for any of its projects.
36. Endorsement dated 18.10.2025 bearing No. LAQ/NH-207CR/14/2025-26 issued by the Special Land Acquisition Officer and Competent Authority, National Highway Authority of India, Hebbal, Bangalore indicates that the Schedule Property is not notified for acquisition by the foregoing authority under the Notifications (i) dated 02.03.2021 bearing No. SO995(E), (ii) dated 25.06.2021 bearing No. SO2554(E) and (iii) dated 02.09.2024 bearing No. SO3724E.
37. Endorsement dated 11.11.2025 bearing No. KHB/SLAO/ 2033/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board (KHB), Bangalore indicates that the foregoing authority had not initiated any proceeding with respect to the Schedule Property as on 11.11.2025.
38. Endorsement dated 11.02.2026 bearing No. KIADB/LAQ: 41/2025-26 issued by the Special Land Acquisition Officer-I, KIADB (Bangalore Rural, Hoskote Taluk), Bangalore indicates that the Schedule Property did not fall under the category of



Report on Title

'Government Gomala land' and that the foregoing authority had not initiated any proceeding with respect to the Schedule Property as on 11.02.2026.

39. Physical searches have been carried out at Hoskote Taluk Office to obtain the RTC's for the period 2025-26 with respect to Survey No. 55/3 (i.e., the Schedule Property) and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2025-26	M. Srinivasan S/o P. Muthuswamy Gounder Savera Srinivasan D/o M. Srinivasan (jointly) vide MR No. T13/2024-25

40. Physical searches have been carried out at the office of the Sub-Registrar, Hoskote for the periods 01.04.1970 to 31.03.2004 with respect to Survey Nos. 55 and 55/1 and 01.04.2004 to 05.09.2025 with respect to Survey No. 55/3. It is noted that in addition to the transactions discussed in Para No. 34 under Chapter III above, there is an entry of Sale Deed dated 01.03.1971, registered as Document No. 4027/1970-71, with respect to an extent measuring 01 Acre 39 Guntas in Survey No. 55. However, the said extent measuring 01 Acre 39 Guntas pertains to Survey No. 55/2, which is not a part of this Report and hence, we have not insisted on furnishing the said sale deed. Further, it is noted that there are no transactions pertaining to Survey No. 55/3 for the period 01.04.2004 to 05.09.2025.

41. In addition to the above, we have reviewed the following: (i) Letter dated 23.02.2023 issued by the Securities and Exchange Board of India to the Inspector General of Registration, and Commissioner of Stamps, Bengaluru requesting the said office to take necessary steps to ensure that the entries of attachment are made in the records of the Sub-Registrar Offices with respect to the properties listed in the Annexure attached thereto. (ii) Letter dated 30.08.2016 issued by the Justice (Retd.) R. M. Lodha Committee to the Inspector General of Registration, and Stamps and Chief Controlling Revenue Authority Bengaluru requesting the said office to take necessary steps to not effect the registration/mutation/sale of the properties wherein PACL Limited/its group companies have any rights or interest (copy is incomplete). (iii) The updated list setting out 1114 properties pertaining to PACL Limited in the form of Annexure attached to the Letter dated 23.02.2023. The above list does not include the Schedule Property.

V. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **Godrej Properties Limited is the absolute owner of the Schedule Property and has marketable title over the same.**



VI. OUR UNDERSTANDING

We understand that Godrej Properties Limited intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

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

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

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('FM') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

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

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



VIII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

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

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

DISCLAIMERS

- 1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to any third party without our prior written consent.
- 2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
- 3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1946. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
- 4. We have retained the units of measurement as it appears in the different title deeds.
- 5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.



IX. CONTACT DETAILS

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

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Senior Partner & Advocate
Fox Mandal & Associates
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Phone : +91 80 2559 5911
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For Fox Mandal & Associates

[Signature]
Senior Partner & Advocate



August 21, 2026

To,

Godrej Properties Limited
Unit No. 4 & 5, 9th Floor, No. 1-15,
Godrej Centre, Indiranagar,
BM Kaval, Old Madras Road,
Bengaluru - 560 038.

Hereunder referred to as 'the Client'

Dear Sir/Madam,

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

Report on Title

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I. SCHEDULE PROPERTY

Item No. 1:

All that piece and parcel of the land bearing Survey No. 116/4 measuring 12 ½ Guntas, exclusive of 02 ¼ Guntas of kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on the:

East by	Survey Nos. 53 and 55 of Hemmandahalli;
West by	Nala;
North by	Survey No. 116/3; and
South by	Survey No. 116/5.

Item No. 2:

All that piece and parcel of the land bearing Survey No. 116/5 measuring 12 ¼ Guntas, exclusive of 02 ¼ Guntas of kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on the:

East by	Survey No. 53 of Hemmandahalli;
West by	Nala;
North by	Survey No. 116/4; and
South by	Survey No. 116/6.

Item No. 3:

All that piece and parcel of the land bearing Survey No. 116/6 measuring 12 ¼ Guntas, exclusive of 02 Guntas of kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on the:

East by	Survey Nos. 53 and 42 of Hemmandahalli;
West by	Nala;
North by	Survey No. 116/5; and
South by	Survey No. 116/7.



Item No. 4:

All that piece and parcel of the land bearing Survey No. 116/7 measuring 12 ½ Guntas, exclusive of 02 Guntas of kharab, situated at Bhadanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on the:

East by	Survey No. 42 of Hemmandahalli;
West by	Nala;
North by	Survey No. 116/6; and
South by	Survey No. 42 of Hemmandahalli.

[Boundaries for Item No. 1, Item No. 2, Item No. 3 and Item No. 4 mentioned herein are as per the Sale Deed dated 16.03.2026, registered as Document No. DNH-1-19714/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Sub-Registrar, Devanahalli.]

Item No. 1 to Item No. 4 are hereinafter collectively referred to as the "Schedule Property".

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II. COPIES OF THE DOCUMENTS FURNISHED FOR SCRUTINY

Serial No.	Description of Documents
1.	Sale Deed dated 14.05.1948 executed by Nanjundashetty and Venkatasamy <i>alias</i> Venkatashamappa, both S/o Marashettappa <i>alias</i> Marashetty in favour of Rudrappa S/o Munirudrappa, registered on 15.05.1948 as Document No. 2573/1947-48 in Book-I, Volume No. 661, at Pages 178 and 179, in the office of the Sub-Registrar, Hoskote;
2.	Endorsement dated 08.05.2025 bearing No. RK.CR: 291/2024-25 issued by the Tahsildar, Grade-2, Hoskote Taluk with respect to non-availability of II & RR with respect to Survey No. 116;
3.	Sale Deed dated 10.03.1953 executed by Rudrappa S/o Munirudrappa in favour of Nanjundashetty S/o Marashettappa <i>alias</i> Marashetty, registered on 18.04.1953 as Document No. 230/1953-54 in Book-I, Volume No. 771, at Pages 202 to 204, in the office of the Sub-Registrar, Hoskote;
4.	Sale Deed dated 28.04.1953 executed by Nanjundashetty and Venkatasamy <i>alias</i> Venkatashamappa, both S/o Marashettappa <i>alias</i> Marashetty in favour of Muniyappa S/o Papanna, registered as Document No. 399/1953-54 in Book-I, Volume No. 779, at Pages 207 and 208, in the office of the Sub-Registrar, Hoskote;
5.	Sale Deed dated 23.04.1959 executed by Nanjappa S/o Papanna and Papanna D/o Baale Basappa in favour of Pillappa S/o Muniyappa, registered as Document No. 215/1959-60 in Book-I, Volume No. 934, at Pages 24 to 26, in the office of the Sub-Registrar, Hoskote;
6.	Sale Deed dated 15.05.1961 executed by Pillappa S/o A.K. Kunta Muniyappa in favour of Siddamma W/o Nanjundashetty <i>alias</i> Nanjundashettaiah, registered as Document No. 618/1961-62 in Book-I, Volume No. 991, at Pages 233 to 235, in the office of the Sub-Registrar, Hoskote;
7.	Sale Deed dated 13.11.1967 executed by Siddamma W/o Nanjundashetty <i>alias</i> Nanjundashettaiah in favour of Venkamma W/o Rangaraya, registered as Document No. 3128/1967-68 in Book-I, Volume No. 1203, at Pages 33 and 34, in the office of the Sub-Registrar, Hoskote;
8.	Sale Deed dated 11.03.1970 executed by Venkamma W/o Rangaraya in favour of Basappa S/o Basappa, registered as Document No. 3977/1969-70 in Book-I, Volume No. 1270, at Pages 6 and 7, in the office of the Sub-Registrar, Hoskote;
9.	Sale Deed dated 12.06.1980 executed by Basappa S/o Basappa in favour of Nanjundashetty S/o Marashetty, registered as Document No. 894/1980-81 in Book-I, Volume No. 1591, at Pages 125 to 127, in the office of the Sub-Registrar, Hoskote;
10.	Mutation Register Extract bearing MR No. 3/1986-87 issued by the Tahsildar,



	Grade-2, Hoskote Taluk;
11.	Genealogical tree/Family tree of Nanjundashetty by way of an Affidavit dated 25.11.2023 deposed by his son, B.N. Srinivas;
12.	Partition Deed dated 17.09.2008 executed between (i) Nanjundashetty S/o Marashetty and his children, (ii) B.N. Marashetty, (iii) B.N. Lakshminamma, (iv) B.N. Shankaramma, (v) B.N. Anand, (vi) B.N. Narayanaswamy and (vii) B.N. Srinivas, registered on 18.09.2008 as Document No. HSK-1-417654/2008-09 in Book-I, stored in CD No. HSKD116, in the office of the Sub-Registrar, Hoskote;
13.	Mutation Register Extract bearing MR No. 17/2008-09;
14.	Mutation Register Extract bearing MR No. H18/2014-15;
15.	Mutation Register Extract bearing MR No. T24/2014-15;
16.	Mutation Register Extract bearing MR No. H28/2016-17;
17.	Mortgage Deed dated 15.09.2016 executed by B.N. Srinivas S/o Nanjundashetty in favour of Ashok Reddy S/o Late Narayana Reddy, registered as Document No. HSK-1-04894/2016-17 in Book-I, stored in CD No. HSKD580, in the office of the Sub-Registrar, Hoskote;
18.	Mutation Register Extract bearing MR No. T7/2016-17;
19.	Discharge Deed dated 30.05.2018 executed by Ashok Reddy S/o Late Narayana Reddy in favour of B.N. Srinivas S/o Nanjundashetty, registered as Document No. HSK-1-01473/2018-19 in Book-I, stored in CD No. HSKD647, in the office of the Sub-Registrar, Hoskote;
20.	Mutation Register Extract bearing MR No. T3/2018-19;
21.	Mortgage Deed dated 04.06.2018 executed by B.N. Srinivas S/o Nanjundashetty in favour of Keerthi G S/o Jayanna, registered as Document No. HSK-1-01606/2018-19 in Book-I, stored in CD No. HSKD647, in the office of the Sub-Registrar, Hoskote;
22.	Mutation Register Extract bearing MR No. T14/2017-18;
23.	Discharge Deed dated 24.08.2025 executed by Keerthi G S/o Jayanna in favour of B.N. Srinivas S/o Nanjundashetty, registered as Document No. HSK-1-07782/2025-26 in Book-I, in the office of the Sub-Registrar, Hoskote;
24.	Mutation Register Extract bearing MR No. T34/2025-26;
25.	Commencement Certificate dated 09.05.2024 bearing No. STRRPA/TP/CL/11/158/2022-23 issued by the Member Secretary and Joint Director of Department of Town and Country Planning, STRRPA, Bangalore;



26.	Public Notice published on 19.08.2025 in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers;
27.	Commencement Certificate dated 20.02.2026 bearing No. STRRPA/TP/C.I.I./511/2025-26 issued by the Member Secretary and Joint Director of Department of Town and Country Planning, STRRPA, Bangalore;
28.	Sale Deed dated 16.03.2026 executed by (i) B.N. Srinivas, (ii) B.N. Narayanaswamy, (iii) B.N. Anand [(i) to (iii) being S/o Nanjunda Shetty], (iv) R. Sujatha W/o Late B.N. Marashetty, (v) Naveen Kumar M and (vi) Nithin M [(v) and (vi) being S/o Late B.N. Marashetty] [(i) to (vi) as Vendors] and (a) Munirathna, (b) Harshata Shetti B.S., (c) Sushmita Shetti B.S. [(a) to (c) being the wife and daughters of B.N. Srinivas respectively], (d) Usha J.S., W/o B.N. Narayanaswamy, (e) Siddhartha Shetty (being a minor, represented by his father and natural guardian, B.N. Narayanaswamy), (f) Manjula, (g) Lavanya and (h) Nayan Kumar [(f) to (h) being the wife and children of B.N. Anand respectively] [(a) to (h) as Confirming Parties] in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Kamalakara Reddy, registered as Document No. DNH-1-19714/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Sub-Registrar, Devanahalli;
29.	Relinquishment Deed executed by Godrej Properties Limited in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore, registered on 01.07.2026 as Document No. HSK-1-05039/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote;
30.	Development Plan Dated 09.07.2026 bearing No. STRRPA/TP-DP: 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore;
31.	Form 11A dated 04.07.2026 bearing No. 400450926 with respect to PID No. 150300402000420316, digitally signed by the Department of Rural Development and Pachayath Raj;
32.	Property Tax paid receipt for the period 2026-26 dated 04.07.2026 bearing receipt No. 01911/1503004020/26-27 with respect to PID No. 150300402000420316, issued by the Panchayath Development Officer, Muthasandra Gram Panchayath, Hoskote Taluk;
33.	Record of Rights, Tenancy and Crops Certificate (RTC's) for the period 1968-69 in 2014-15 with respect to Survey No. 116 measuring 01 Acre 29 Guntas, inclusive of 10 Guntas of kharab;
34.	i) RTC's for the periods 2014-15 and 2015-16 with respect to Survey No. 116/4 measuring 15 ¼ Guntas, inclusive of 02 ¾ Guntas of kharab; ii) RTC's for the periods 2016-17 to 2025-26 with respect to Survey No. 116/4 measuring 15 ¼ Guntas, inclusive of 02 ¾ Guntas of kharab;



35.	RTCs for the period 2014-15 to 2025-26 with respect to Survey No. 116/5 measuring 15 Guntas, inclusive of 02 ½ Guntas of kharab;
36.	RTCs for the period 2014-15 to 2025-26 with respect to Survey No. 116/6 measuring 14 ½ Guntas, inclusive of 02 Guntas of kharab;
37.	RTCs for the period 2014-15 to 2025-26 with respect to Survey No. 116/7 measuring 14 ½ Guntas, inclusive of 02 Guntas of kharab;
38.	Endorsement dated 12.08.2025 bearing No. PTCL(H)(E)CR: 304/2025 issued by the office of the Assistant Commissioner, Doddaballapur sub-division;
39.	Endorsement dated 05.11.2025 bearing No. ACDBP-PTCL00TMC/22/2025 issued by the Assistant Commissioner, Doddaballapur Sub-Division, Doddaballapur;
40.	Nil Tenancy Endorsement dated 14.11.2025 bearing No. RD/218568016697 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District;
41.	Village Map of Bhodanahosahalli Village;
42.	Moola Tippiari with respect to Survey No. 116 issued by the Superintendent, office of the Assistant Director of Land Records;
43.	Resurvey Tippiari with respect to Survey No. 116 issued by the Superintendent, office of the Assistant Director of Land Records;
44.	Hissa Tippiari with respect to Survey No. 116 issued by the Superintendent, office of the Assistant Director of Land Records;
45.	RR Pakka Book Nakal with respect to Survey No. 116 issued by the Superintendent, office of the Assistant Director of Land Records;
46.	Karnataka Revision Settlement Akarband with respect to Survey No. 116/4 issued by the Superintendent, office of the Assistant Director of Land Records;
47.	Karnataka Revision Settlement Akarband with respect to Survey Nos. 116/5, 116/6 and 116/7 issued by the Superintendent, office of the Assistant Director of Land Records;
48.	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 issued by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 116;
49.	Encumbrance Certificate for the period 01.04.2004 to 20.03.2026 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 116/4;
50.	Encumbrance Certificate for the period 01.04.2004 to 20.03.2026 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 116/5;
51.	Encumbrance Certificate for the period 01.04.2004 to 20.03.2026 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 116/6;



52.	Encumbrance Certificate for the period 01.04.2004 to 20.03.2026 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 116/7.
PHYSICAL SEARCHES:	
53.	Endorsement dated 16.10.2025 bearing No. KSHIP-3/LA/RTI/2024-25/1691 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Project Implementation Unit, KR Range, Karnataka State Highways Improvement Project, Bangalore;
54.	Endorsement dated 18.10.2025 bearing No. LAQ/NH-207CR/12/2025-26 issued by the Special Land Acquisition Officer and Competent Authority, National Highway Authority of India, Hebbal, Bangalore;
55.	Endorsement dated 11.11.2025 bearing No. KHH/SLAO: 2035/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board (KHB), Bangalore;
56.	Endorsement dated 11.02.2026 bearing No. KIA/DH/LAQ: 295/2025-26 issued by the Special Land Acquisition Officer-I, KIADB (Bangalore Rural, Hoskote Taluk), Bangalore;
57.	RTCs for the period 2025-26 with respect to Survey Nos. 116/4, 116/5, 116/6 and 116/7;
58.	Encumbrance Certificate for the period 01.04.1970 to 31.03.2004, issued by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 116,
59.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 116/4;
60.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 116/5;
61.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 116/6;
62.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 116/7.

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III. TRACING OF TITLE

Upon perusal of the documents furnished to us, our observations are as hereunder:

1. The agricultural land bearing Survey No. 116, measuring 01 Acre 19 Guntas, exclusive of 10 Guntas of kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District ("Larger Property") was initially owned by Nanjundashetty and Venkatasamy *alias* Venkatashamappa, both S/o Marashettappa *alias* Marashetty, who conveyed the same in favour of Rudrappa S/o Munirudrappa under the Sale Deed dated 14.05.1948, registered on 15.05.1948 as Document No. 2573/1947-48 in Book-I, Volume No. 661, at Pages 178 and 179, in the office of the Sub-Registrar, Hoskote.
2. We had sought for Index of Lands and Record of Rights pertaining to the Larger Property to ascertain how Nanjundashetty and Venkatasamy *alias* Venkatashamappa acquired title with respect to the Larger Property. However, we have been furnished with the Endorsement dated 08.05.2025 bearing No. RK.C.R: 291/2024-25 issued by the Tahsildar, Grade-2, Hoskote Taluk, indicating that the Index of Lands and Record of Rights pertaining to the Larger Property is not available on records and hence, cannot be furnished.
3. Thereafter, Rudrappa S/o Munirudrappa reconveyed the Larger Property in favour of Nanjundashetty S/o Marashettappa *alias* Marashetty under the Sale Deed dated 10.03.1953, registered on 18.04.1953 as Document No. 230/1953-54 in Book-I, Volume No. 771, at Pages 202 to 204, in the office of the Sub-Registrar, Hoskote.
4. Later, Nanjundashetty and Venkatasamy *alias* Venkatashamappa, both S/o Marashettappa *alias* Marashetty conveyed the Larger Property in favour of Muniyappa S/o Papanna under the Sale Deed dated 28.04.1953, registered as Document No. 399/1953-54 in Book-I, Volume No. 779, at Pages 207 and 208, in the office of the Sub-Registrar, Hoskote.
5. Thereafter, Nanjappa S/o Papanna and Papanna D/o Baale Basappa (and niece of Papanna) conveyed the Larger Property in favour of Pillappa S/o Muniyappa under the Sale Deed dated 23.04.1959, registered as Document No.215/1959-60 in Book-I, Volume No. 434, at Pages 34 to 36, in the office of the Sub-Registrar, Hoskote. *We had sought for documents under which Nanjappa S/o Papanna and Papanna D/o Baale Basappa acquired title with respect to the Larger Property. However, we have been given to understand that Nanjappa and Muniyappa are brothers and that Nanjappa and Papanna were allotted with the Larger Property under an oral partition. We had sought for the Panchayat Panchathi/revenue records with respect to the Larger Property in the name of Nanjappa and Papanna (if available) and also the Genealogical tree of Papanna, disclosing the names of his spouse/s, children and their respective spouses and children. We have been given to understand that the same are not available. Further, considering the antiquity of documents, we have dispensed with the requirement of the same.*



6. Pursuantly, Pillappa S/o A.K. Kunta Muniyappa conveyed the Larger Property in favour of Siddamma W/o Nanjundashetty *alias* Nanjundashettaijah under the Sale Deed dated 15.05.1961, registered as Document No. 618/1961-62 in Book-I, Volume No. 991, at Pages 233 to 235, in the office of the Sub-Registrar, Hoskote.
7. Siddamma W/o Nanjundashetty *alias* Nanjundashettaijah thereafter conveyed the Larger Property in favour of Venkamma W/o Rangaraya under the Sale Deed dated 13.11.1967, registered as Document No. 3128/1967-68 in Book-I, Volume No. 1203, at Pages 33 and 34, in the office of the Sub-Registrar, Hoskote.
8. Later, Venkamma W/o Rangaraya conveyed the Larger Property in favour of Basappa S/o Basappa under the Sale Deed dated 11.03.1970, registered as Document No. 3977/1969-70 in Book-I, Volume No. 1270, at Pages 6 and 7, in the office of the Sub-Registrar, Hoskote.
9. Pursuant to the above, Basappa S/o Basappa conveyed the Larger Property in favour of Nanjundashetty S/o Marashetty under the Sale Deed dated 12.06.1980, registered as Document No. 894/1980-81 in Book-I, Volume No. 1591, at Pages 125 to 127, in the office of the Sub-Registrar, Hoskote. Subsequent thereto, Nanjundashetty S/o Marashetty was recorded as the Khatedar in the revenue records of the Larger Property vide Mutation Register Extract bearing NR No. 3/1986-87.
10. The Genealogical tree/Family tree of Nanjundashetty by way of an Affidavit dated 25.11.2025 deposed by his son, B.N. Srinivas discloses that Nanjundashetty and his wife Siddamma have six children, namely:
 - 10.1. B.N. Marashetty, who is married to Sujatha and they have two sons, namely, (i) Naveen Kumar M and (ii) Nithin M;
 - 10.2. Lakshammamma (married);
 - 10.3. Shankaramma (married);
 - 10.4. B.N. Anand, who is married to Manjula and they have two children, namely, (i) Lavanya and (ii) Nayan Kumar;
 - 10.5. B.N. Narayanaswamy, who is married to Usha and they have a son named Siddhartha Shetty;
 - 10.6. B.N. Srinivas, who is married to Munirathna and they have two daughters, namely, (i) Harshita Sheri B.S and (ii) Sushmita Shetti B.S.

The foregoing genealogical tree further discloses that Nanjundashetty and his wife Siddamma were both deceased as on 25.11.2025.

11. Later, (i) Nanjundashetty S/o Marashetty and his children, (ii) B.N. Marashetty, (iii) B.N. Lakshammamma, (iv) B.N. Shankaramma, (v) B.N. Anand, (vi) B.N. Narayanaswamy and (vii) B.N. Srinivas effected a partition amongst themselves of their family properties *inter alia* including the Larger Property under the Partition Deed dated 17.09.2008, registered on 18.09.2008 as Document No. HSK-I-II2654/2008-09 in Book-I, stored in CD No. HSKID116, in the office of the Sub-Registrar, Hoskote. Under the said



partition deed, the Larger Property was allotted as follows – (a) a portion measuring 12 ½ Guntas and 02 Guntas of kharab was allotted to the share of B.N. Anand under Schedule 'E'; (b) a portion measuring 12 ½ Guntas and 07 ½ Guntas of kharab was allotted to the share of B.N. Narayanaswamy under Schedule 'F'; (c) a portion measuring 12 ½ Guntas and 02 ½ Guntas of kharab was allotted to the share of B.N. Srinivas under Schedule 'G' and (d) a portion measuring 12 ½ Guntas and 02 Guntas of kharab was allotted to the share of B.N. Marashetty under Schedule 'C'. The names of Nanjundashetty and his children were recorded as khatedars with respect to their respective extents in the Larger property (as aforementioned) vide Mutation Register Extract bearing MR No. 17/2008-09. *The remaining extent measuring 09 Guntas and ½ Guntas of kharab was allotted to the share of Nanjundashetty and his other children. The said extent is not the subject matter of this Report and hence, not detailed.*

12. It is thereafter gathered from Mutation Register Extract hearing MR No. H18/2014-15 that upon a resurvey conducted by the survey department with respect to lands *interalia* including Survey No.116, 10 Guntas of 'A' kharab comprised in Survey No. 116 was reclassified as 10 Guntas of 'B' kharab *vide* Order dated 17.10.2014 passed by the Deputy Commissioner in proceeding bearing No. RR1.RA.CI: 542/2014-15. *We had sought for the Kharab Reclassification Tippiani with respect to the reclassification of 10 Guntas of 'A' kharab comprised in Survey No. 116 to 10 Guntas of 'B' kharab, along with the nature of kharab before and after such reclassification, and we have been given to understand that the same is not available. However, since the kharab extents were reclassified again (as detailed below), and the nature and extent of kharab land is detailed in the Hissa Tippiani and recorded in the Akabandi with respect to Survey Nos. 116/4 to 116/7, we have dispensed with the requirement of the same.*
13. The Hissa Tippiani and the RR Pakka Book Nakal with respect to survey No. 116, both issued by the Superintendent, office of the Assistant Director of Land Records indicate that Survey No. 116 measuring 01 Acre 29 Guntas, inclusive of 10 Guntas of kharab was bifurcated/sub-divided into seven portions i.e., Survey Nos. 116/1 to 116/7, wherein, (a) a portion measuring 12 ½ Guntas, exclusive of 02 ½ Guntas of kharab was assigned with new Survey No. 116/4 and B.N. Srinivas was recorded as hissedar of the same, (b) a portion measuring 12 ½ Guntas, exclusive of 02 ½ Guntas of kharab was assigned with new Survey No. 116/5 and B.N. Narayanaswamy was recorded as hissedar of the same, (c) a portion measuring 12 ½ Guntas, exclusive of 02 Guntas of kharab was assigned with new Survey No. 116/6 and B.N. Anand was recorded as hissedar of the same and (d) a portion measuring 12 ½ Guntas, exclusive of 02 Guntas of kharab was assigned with new Survey No. 116/7 and B.N. Marashetty was recorded as hissedar of the same. The said phodi was recorded in the revenue records *vide* Mutation Register Extract bearing MR No. T24/2014-15.
14. Pursuant to the above, it is gathered from Mutation Register Extract bearing MR No.H28/2016-17 that a resurvey was conducted by the survey department with respect to lands *interalia* including Survey No.116/4. Accordingly, Survey No.116/4 measuring 15 ½ Guntas, inclusive of 01 ½ Guntas of 'A' kharab and 01 ½ Guntas of 'B' kharab was reclassified wherein the 'B' kharab in the land was increased to 01 ½ Guntas *vide* Order dated 22.11.2016 passed by the Tahsildar in proceeding bearing No. RRT.RA.CR



07/2016-17. We had sought for the Kharab Reclassification Tippiani with respect to Survey No 116/4 wherein the extent of 'B' kharab was increased by $\frac{1}{2}$ Gunta (i.e., from $01 \frac{1}{2}$ Guntas to $01 \frac{3}{4}$ Guntas), and we have been given to understand that the same is not available. However, since the kharab extents were reclassified again (as detailed below) and the nature and extent of kharab land is detailed in the Hissa Tippiani and recorded in the Akorband with respect to Survey No 116/4, we have dispensed with the requirement of the same.

15. Thereafter, B.N. Srinivas S/o Nanjundashetty availed a loan of Rs. 3,00,000/- (Rupees Three Lakhs only) from Ashok Reddy S/o Late Narayana Reddy and as security for the same, mortgaged Survey No. 116/4 measuring $12 \frac{1}{2}$ Guntas, exclusive of $02 \frac{1}{4}$ Guntas of kharab, under Mortgage Deed dated 15.09.2016, registered as Document No. HSK-1-04894/2016-17 in Book-I, stored in CD No. HSKD580, in the office of the Sub-Registrar, Hoskote. The said mortgage was thereafter recorded in the revenue records of Survey No.116/4 vide Mutation Register Extract bearing MR No. T7/2016-17. The said mortgage was subsequently discharged under the Discharge Deed dated 30.05.2018, registered as Document No. HSK-1-01473/2018-19 in Book-I, stored in CD No. HSKD647, in the office of the Sub-Registrar, Hoskote. The said discharge deed was thereafter recorded in the revenue records of Survey No.116/4 vide Mutation Register Extract bearing MR No.T2/2018-19.
16. Meanwhile, B.N. Srinivas S/o Nanjundashetty availed another loan of Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand only) from Keerthi G S/o Jayanna and as security for the same, mortgaged Survey No. 116/4 measuring $12 \frac{1}{2}$ Guntas, exclusive of $02 \frac{1}{4}$ Guntas of kharab, under Mortgage Deed dated 04.06.2018, registered as Document No. HSK-1-01606-2018-19 in Book-I, stored in CD No. HSKD647, in the office of the Sub-Registrar, Hoskote. The said mortgage was thereafter recorded in the revenue records of Survey No.116/4 vide Mutation Register Extract bearing MR No.T14/2017-18. The said mortgage was subsequently discharged under the Discharge Deed dated 24.08.2025, registered as Document No. HSK-1-07782/2025-26 in Book-I, in the office of the Sub-Registrar, Hoskote. The said discharge deed was thereafter recorded in the revenue records of Survey No.116/4 vide Mutation Register Extract bearing MR No. T34/2025-26
17. Thereafter, the Member Secretary and Joint Director of Department of Town and Country Planning, Satellite Town Ring Road Planning Authority (STRPA), Bangalore vide Commencement Certificate dated 09.05.2024 bearing No. STRPA/TP/CLU/138/2022-23, allowed change of land use pertaining to lands *inter alia* including Survey No. 116/5 measuring $13 \frac{1}{2}$ Guntas (inclusive of $01 \frac{1}{2}$ Guntas of 'A' kharab and exclusive of $01 \frac{1}{4}$ Guntas of 'B' kharab) ("Item No. 1"), Survey No. 116/6 measuring $13 \frac{1}{2}$ Guntas (inclusive of 01 Gunta of 'A' kharab and exclusive of 01 Gunta of 'B' kharab) ("Item No. 2") and Survey No. 116/7 measuring $13 \frac{1}{2}$ Guntas (inclusive of 01 Gunta of 'A' kharab and exclusive of 01 Gunta of 'B' kharab) ("Item No. 3") from agricultural to non-agricultural residential purposes.



18. Public Notice indicating the intended sale transaction of the Schedule Property was published in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers on 19.08.2025 and we have not received any objection against the foregoing Public Notice with respect to the Schedule Property until the date of this Report.
19. Thereafter, the Member Secretary and Joint Director of Department of Town and Country Planning, Satellite Town Ring Road Planning Authority (STRRPA), Bangalore vide Commencement Certificate dated 20.02.2026 bearing No. STRRPA/TP/CLU/50/2025-26, allowed change of land use pertaining to lands *inter alia* including Survey No. 116/4 measuring 12 ½ Guntas (exclusive of 02 ¼ Guntas of kharab) from agricultural to non-agricultural residential purposes ("Item No. 4").
20. Item No. 1 to Item No. 4 are hereinafter collectively referred to as the "Schedule Property".
21. Pursuant to the above, (i) B.N. Srinivas, (ii) B.N. Narayanaswamy, (iii) B.N. Anand [(i) to (iii) being S/o Nanjunda Shetty], (iv) R. Sujatha W/o Late B.N. Marashetty, (v) Naveen Kumar M and (vi) Nithin M [(v) and (vi) being S/o Late B.N. Marashetty] [(i) to (vi) as Vendors] and (a) Munirathna, (b) Harshita Shetti B.S. (c) Sushmita Shetti B.S. [(a) to (c) being the wife and daughters of B.N. Srinivas respectively], (d) Usha J.S. W/o B.N. Narayanaswamy, (e) Siddhartha Shetty being a minor, represented by his father and natural guardian, B.N. Narayanaswamy, (f) Manjula, (g) Lavanya and (h) Nayan Kumar [(d) to (h) being the wife and children of B.N. Anand respectively] [(a) to (h) as Confirming Parties] conveyed the Schedule Property in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Kamalakhar Reddy under the Sale Deed dated 16.03.2026, registered as Document No. DNH-1-19714/2025-26 in Book-1, stored in the Centralised Electronic Data Cell, in the office of the Sub-Registrar, Devanahalli.
22. Pursuant to the above, Godrej Properties Limited relinquished an extent measuring 8011.71 Square metres towards parks and open spaces and an extent measuring 3990.00 Square metres towards STRR Land Bank out of the project lands admeasuring 19 Acres 28 ¾ Guntas, *inter alia* including the Schedule Property – in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore, by way of a Relinquishment Deed, registered on 04.07.2026 as Document No. HSK-1-05039/2026-27 in Book-1, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote.
23. Further, Godrej Properties Limited obtained a Development Plan dated 09.07.2026 bearing No. STRRPA/TP/DP: 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore for residential (row-housing) development with respect to project lands *inter alia* including the Schedule Property. The foregoing Development Plan was approved by Order dated 30.04.2026 bearing No. 44.7.2. It is noted that out of the project lands admeasuring 19 Acres 28 ¾ Guntas (or 79797.84 Square metres), an extent of 61439.37 Square metres shall be utilised for residential, driveway and open areas; the remaining extent has been reserved or relinquished in favour of STRR Planning Authority in the following manner:



- i) For parks and open spaces, an extent measuring 8011.71 Square metres (relinquished, as detailed in Para No. 22);
- ii) For civic amenities, an extent measuring 3990.40 Square metres (earmarked/reserved);
- iii) For STRR Land Bank, an extent measuring 3990.00 Square metres (relinquished, as detailed in Para No. 22);
- iv) For road widening, an extent measuring 292.37 Square metres (reserved);
- v) The possession has been lost with respect to an area admeasuring 2073.99 Square metres (as represented by the Client).

24. Presently, the Schedule Property falls under the jurisdiction of Village Panchayath of Muthsandra and the foregoing authority has issued the Form 11 A Khata in the name of Godrej Properties Limited with respect to Schedule Property interalia with other properties admeasuring 61439 square metres having PID No. 150300402000420316, VP Khata No. 659. It is further noted that the property bearing PID No. 150300402000420316 is assessed with tax for the period 2026-27, which amount has been remitted by Godrej Properties Limited, as indicated in the Property Tax paid receipt for the period 2026-26 dated 04.07.2026 bearing receipt No. 01911/1503004020/26-27 issued by the Panchayath Development Officer, Muthsandra Gram Panchayath, Hoskote Taluk.

25. We have perused the Record of Rights, Tenancy and Crops (RTC's) for the following periods with respect to Survey No. 116, measuring 01 Acre 29 Guntas, inclusive of 10 Guntas of kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	1968-69 to 1988-89	Muniyappa S/o Papanna Nanjundashetty S/o Marashetty
2.	1981-85 to 1988-89	Nanjundashetty S/o Marashetty vide RR No. 3/1986-87
3.	1989-90 to 2007-08	Nanjundashetty S/o Marashetty vide RR No. 3/1986-87

4.	2008-09 to 2014-15	B.N. Marashetty - 12 ½G B.N. Anand - 12 ½G B.N. Narayanaswamy - 12 ½G B.N. Srinivas - 12 ½G All children of Nanjundashetty All vide MR No. 17/2008-09 <i>(The remaining extent admeasuring 09 Guntas in Survey No. 116 owned by various other people is not subject matter of this Report and hence, not detailed)</i>
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26. We have perused the RTCs for the following periods with respect to Survey No. 116/4, measuring 15 ¼ Guntas, inclusive of 02 ½ Guntas of kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2011-15 and 2015-16	B.N. Srinivas S/o Nanjundashetty vide MR No. 124/2014-15

27. We have perused the RTCs for the following periods with respect to Survey No. 116/4, measuring 15 ¼ Guntas, inclusive of 02 ½ Guntas of kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2016-17 to 2025-26	B.N. Srinivas S/o Nanjundashetty vide MR No. 124/2014-15

28. We have perused the RTCs for the following periods with respect to Survey No. 116/5, measuring 15 Guntas, inclusive of 02 ½ Guntas of kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2014-15 to 2025-26	B.N. Narayanaswamy S/o Nanjundashetty vide MR No. 124/2014-15



29. We have perused the RTCs for the following periods with respect to Survey No. 116/6, measuring 14 ½ Guntas, inclusive of 02 Guntas of kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2014-15 to 2025-26	B.N. Anand S/o Nanjundashetty vide MR No. T24/2014-15

30. We have perused the RTCs for the following period with respect to Survey No. 116/7, measuring 14 ½ Guntas, inclusive of 02 Guntas of kharab, situated at Bhodanahosahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl.No.	Period of RTCs	Name of the Owner
1.	2014-15 to 2025-26	B.N. Murashetty S/o Nanjundashetty vide MR No. T24/2014-15

Endorsements:

31. Endorsement dated 12.08.2025 bearing No. PTCL(H)(E)CR: 304/2025 issued by the office of the Assistant Commissioner, Doddaballapur sub-division indicates that the foregoing authority had not initiated any proceeding under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) (PTCL) Act, 1978 with respect to Survey No. 116/4 as on 12.08.2025.
32. Endorsement dated 05.11.2025 bearing No. ACDBP-PTCL00/FMC/22/2025 issued by the Assistant Commissioner, Doddaballapur Sub-Division, Doddaballapur indicates that the foregoing authority had not initiated any proceeding under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) (PTCL) Act, 1978 with respect to Survey Nos. 116/5, 116/6 and 116/7 as on 05.11.2025.
33. Endorsement dated 14.11.2025 bearing No. RD1218568016697 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District indicates that no proceedings were pending before or initiated by the foregoing authority under Section 48 A and Section 77 A of the Karnataka Land Reforms Act, 1961 as on 14.11.2025, with respect to Survey Nos. 116/4, 116/5, 116/6 and 116/7.

Survey records:

34. Monla Tippani with respect to Survey No. 116 issued by the Superintendent, office of the Assistant Director of Land Records discloses the shape, and the Village Map of Bhodanahosahalli Village discloses the shape and boundaries of Survey No. 116. As per the Village Map, Survey No. 116 is bounded on the East by Hemmandahalli Village



boundary, on the West by Nala, on the North by Survey No. 111 and on the South by Hemmandahalli Village boundary.

It is observed from the Village Map of Bhodurathosahalli Village that a pathway passes through Survey No. 116 and Survey No. 116 is bounded on the West by Survey Nala. However, it is observed from the ADLR sketch furnished to us that the Nala passes through and not adjacent to Survey Nos. 116/4 to 116/7.

35. The Hissa Tippiani and the RR Pakka Busik Nakal with respect to Survey No. 116, both issued by the Superintendent, office of the Assistant Director of Land Records indicate that Survey No. 116 measuring 01 Acre 29 Guntas, inclusive of 10 Guntas of kharab was bifurcated/sub-divided into seven portions i.e., Survey Nos. 116/1 to 116/7 in the following manner:

New Survey No.	Actual Extent (i.e., exclusive of kharab)	Kharab Extent		Hissedars
		A	B	
116/1	03G	-	½G (pathway)	B.N. Marashetty & others
116/2	03G	-	½G (pathway)	B.N. Shankaramma
116/3	03G	-	½G (pathway)	B.N. Lakshmaramma
116/4	12 ½G	01 ½G (kaana)	01G (pathway) + ½G (sara)	B.N. Srinivas
116/5	12 ½G	01 ½G (kaana)	½G (pathway) + ½G (sara)	B.N. Narayanaswamy
116/6	12 ½G	01G (kaana)	½G (pathway) + ½G (sara)	B.N. Anand
116/7	12 ½G	01G (kaana)	½G (pathway) + ½G (sara)	B.N. Marashetty

As indicated in MR No. H18/2014-15, 10 Guntas of 'A' kharab comprised in Survey No. 116 was reclassified as 10 Guntas of 'B' kharab vide Order dated 17.10.2014. However, it is later indicated in the aforementioned Hissa Tippiani that 04 ½ Guntas (out of the 10 Guntas of 'B' kharab) was once again reclassified as 'A' kharab. We had sought for the Kharab Reclassification Tippiani recording the same, and we have been given to understand that the same is not available. However, since the nature and extent of kharab land is detailed in the Hissa Tippiani (as detailed in the table hereinabove) and recorded in the Akarbands with respect to Survey Nos. 116/4 to 116/7, we have dispensed with the requirement of the same.

36. Karnataka Revision Settlement Akarbands with respect to Survey Nos. 116/4, 116/5, 116/6 and 116/7 issued by the Superintendent, office of the Assistant Director of Land Records discloses their respective extents as mentioned herein below:



Survey No.	Total Extent		Kharab Extent (in Guntas)		Actual Extent	
	Acres	Guntas	'A'	'B'	Acres	Guntas
116/4	00	15 ½	00	02 ¾	00	12 ½
116/5	00	15	01 ¼	01 ¼	00	12 ½
116/6	00	14 ½	01	01	00	12 ½
116/7	00	14 ½	01	01	00	12 ½

37. Encumbrance Certificates have been furnished for the following periods with respect to Survey Nos. 116, 116/4, 116/5, 116/6 and 116/7 and their respective entries are as follows:

Sl. No.	Period	Issued by	Transaction
Survey No. 116			
1.	01.04.1920 to 31.03.2004	Office of the Sub-Registrar, Hoskote	• Sale Deed dated 15.05.1948, registered as Document No. 2573/1947-48, • Sale Deed dated 18.04.1953, registered as Document No. 230/1953-54. • Sale Deed dated 28.04.1953, registered as Document No. 399/1953-54. • Sale Deed dated 23.04.1959, registered as Document No. 215/1959-60, • Sale Deed dated 15.05.1961, registered as Document No. 618/1961-62, • Sale Deed dated 13.11.1967, registered as Document No. 3128/1967-68, • Sale Deed dated 11.03.1970, registered as Document No. 3977/1969-70.
Survey No. 116/4			
2.	01.04.2004 to 20.03.2026	Digitally signed by the office of the Sub-Registrar, Hoskote	• Partition Deed dated 17.09.2008, registered on 18.09.2008 as Document No.



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			HSK-1-02654/2008-09. • Mortgage Deed dated 15.09.2016, registered as Document No. HSK-1-04894/2016-17, • Discharge Deed dated 30.05.2018, registered as Document No. HSK-1-01473/2018-19, • Mortgage Deed dated 04.06.2018, registered as Document No. HSK-1-01606/2018-19 • Discharge Deed dated 24.08.2025, registered as Document No. HSK-1-07782/2025-26, • Sale Deed dated 16.03.2026, registered as Document No. DNH-1-19714/2025-26
Survey No. 116/5			
3.	01.04.2004 to 20.03.2026	Digitally signed by the office of the Sub-Registrar, Hoskote	• Partition Deed dated 17.09.2008, registered on 18.09.2008 as Document No. HSK-1-02654/2008-09, • Sale Deed dated 16.03.2026, registered as Document No. DNH-1-19714/2025-26.
Survey No. 116/6			
4.	01.04.2004 to 20.03.2026	Digitally signed by the office of the Sub-Registrar, Hoskote	• Partition Deed dated 17.09.2008, registered on 18.09.2008 as Document No. HSK-1-02654/2008-09, • Sale Deed dated 16.03.2026, registered as Document No. DNH-1-19714/2025-26.
Survey No. 116/7			
5.	01.04.2004 to	Digitally signed by the	• Partition Deed dated



	20.03.2026	office of the Sub-Registrar, Hoskote	17.09.2008. registered on 18.09.2008 as Document No. HSK-1-02654/2008-09. • Sale Deed dated 16.03.2026, registered as Document No. DNH-1-19714/2025-26.
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Encumbrance Certificate with respect to Survey No. 116 for the period 01.04.1920 to 31.03.2004 does not reflect the entries pertaining to (i) Sale Deed dated 15.05.1961, registered as Document No. 618/1961-62 and (ii) Sale Deed dated 12.06.1980, registered as Document No. 894/1980-81. However, since we have verified the documents, the non-reflection of the foregoing documents in the encumbrance certificate might be a clerical error and shall not have any impact on the title.

IV. PHYSICAL SEARCHES

38. Endorsement dated 16.10.2025 bearing No. KSHIP-3/LA/RTI/2024-25/1691 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Project Implementation Unit, KR Range, Karnataka State Highways Improvement Project, Bangalore indicates that the Schedule Property is not acquired by the foregoing authority for any of its projects.
39. Endorsement dated 18.10.2025 bearing No. LAQ/NU-207CR/12.2025-26 issued by the Special Land Acquisition Officer and Competent Authority, National Highway Authority of India, Hebbal, Bangalore indicates that the Schedule Property is not notified for acquisition by the foregoing authority under the Notifications (i) dated 02.03.2021 bearing No. SO995(E), (ii) dated 25.06.2021 bearing No. SO2554(E) and (iii) dated 02.09.2024 bearing No. SO3724E.
40. Endorsement dated 11.11.2025 bearing No. KHB/SLAO: 2034/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board (KHB), Bangalore indicates that the foregoing authority had not initiated any proceeding with respect to the Schedule Property as on 11.11.2025.
41. Endorsement dated 11.02.2026 bearing No. KIADB/LAQ: 295/2025-26 issued by the Special Land Acquisition Officer-1, KIADB (Bangalore Rural, Hoskote Taluk), Bangalore indicates that the Schedule Property did not fall under the category of 'Government Gontala land' and that the foregoing authority had not initiated any proceeding with respect to the Schedule Property as on 11.02.2026.
42. Physical searches have been carried out at Hoskote Taluk Office to obtain the RTCs for the period 2025-26 with respect to Survey Nos. 116/4, 116/5, 116/6 and 116/7 (i.e., Item No. 1 to Item No. 4 respectively) and our observations are as follows;



Sl.No.	Period of RTCs	Name of the Owner
Survey No. 116/4 measuring 15 ½ Guntas, inclusive of 02 ½ Guntas of kharab:		
1.	2025-26	B.N. Srinivas S/o Nanjundashetty vide MR No. T24/2014-15
Survey No. 116/5 measuring 15 Guntas, inclusive of 02 ½ Guntas of kharab:		
2.	2025-26	B.N. Narayanaswamy S/o Nanjundashetty vide MR No. T24/2014-15
Survey No. 116/6 measuring 14 ½ Guntas, inclusive of 02 ½ Guntas of kharab:		
3.	2025-26	B.N. Anand S/o Nanjundashetty vide MR No. T24/2014-15
Survey No. 116/7 measuring 14 ½ Guntas, inclusive of 02 ½ Guntas of kharab:		
4.	2025-26	B.N. Marashetty S/o Nanjundashetty vide MR No. T24/2014-15

43. Physical searches have been carried out at the office of the Sub-Registrar, Hoskote for the period 01.04.1970 to 31.03.2004 with respect to Survey No. 116 (i.e., the Larger Property). It is noted that in addition to the transactions discussed in Para No. 37 under Chapter III above, there are no other transactions pertaining to the Larger Property.
44. Physical searches have been carried out at the office of the Sub-Registrar, Hoskote for the period 01.04.2004 to 05.09.2025 with respect to Survey No. 116/4 and it is noted that in addition to the transactions discussed in Para No. 37 under Chapter III above, the following transactions are reflected pertaining to Survey No. 116/4 i.e., Item No. 1:
- Mortgage Deed dated 15.09.2016, registered as Document No. HSK-1-04894/2016-17 in Book-I, stored in CD No. HSKD580, in the office of the Sub-Registrar, Hoskote,
 - Discharge Deed dated 30.05.2018, registered as Document No. HSK-1-01473/2018-19 in Book-I, stored in CD No. HSKD647, in the office of the Sub-Registrar, Hoskote,
 - Discharge Deed dated 24.08.2025 (erroneously recorded as 21.08.2025 in the F.C.), registered as Document No. HSK-1-07782/2025-26 in Book-I, in the office of the Sub-Registrar, Hoskote.
45. Physical searches have been carried out at the office of the Sub-Registrar, Hoskote for the period 01.04.2004 to 05.09.2025 with respect to Survey No. 116/5 and it is noted that in addition to the transactions discussed in Para No. 37 under Chapter III above, there are no other transactions pertaining to Survey No. 116/5 i.e., Item No. 2.
46. Physical searches have been carried out at the office of the Sub-Registrar, Hoskote for the period 01.04.2004 to 05.09.2025 with respect to Survey No. 116/6 and it is noted that in addition to the transactions discussed in Para No. 37 under Chapter III above, there are no other transactions pertaining to Survey No. 116/6 i.e., Item No. 3.



47. Physical searches have been carried out at the office of the Sub-Registrar, Hoskote for the period 01.04.2004 to 05.09.2025 with respect to Survey No. 116/7 and it is noted that in addition to the transactions discussed in Para No. 37 under Chapter III above, there are no other transactions pertaining to Survey No. 116/7 i.e., Item No. 4.
48. In addition to the above, we have reviewed the following: (i) Letter dated 23.02.2023 issued by the Securities and Exchange Board of India to the Inspector General of Registration, and Commissioner of Stamps, Bengaluru requesting the said office to take necessary steps to ensure that the entries of attachment are made in the records of the Sub-Registrar Offices with respect to the properties listed in the Annexure attached thereto. (ii) Letter dated 30.08.2016 issued by the Justice (Retd.) R. M. Lodha Committee to the Inspector General of Registration, and Stamps and Chief Controlling Revenue Authority Bengaluru requesting the said office to take necessary steps to not effect the registration/mutation/sale of the properties wherein PACL Limited/its group companies have any rights or interest (copy is incomplete). (iii) The updated list setting out 1114 properties pertaining to PACL Limited in the form of Annexure attached to the Letter dated 23.02.2023. The above list does not include the Schedule Property.

V. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **Godrej Properties Limited is the absolute owner of the Schedule Property and has marketable title over the same.**

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VI. OUR UNDERSTANDING

We understand that Godrej Properties Limited intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

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

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

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ("FM") to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

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

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



VIII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

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

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

DISCLAIMERS

- 1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
- 2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
- 3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1948. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
- 4. We have retained the units of measurement as it appears in the different title deeds.
- 5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.



IX. CONTACT DETAILS

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

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

[Signature]
FM Senior Partner



19.08.2026

To,
Godrej Properties Limited

 Unit No. 4 & 5, 9th Floor, No. 1-15,
 Godrej Centre, Indiranagar, BM Kavul,
 Old Madras Road,
 Bengaluru – 560 038, Bengaluru

Hereunder referred to as 'the Client'

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

Report On Title

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I. SCHEDULE PROPERTY
Item No. 1:

All that piece and parcel of the land bearing Survey No. 117/7 measuring an extent of 8.08 Guntas converted from agricultural to non-agricultural Layout- Residential use vide Deemed conversion order dated 15.01.2025, bearing No. 735879, issued by the Deputy Commissioner, Bangalore Rural District, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on the:

East by	Land bearing Survey No. 117/10;
West by	Land bearing Survey No. 117/6;
North by	Remaining extent in Land bearing Survey No. 117/11;
South by	Land bearing Survey No. 117/8;

Item No. 2:

All that piece and parcel of the land bearing Survey No. 117/8 measuring an extent of 8.08 Guntas converted from agricultural to non-agricultural Layout- Residential use vide Deemed conversion order dated 15.01.2025, bearing No. 735878, issued by the Deputy Commissioner, Bangalore Rural District, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on the:

East by	Land bearing Survey No. 117/10;
West by	Land bearing Survey No. 117/6;
North by	Land bearing Survey No. 117/7;
South by	Land bearing Survey No. 117/9;

Item No. 3:

All that piece and parcel of the land bearing Survey No. 117/9 measuring an extent of 8.04 Guntas converted from agricultural to non-agricultural Layout- Residential use vide Deemed conversion order dated 15.01.2025, bearing No. 735877, issued by the Deputy Commissioner, Bangalore Rural District, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on the:

East by	Land bearing Survey No. 117/10;
West by	Land bearing Survey No. 117/6;
North by	Land bearing Survey No. 117/8;
South by	Land bearing Survey No. 118 and 120;

Item No. 4:

All that piece and parcel of the land bearing Survey No. 117/10 measuring an extent of 25 Guntas converted from agricultural to non-agricultural Layout- Residential use vide Deemed conversion order dated 15.01.2025, bearing No. 735876, issued by the Deputy Commissioner, Bangalore Rural District, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on the:

East by	Nala;
West by	Land bearing Survey No. 117/7, 117/8 and 117/9;
North by	Land bearing Survey No. 117/11;
South by	Land bearing Survey No. 118;

The boundaries of Item No. 1 to 4 are derived from Sale Deed dated 17.03.2026.

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II. DOCUMENTS FURNISHED FOR SCRUTINY

Sl. No.	DESCRIPTION OF DOCUMENT
1.	Sale Deed dated 14.07.1947, registered as document No. 120/1947-48, in Book 1, Volume 637, at Pages 203 to 204, in the Office of Sub-Registrar, Hoskote executed by Thimarayappa in favour of Ms. Kondamma d/o Mr Chikkamuniyappa with respect of Survey No. 117/2 measuring 2 Acres 26 Guntas;
2.	Sale Deed dated 29.06.1953, registered as document No. 1314, Volume 780, at Pages 207 to 208, in the Office of Sub-Registrar, Hoskote, executed by Mr. Thimmarayappa s/o Mr. Venkataramanappa in favour of Mr. Chikkamuniyappa alias Abbaiah Reddy s/o Mr. Venkatarreddy with respect of Survey No. 117/2 measuring 2 Acres 26 Guntas;
3.	Sale Deed dated 19.07.1961, registered as document No. 1483, Volume 999, at Pages 166 to 167, in the Office of Sub-Registrar, Hoskote executed by Mr. Chikkamuniyappa alias Abbaiah Reddy s/o Mr. Venkatarreddy in favour of Mr. Kunigal Thimmarayappa s/o Mr. Kunigal Venkataramanappa with respect of Survey No. 117/2 measuring 2 Acres 26 Guntas.
4.	Endorsement dated 08.05.2004, bearing No. B1/C.R/2011/2004-25, indicates the non-availability of IL and RR;
5.	Mortgage Deed dated 29.08.1961, registered as document No. 1935/1961-62, in Book 1, Volume 998, at Pages 17 to 19, in the Office of Sub-Registrar, Hoskote executed by Mr. Thimmarayappa and his minor children Venkataramanappa, Thimmarayappa, Sonappa
6.	Mortgage Deed dated 21.08.1961 (registered on 29.08.1961), registered as document No. 1936/1961-62, in Book 1, Volume 998, at Pages 21 to 23, in the Office of Sub-Registrar, Hoskote
7.	Genealogical Tree of Mr. Thimmarayappa issued by the Village Accountant, Anugodanahalli Hobli;
8.	Partition Deed dated 13.04.2011, registered as document No. 211/2011-12, in Book 1, stored in CD No. HSKD188, in the Office of Sub-Registrar, Hoskote, executed among Mr. Ramesh s/o Mrs. Thimmakka, Mrs. Byamma, Mr. Venkataramanappa, Mr. B m Nagaraj, Mr. B M Sathish Babu, Mr. B Shashikumar, Mr. Sonappa, Mrs. Gowamma, Mr. Manjunatha;
9.	Mutation Register Extract bearing MR No. 12/2011-12;
10.	Mutation Register Extract bearing MR No. 53/2011-12;
Survey No. 117/7	
11.	Agreement to Sale dated 21.04.2011, registered as document No. 367/2011-12, in Book 1, stored in CD No. HSKD189, in the Office of Sub-Registrar, Hoskote

	executed by Mr. Shashikumar s/o Mr. Mariyappa and Mr. Srinivasan and Miss Savera Srinivasan;
12.	Sale Deed dated 14.02.2012, registered as document No. 8987/2011-12, in Book I, stored in CD no. HSKD237, in the Office of Sub-Registrar, Hoskote, executed by Mr. Shashikumar s/o Mr. Mariyappa in favour of Miss. Savera Srinivasan d/o M Srinivasan (represented by power of attorney holder Mr. M Srinivasan) and Mr. M Srinivasan s/o late Mr. Muthu Swamy Gowdar in respect of Survey No. 117/7 (old No. 117/2) measuring 8 ½ Guntas;
13.	Mutation Register Extract bearing MR No. 62/2011-12;
14.	Official Memorandum (Deemed Conversion) dated 15.01.2025, bearing No. 735879, issued by the Deputy Commissioner, Bangalore rural district, for conversion of land bearing Survey No. 117/7 measuring 08.08 Guntas;
15.	Mutation Register Extract bearing MR No. T66/2024-25;
Survey No. 117/8	
16.	Agreement to Sale dated 21.04.2011, registered as document No. 369/2011-12, in Book I, stored in CD No. HSKD189, in the Office of Sub-Registrar, Hoskote executed by Mr. Sathish Babu B M (for self and as minor guardian for his daughter Miss. Navya) in favour of Miss. Savera Srinivasan d/o M Srinivasan and Mr. M Srinivasan s/o late Mr. Muthu Swamy Gowdar in respect of Survey No.
17.	Sale Deed dated 14.02.2012, registered as document No. 8985/2011-12, in Book I, stored in CD No. HSKD237, in the Office of Sub-Registrar, Hoskote executed by Mr. Sathish Babu B M s/o late Mr. Mariyappa (for self and his minor daughter Miss Navya) in favour of Miss. Savera Srinivasan d/o M Srinivasan (represented by power of attorney holder Mr. M Srinivasan) and Mr. M Srinivasan s/o late Mr. Muthu Swamy Gowdar;
18.	Mutation Register Extract bearing MR No. 64/2011-12
19.	Official Memorandum (Deemed Conversion) dated 15.01.2025, bearing No. 735878, issued by the Deputy Commissioner, Bangalore Rural District, for converting the land in Survey No. 117/8 measuring 08.08 Guntas from agricultural to non-agricultural Layout – Residential use;
20.	Mutation Register Extract bearing MR No. T65/2024-25.
Survey No. 117/9	
21.	Sale Deed dated 14.02.2012, registered as document No. 8986/2011-12, in Book I, stored in CD No. HSKD237, in the Office of Sub-Registrar, Hoskote executed by Mr. B M Nagaraj s/o late Mr. Mariyappa (for self and his minor children Yashaswini and Aishwaraya) in favour of Miss. Savera Srinivasan d/o M Srinivasan (represented by power of attorney holder Mr. M Srinivasan) and Mr. M Srinivasan s/o late Mr. Muthu Swamy Gowdar;

22.	Mutation Register Extract bearing MR No. 63/2011-12;
23.	Official Memorandum (Deemed Conversion) dated 15.01.2025, bearing No. 735877, issued by the Deputy Commissioner, Bangalore rural district;
24.	Mutation Register Extract bearing MR No. T64/2024-25.
Survey No. 117/10	
25.	Sale Deed dated 14.02.2012, registered as document No. 8984/2011-12, in Book 1, stored in CD No. HSKD237, in the Office of Sub-Registrar, Hoskote executed by Mr. Venkataramanappa T s/o late Mr. Kunigal Thimmarayappa along with his children Lakshmi, Rathnamma (for self and minor children Jeevan and Shravan) and Girish in favour of Miss. Savera Srinivasan d/o M Srinivasan (represented by power of attorney holder Mr. M Srinivasan) and Mr. M Srinivasan s/o late Mr. Mulbu Swamy Gowdar;
26.	Mutation Register Extract bearing MR No. 65/2011-12.
27.	Official Memorandum (Deemed Conversion) dated 15.01.2025, bearing No. 735876, issued by the Deputy Commissioner, Bangalore rural district.
28.	Mutation Register Extract bearing MR No. T63/2024-25.
29.	Special Power of Attorney dated 13.02.2012, executed by Savera in favour of her father Srinivasan.
30.	Public Notice published on 19.08.2025 in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers;
Common Documents	
31.	Memorandum of Understanding on 15.09.2023, executed by . Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan with Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M.
32.	Agreement to Sell dated 01.12.2025, registered as Document No. DNH-1-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli executed by M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan with Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M.
33.	Irrevocable General Power of Attorney dated 01.12.2025, registered as Document No. DNH-4-01277/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli executed by M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M.
34.	Irrevocable General Power of Attorney dated 01.12.2025, registered as document No. 1278/2025-26, in Book IV, stored in centralized data cell (electronic format), in the Office of Senior Sub-Registrar, Devanahalli, executed by Savera Srinivasan D/o M.



	Srinivasan in favour of M. Srinivasan S/o late Muthusamy Gounder
35.	Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli executed by Srinivasan S/o late Muthusamy Gounder and Saveru Srinivasan D/o M. Srinivasan, represented by her power of attorney holder, Mr. M. Srinivasan (as Vendors) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming Party) in favour of Godrej Properties Limited.
36.	Commencement Certificate dated 09.05.2024 bearing No. STRRPA/TP/CI.U/158/2022-23, allowed change of land use issued by Member Secretary and Joint Director of Department of Town and Country Planning, STRRPA, Bangalore;
37.	Relinquishment Deed, registered on 04.07.2026 as Document No. HSK-1-05039/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote.
38.	Development Plan dated 09.07.2026 bearing No. STRRPA/TP/DP: 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore
39.	Form 11 A Khata with respect to Scheduled Property interalia with other proportion admeasuring 61439 square metres having PID No. 150300402000420316, VP Khata No. 659, in the name of Godrej Properties Limited.
40.	Tax Paid receipt in Form -3, dated 04.08.2026, issued by the Panchayath Development Officer, Mutsandra Village Panchayath, Hoskote Taluk, Bangalore Rural District.
41.	Village Map of Bhodanahosahalli Village;
42.	Moola Survey Tippani in respect of Survey No. 117 issued by office of the Land Records, Hoskote;
43.	Karda Nakal in respect of Survey No. 117 issued by office of the Land Records, Hoskote;
44.	Hissa Survey Tippani dated 26.07.1942, with respect of Survey No. 117/2 (view only copy);
45.	Hissa Survey Tippani in respect of Survey No. 117/2 issued by the Office of Land Records, Hoskote;
46.	Pukka Book in respect of Survey No. 117/2 issued by the Office of Land Records, Hoskote;
47.	Atlas in respect of Survey No. 117/2 issued by the Office of Land Records, Hoskote;
48.	Karnataka Revision Settlement Akarband in respect of Survey No. 117/7 issued by

	the Office of Land Records, Hoskote.
49.	Karnataka Revision Settlement Akarband in respect of Survey No. 117/8 issued by the Office of Land Records, Hoskote.
50.	Karnataka Revision Settlement Akarband in respect of Survey No. 117/9 issued by the Office of Land Records, Hoskote.
51.	Karnataka Revision Settlement Akarband in respect of Survey No. 117/10 issued by the Office of Land Records, Hoskote.
52.	RTC Extract for the period 1968-69 to 2000-01, 2001-02 to 2010-11 in respect of Survey No. 117/2;
53.	RTC Extract for the period 2011-12 to 2023-26 in respect of Survey No. 117/7;
54.	RTC Extract for the period 2011-12 to 2023-26 in respect of Survey No. 117/8;
55.	RTC Extract for the period 2011-12 to 2023-26 in respect of Survey No. 117/9;
56.	RTC Extract for the period 2011-12 to 2023-26 in respect of Survey No. 117/10;
57.	Enforcement dated 05.11.2025, hearing No. ACDBP- PTCL 00TMC/22/2025, digitally signed by Assistant Commissioner, Doddaballapur Sub-division, Doddaballapura.
58.	Nil Tenancy Certificate dated 14.11.2025 bearing No. RD1218568016697 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District.
59.	Encumbrance Certificate for the period 01.04.1942 to 31.03.2004;
60.	Encumbrance Certificate for the period 01.04.2004 to 31.03.2012;
61.	Nil Encumbrance Certificate for the period 01.04.2011 to 13.09.2024 in respect Survey No. 117/7
62.	Nil Encumbrance Certificate for the period 01.04.2011 to 16.09.2024 in respect Survey No. 117/8;
63.	Nil Encumbrance Certificate for the period 13.09.2024 to 06.06.2025 in respect Survey No. 117/7 and 117/8;
64.	Nil Encumbrance Certificate for the period 01.04.2011 to 13.09.2024 in respect Survey No. 117/9
65.	Nil Encumbrance Certificate for the period 01.04.2011 to 16.09.2024 in respect Survey No. 117/10;
66.	Nil Encumbrance Certificate for the period 13.09.2024 to 06.06.2025 in respect Survey No. 117/9 and 117/10;
67.	Encumbrance Certificate for the period 01.04.2004 to 18.03.2026 with respect to

	Survey No. 117/7;
68.	Encumbrance Certificate for the period 01.04.2004 to 18.03.2026 with respect to Survey No. 117/8;
69.	Encumbrance Certificate for the period 01.04.2004 to 18.03.2026 with respect to Survey No. 117/9;
70.	Encumbrance Certificate for the period 01.04.2004 to 18.03.2026 with respect to Survey No. 117/10;
PHYSICAL SEARCH	
71.	Encumbrance Certificate for the period 01.04.1970 to 31.03.2004 with respect to Survey No. 117/2 (Old No. 117);
72.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 with respect to Survey No. 117/7 (Old No. 117);
73.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 with respect to Survey No. 117/8;
74.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 with respect to Survey No. 117/9;
75.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 with respect to Survey No. 117/10;
76.	Endorsement dated 16.10.2025 bearing No. RPM.KSHP/LA/RII/2024-25 /1691 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Karnataka State Highways Improvement Project, Bangalore;
77.	Endorsement dated 18.10.2025 bearing No. No. LAQ/NI-207/CR/12/2025-26, issued by the Special Land Acquisition Officer, National Highway Authority, Hebbal, Bangalore;
78.	Endorsement dated 11.11.2025, bearing No. KHB/LAD/2035/2025-26, issued by the Land Acquisition Officer, Karnataka Housing Board, Bangalore;

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III. TITLE FLOW

Upon perusal of the documents furnished to us, we are of the opinion that:

1. The land in Survey No. 117/2, measuring an extent of 2 Acres 26 Guntas, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District (hereinafter referred to as 'Larger Property') was in the possession and ownership of Mr. Thimmarayappa. Mr. Thimmarayappa conveyed the Larger Property in favour of Ms. Kondamma, d/o Mr. Chikkamuniyappa in terms of Sale Deed dated 14.07.1947, registered as document No. 120/1947-48 of Book 1, Volume 637, at Pages 203 to 204, in the Office of Sub-Registrar, Hoskote.

2. We have further been furnished with a Sale Deed dated 29.06.1953 which indicates that Mr. Thimmarayappa, s/o Mr. Venkataramanappa conveyed the Larger Property in favour of Mr. Chikkamuniyappa alias Abbaiah Reddy, s/o Mr. Venkatarreddy. The said sale deed is registered as document No. 1314, Volume 780, at Pages 207 to 208, in the Office of Sub-Registrar, Hoskote.

We had sought clarity on how Mr. Thimmarayappa conveyed the Larger Property in favour of Mr. Chikkamuniyappa pursuant to him conveying the same in favour of Mrs. Kondamma. We have not been made available with any document / clarification against the same. However, given the uninterrupted flow of title from 1961-62 onwards in the name of Mr. Thimmarayappa, we have dispensed with this requirement.

3. Pursuant to the above, Mr. Chikkamuniyappa alias Abbaiah Reddy s/o Mr. Venkatarreddy conveyed the Larger Property in favour of Mr. Kunigal Thimmarayappa s/o Mr. Kunigal Venkataramanappa in terms of Sale Deed dated 19.07.1961, registered as document No. 1483, Volume 999, at Pages 166 to 167, in the Office of Sub-Registrar, Hoskote.

We had sought for the IL, RR and MR recording the foregoing Sale Deed dated 19.07.1961. We however have been provided with the Enforceement dated 08.05.2023 issued by the Office of the Tahsildar, Hoskote Taluk, Bangalore Rural District indicating its non-availability. We have hence dispensed with the requirement.

4. Mr. Thimmarayappa and his minor children Venkataramanappa, Thimmarayappa, Sonnappa had mortgaged the Larger Property in terms of 2 mortgage deeds as detailed hereinbelow:

- i. Mortgage Deed dated 29.08.1961, registered as document No. registered as document No. 1935/1961-62, in Book 1, Volume 998, at Pages 17 to 19, in the Office of Sub-Registrar, Hoskote.

- ii. Mortgage Deed dated 21.08.1961 (registered on 29.08.1961), registered as document No. 1936/1961-62, in Book I, Volume 998, at Pages 21 to 23, in the Office of Sub-Registrar, Hoskote.

We had sought for copies of the Discharge Deeds / NOCs pertaining to the aforesaid Mortgage Deeds, however, we were informed that the same are not traceable. Notwithstanding this, it is pertinent to note that the mortgage in question was created in the year 1961. The documents also does not indicate any proceedings for redemption / foreclosure of the said mortgage. Since approximately sixty-four (64) years have elapsed from the date of creation of the mortgage, the statutory period for enforcing any mortgage rights has long expired. Accordingly, on the basis of the provisions of the Limitation Act and the substantial lapse of time, it is reasonably presumed that the said mortgage shall not have any impact on the title of the Larger Property.

5. The Genealogical Tree of Mr. Thimmarayappa issued by the Village Accountant, Anugodanahalli Hobli indicates as follows:

Mr. Thimmarayappa (Demised) had seven children namely,

- i. Thimmakka (Demised) has only one son namely Ramesh
- ii. Byramma
- iii. Venkataramanappa has 3 children namely (a) Lakshmi, (b) Radharamma and (c) Girish;
- iv. Mariyappa (demised) has 3 children namely
 (a) B M Nagaraj, his two children namely Yashwanth and Ashwarya;
 (b) B M Sathish Babu has a daughter namely Navya
 (c) B M Shashikumar;
- v. Sonnappa
- vi. Gowramma
- vii. Manjunath

As noted in the foregoing genealogical Tree Mr. Thimmarayappa and Mr. Mariyappa are demised, we had sought for the death certificate of Mr. Thimmarayappa and Mr. Mariyappa and we have been informed that the same are not available.

6. Thereafter Mr. Ramesh s/o Mrs. Thimmakka, Mrs. Byramma, Mr. Venkataramanappa, Mr. B M Nagaraj, Mr. B M Sathish Babu, Mr. B Shashikumar, Mr. Sonnappa, Mrs. Gowramma, Mr. Manjunatha entered into Partition Deed dated 13.04.2011, registered as document No. 211/2011-12, of Book I, recorded in CD No. HSKD188, in the Office of Sub-Registrar, Hosakote. Wherein Survey No. 117/2, measuring an extent of 25 Guntas is allotted to the share of Mr. Venkataramanappa, 8¼ Guntas was allotted to the share of Mr. B M Nagaraj, 8¼ Guntas was allotted to the share of B M Sathish Babu, 8½ Guntas was allotted to the share of Mr. B M Shashikumar, 25½ Guntas to the share of Mr. Manjunath. The foregoing Partition Deed has been recorded in the Mutation Register Extract bearing MR No. 12/2011-12.



7. The Mutation Register Extract bearing MR No. 53/2011-12, indicates that the Survey No. 117/2, measuring 2 Acres 26 Guntas has been phodied / bifurcated into 117/2, 117/6 to 117/11 as detailed in the below table:

Sl. No.	Survey No.	Extent in Guntas	Name of the Owner
1.	117/2	25 ¼	Mr. Manjunath s/o late Mr. Thimmarayappa
2.	117/6	25	Mr. Sonnappa s/o Mr. Thimmarayappa
3.	117/7	8 ½	Mr. Shashikumar s/o late Mr. Mariyappa
4.	117/8	8 ½	Mr. Sathish Babu s/o late Mr. Mariyappa
5.	117/9	8 ½	Mr. Nagaraj s/o late Mr. Mariyappa
6.	117/10	25	Mr. Venkataramanappa s/o Mr. Thimmarayappa
7.	117/11	5 ¾	Mr. Manjunath and Others

Land bearing Survey No. 117/7 measuring 8 ½ Guntas

8. Mr. Shashikumar, s/o Mr. Mariyappa with an intention to convey the land bearing Survey No. 117/2 (New No. 117/7) measuring 8 ½ Guntas entered into Agreement to Sale dated 21.04.2011 with Mr. Srinivasan and Ms Savera Srinivasan, which is registered as document No. 367/2011-12, in Book 1, stored in CD No. HSKD189, in the Office of Sub-Registrar, Hoskote.
9. Mr. Shashikumar s/o Mr. Mariyappa conveyed Survey No. 117/7 (old No. 117/2) measuring 8 ½ Guntas (*hereinafter referred to as 'Item No. 1'*) in favour of Ms Savera Srinivasan, d/o M Srinivasan (represented by power of attorney holder Mr. M Srinivasan) and Mr. M Srinivasan, s/o late Muthu Swamy Gowdar in terms of Sale Deed dated 14.02.2012, registered as document No. 8987/2011-12, in Book 1, stored in CD No. HSKD237, in the Office of Sub-Registrar, Hoskote. The foregoing Sale Deed has been recorded in the Mutation Register Extract bearing MR No. 62/2011-12.

We have been informed that the Mr. Shashikumar was unmarried at the time of execution of the Sale Deed hence we have not sought for his genealogical tree.

10. Pursuantly, Mr. Srinivasan and Savera Srinivasan with the intention to seek for change in land use for land bearing Survey No. 117/7, measuring 8 ½ Guntas filed an application before Satellite Town Ring Road Planning Authority (STRPA). Accordingly, the Member Secretary and Joint Director of Department of Town and Country Planning, STRPA, Bangalore vide Commencement Certificate dated 09.05.2024, bearing No. STRPA/TP/CLU/158/2022-23, allowed change of land use pertaining to lands interalia including Survey No. 117/7 from agricultural to non-agricultural residential purposes.

11. Thereafter, Ms. Savera Srinivasan d/o M Srinivasan (represented by power of attorney holder Mr. M Srinivasan) and Mr. M Srinivasan s/o late Mr. Muthu Swamy Gowdar have secured the conversion of Item No.1 property from agricultural to non-agricultural Layout – Residential vide Official Memorandum (Deemed Conversion) dated 15.01.2025, bearing No. 735879, issued by the Deputy Commissioner, Bangalore Rural district. The foregoing conversion is recorded in the Mutation Register Extract bearing MR No. 166/2024-25.

Land bearing Survey No. 117/8 measuring 8 ½ Guntas

12. Mr. Sathish Babu B M s/o late Mariyappa (for self and his minor daughter Ms. Navya) with an intention to convey the land bearing Survey No. 117/2 (New No. 117/8) measuring 8½ Guntas entered into Agreement to Sale dated 21.04.2011 with Mr. Srinivasan and Ms. Savera Srinivasan, which is registered as document No. 369/2011-12, in Book I, stored in CD No. HSKD189, in the Office of Sub-Registrar, Hoskote.
13. Thereafter, Mr. Sathish Babu B M s/o late Mr. Mariyappa (for self and his minor daughter Ms Navya) conveyed the land bearing Survey No. 117/8 (Old No. 117/2) measuring 8½ Guntas (*hereinafter referred to as 'Item No. 2'*) in favour of Ms. Savera Srinivasan d/o M Srinivasan (represented by power of attorney holder Mr. M Srinivasan) and Mr. M Srinivasan s/o late Mr. Muthu Swamy Gowdar vide Sale Deed dated 14.02.2012, registered as document No. 8985/2011-12, in Book I, stored in CD No. HSKD237, in the Office of Sub-Registrar, Hoskote. The foregoing Sale Deed has been recorded in the Mutation Register Extract bearing MR No. 64/2011-12.
14. Pursuantly, Mr. Srinivasan and Savera Srinivasan with the intention to seek for change in land use for the land bearing Survey No. 117/8 measuring 8 ½ Guntas, filed an application before Satellite Town Ring Road Planning Authority (STRRPA). Accordingly, the Member Secretary and Joint Director of Department of Town and Country Planning, STRRPA, Bangalore vide Commencement Certificate dated 09.05.2024 bearing No. STRRPA/TP/CLU/158/2022-23, allowed change of land use pertaining to lands interalia including Survey No. 117/8 from agricultural to non-agricultural residential purposes.
15. Thereafter, Ms. Savera Srinivasan d/o M Srinivasan (represented by power of attorney holder Mr. M Srinivasan) and Mr. M Srinivasan s/o late Mr. Muthu Swamy Gowdar have secured conversion of the Item No. 2, from agricultural to non-agricultural Layout – Residential vide Official Memorandum (Deemed Conversion) dated 15.01.2025, bearing No. 735878, issued by the Deputy Commissioner, Bangalore rural district. The foregoing conversion is recorded Mutation Register Extract bearing MR No. T65/2024-25.



Land bearing Survey No. 117/9 measuring 8 ¼ Guntas

16. Mr. B M Nagaraj s/o late Mr. Mariyappa (for self and his minor children Yashaswini and Aishwaraya) conveyed land bearing Survey No. 117/9 (old No. 117/2) measuring 8¼ Guntas (*hereinafter referred to as 'Item No. 3'*) in favour of Ms. Savera Srinivasan d/o M Srinivasan (represented by power of attorney holder Mr. M Srinivasan) and Mr. M Srinivasan s/o late Mr. Muthu Swamy Gowdar *vide* Sale Deed dated 14.02.2012, registered as document No. 8986/2011-12, in Book I, stored in CD No. HSKD237, in the Office of Sub-Registrar, Hoskote. The foregoing Sale Deed is recorded in the Mutation Register Extract bearing MR No. 63/2011-12.
17. Pursuantly, Mr. Srinivasan and Savera Srinivasan with the intention to seek change in land use for the land bearing Survey No. 117/9 measuring 8¼ Guntas filed an application before Satellite Town Ring Road Planning Authority (STRPA). Accordingly, the Member Secretary and Joint Director of Department of Town and Country Planning, STRPA, Bangalore *vide* Commencement Certificate dated 09.05.2024 bearing No. STRPA/TP/CLU/158/2022-23, allowed change of land use pertaining to lands interalia including Survey No. 117/9 from agricultural to non-agricultural residential purposes.
18. Thereafter, Ms. Savera Srinivasan d/o M Srinivasan (represented by power of attorney holder Mr. M Srinivasan) and Mr. M Srinivasan s/o late Mr. Muthu Swamy Gowdar have secured conversion of the Item No. 3, from agricultural to non-agricultural Layout - Residential *vide* Official Memorandum (Deemed Conversion) dated 15.01.2025, bearing No. 735877, issued by the Deputy Commissioner, Bangalore rural district. The foregoing conversion is recorded in the Mutation Register Extract bearing MR No. T64/2024-25.

Land bearing Survey No. 117/10 measuring 25 Guntas

19. Mr. Venkataramanappa T s/o late Mr. Kunigal Thimmurayappa along with his children Lakshmi, Rathnamma (for self and minor children Jeevan and Shravani) and Girish conveyed the land bearing Survey No. 117/10 (old No. 117/2) measuring 25 Guntas (*hereinafter referred to as 'Item No. 4'*) in favour of Ms. Savera Srinivasan d/o M Srinivasan (represented by power of attorney holder Mr. M Srinivasan) and Mr. M Srinivasan s/o late Mr. Muthu Swamy Gowdar *vide* Sale Deed dated 14.02.2012, registered as document No. 8984/2011-12, in Book I, stored in CD No. HSKD237, in the Office of Sub-Registrar, Hoskote. The foregoing Sale Deed has been recorded in the Mutation Register Extract bearing MR No. 65/2011-12.
20. Pursuantly, Mr. Srinivasan and Savera Srinivasan with the intention to seek for change in land use for the land bearing Survey No. 117/10 measuring 25 Guntas filed an application before Satellite Town Ring Road Planning Authority (STRPA). Accordingly, the Member Secretary and Joint Director of Department of Town and Country Planning, STRPA, Bangalore *vide* Commencement Certificate dated 09.05.2024 bearing No. STRPA/TP/CLU/158/2022-23, allowed change of land use pertaining to lands interalia including Survey No. 117/10 from agricultural to non-agricultural residential purposes.

21. Thereafter, Ms. Savera Srinivasan d/o M Srinivasan (represented by power of attorney holder Mr. M Srinivasan) and Mr. M Srinivasan s/o late Mr. Muthu Swamy Gowdar have secured the conversion of the Item No. 4, from agricultural to non-agricultural Layout Residential vide Official Memorandum (Deemed Conversion) dated 15.01.2025, bearing No. 735876, issued by the Deputy Commissioner, Bangalore rural district. The foregoing conversion is recorded Mutation Register Extract bearing MR No. 163/2024-25.
22. Thus, in the aforementioned manner Ms. Savera Srinivasan d/o M Srinivasan and Mr. M Srinivasan s/o late Mr. Muthu Swamy Gowdar become the absolute owners of Item No. 1 to 4. Item No. 1 to 4 hereinafter collectively referred to as **Schedule Property**.

Common Documents:

23. We have been made available with the notarized Special Power of Attorney dated 13.02.2012, executed by Ms. Savera Srinivasan d/o Mr. M Srinivasan in favour of her father Mr. M Srinivasan and it indicates that Ms. Savera Srinivasan had authorized her father to represent her before the jurisdictional statutory authorities in purchasing the Item No. 1 to 4 properties.
24. Thereafter, M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan entered into a Memorandum of Understanding on 15.09.2023 with Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M agreeing to convey the Schedule Property along with other lands and in lieu of the same, the said parties also executed the Agreement to Sell dated 01.12.2025, registered as Document No. DNH-1-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
25. Pursuant to the above, M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan appointed and nominated Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M as their power of attorney holder to do all acts and deeds interalia including entering into deed/s of conveyance on their behalf including sale deed with respect to the Schedule Property along with other lands, by way of the Irrevocable General Power of Attorney dated 01.12.2025, registered as Document No. DNH-4-01277/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
26. Meanwhile, however, Savera Srinivasan D/o M. Srinivasan executed another Irrevocable General Power of Attorney dated 01.12.2025 in favour of her father, M. Srinivasan S/o late Muthusamy Gounder to appoint and nominate him to do all acts and deeds interalia including to represent her or execute deeds of conveyance on her behalf with respect to the Schedule Property. The foregoing Irrevocable General Power of Attorney dated 01.12.2025 is registered as Document No. DNH-4-

01278/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.

27. Thereafter, M. Srinivasan S/o late Muthusamy Gounder and Savera Srinivasan D/o M. Srinivasan, represented by her power of attorney holder, Mr. M. Srinivasan (as Vendors) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming Party) conveyed the Schedule Property in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Mahendra B under the Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
28. Pursuant to the above, Godrej Properties Limited relinquished an extent measuring 8011.71 Sq. Mtrs. towards parks and open spaces and an extent measuring 3990.00 Sq. Mtrs. towards STRR Land Bank out of the project lands admeasuring 19 Acres 28 $\frac{1}{4}$ Guntas, inter alia including the Schedule Property in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore, by way of a Relinquishment Deed, registered on 04.07.2026 as Document No. HSK-1-05039/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote.
29. Further, Godrej Properties Limited obtained a Development Plan dated 09.07.2026 bearing No. STRRPA/TP/DP, 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore for residential (row-housing) development with respect to project lands inter alia including the Schedule Property. The foregoing Development Plan was approved by Order dated 30.04.2026 bearing No. 44.7.2. It is noted that out of the project lands admeasuring 19 Acres 28 $\frac{1}{4}$ Guntas (or 79797.84 Sq. Mtrs.), an extent of 61439.37 Sq. Mtrs. shall be utilised for residential, driveway and open areas; the remaining extent has been relinquished/reserved to be relinquished in favour of STRR Planning Authority in the following manner:
- For parks and open spaces, an extent measuring 8011.71 Sq. Mtrs. (relinquished, as detailed in Para No. 28);
 - For civic amenities, an extent measuring 3990.40 Sq. Mtrs. (earmarked/reserved as represented by the Client);
 - For STRR Land Bank, an extent measuring 3990.00 Sq. Mtrs. (relinquished, as detailed in Para No. 28);
 - For road widening, an extent measuring 292.37 Sq. Mtrs. (earmarked/reserved as represented by the Client);
 - The possession has been lost with respect to an area admeasuring 2073.99 Sq. Mtrs. (as represented by the Client).
30. Presently the property falls under the jurisdiction of Village Panchayath of Mutsandra and Village Panchayath of Mutsandra has issued the Form 11 A Khata in the name of Godrej Properties Limited with respect to Schedule Property inter alia with other

properties admeasuring 61439 square metres having PID No. 150300402000420316, VP Khata No. 659, in the name of Godrej Properties Limited. Also noted that the property is assessed with tax for the period 2026-27 as evident in the Tax Paid receipt in Form -3, dated 04.08.2026, issued by the Panchayath Development Officer, Mutsandra Village Panchayath, Hoskote Taluk, Bangalore Rural District.

31. Public Notice indicating the intended sale transaction of the Schedule Property was published in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers on 19.08.2025 and we have not received any objection against the foregoing Public Notice with respect to the Schedule Property until the date of this Report.
32. Endorsement dated 05.11.2025, bearing No. ACDBP- PTCL 00TMC/22/2025, digitally signed by Assistant Commissioner, Doddaballapur Sub-division, Doddaballapura discloses that there no proceedings initiated with respect to the provisions under The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Schedule Property.
33. Nil Tenancy Certificate dated 14.11.2025 bearing No. RD1218568016697 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District indicates that there are no claims for tenancy filed before the foregoing authority with respect to the Schedule Property.

Survey / Revenue Documents

34. Village Map of Bhodanahosahalli indicates the shape of land bearing Survey No. 117, it also indicates the presence of Halla (pit) in the land adjacent to Survey No. 117;
35. Moola Survey Tippani with respect to Survey No. 117 issued by office of the Land Records, Hoskote, indicates the shape of land in Survey No. 117,
36. Karda Nakal with respect of Survey No. 117, issued by office of the Land Records, Hoskote, indicates the name of Karda as Kempegowda and Mr. Thimmarayappa, s/o Mr. Kempa.
37. Hissa Survey Tippani dated 26.07.1942, indicated that the Survey No. 117 has been phodied into 117/1 and 117/2, wherein Survey No. 117/1 is in the possession of Mr. Donappa and Survey No. 117/2 is in the possession of Mr. Thimmarayappa s/o Mr. Venkataramanappa.
38. The Pakka Book, Hissa Survey Tippani indicates that the Survey No. 117/2 has been phodied into Survey No. 117/2, 117/6, 117/7, 117/8, 117/9, 117/10 and 117/11 as detailed in the below table:

Sl. No.	Survey No.	Extent in Guntas	Name of the Owner
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1.	117/2	25 ½	Mr. Manjunath s/o late Mr. Thimmarayappa
2.	117/6	25	Mr. Sonnappa s/o Mr. Thimmarayappa
3.	117/7	8 ½	Mr. Shashikumar s/o late Mr. Mariyappa
4.	117/8	8 ½	Mr. Sathish Babu s/o late Mr. Mariyappa
5.	117/9	8 ½	Mr. Nagaraj s/o late Mr. Mariyappa
6.	117/10	25	Mr. Venkataramanappa s/o Mr. Thimmarayappa
7.	117/11	5 ½	Mr. Manjunath and Others

39. Karnataka Revision Settlement Akarband issued by Office of the Land Records, Hoskote in respect of Survey No. 117/7, 117/8, 117/9 and 117/10 indicates as follows:

- Survey No. 117/7 measuring total extent of 8 ½ Guntas there being no Kharab land;
- Survey No. 117/8 measuring total extent of 8 ½ Guntas there being no Kharab land;
- Survey No. 117/9 measuring total extent of 8 ½ Guntas there being no Kharab land;
- Survey No. 117/10 measuring total extent of 25 Guntas there being no Kharab land;

40. We have perused the Record of Rights, Tenancy, & Crops (R.T.C) with respect to Survey No. 117/2, 117/7, 117/8, 117/9 and 117/10 situated at Bhodanahosahalli Village, Arasikondanahalli Hobli, Hoskote Taluk, Bangalore Rural and our observation are as under:

Sl. No.	Period of RTCs	Name of the Owner
Survey No. 117/2 measuring total extent of 2 Acres 26 Guntas there being no kharab land		
1.	1968-69 to 2000-01, 2001-02 to 2010-11	Mr. Thimmarayappa s/o Venkataramanappa
Survey No. 117/7 measuring total extent of 08.08 Guntas there being no kharab land		
2.	2011-12 to 2025-26	Ms. Savera Srinivasan and Mr. Srinivasan
Survey No. 117/8 measuring total extent of 08.08 Guntas there being no kharab land		

3.	2011-12 to 2025-26	Ms. Savera Srinivasan and Mr. Srinivasan
Survey No. 117/9 measuring total extent of 08.04 Guntas there being no kharab land		
4.	2011-12 to 2025-26	Ms. Savera Srinivasan and Mr. Srinivasan
Survey No. 117/10 measuring total extent of 25 Guntas there being no kharab land		
5.	2011-12 to 2025-26	Ms. Savera Srinivasan and Mr. Srinivasan

Encumbrance Certificates:

41. We have been furnished with the following Encumbrance Certificates for our perusal:

Sl. No.	Period	Issued by	Transaction
Survey No. 117/2			
1.	01.04.1942 to 31.03.2004	Office of the Sub-Registrar, Hoskote	• Sale Deed dated 14.07.1947, registered as document No. 120.1947-18, in Book 1, Volume 637 at Pages 203 to 204, in the Office of Sub-Registrar, Hoskote; • Sale Deed dated 29.06.1953, registered as document No. _____, Volume 780, at Pages 207 to 208, in the Office of Sub-Registrar, Hoskote; • Sale Deed dated 19.07.1961, registered as document No. 1483, Volume 999, at Pages 166 to 167, in the Office of Sub-Registrar, Hoskote; • Mortgage Deed dated 29.08.1961, registered as document No. _____, registered as document No. 1935/1961-62, in Book I, Volume 998, at Pages 17 to 19, in the Office

			of Sub-Registrar, Hoskote
2.	01.04.2004 to 31.03.2012	Digitally signed in the Office of the Sub-Registrar, Hoskote	- Agreement of Sale dated 21.04.2011, registered as document No. 367/2011-12, in Book I, stored in CD No. HSKD189, in the Office of Sub-Registrar, Hoskote; - Agreement of Sale dated 21.04.2011, registered as document No. 369/2011-12, in Book I, stored in CD No. HSKD189, in the Office of Sub-Registrar, Hoskote; - Partition Deed dated 13.04.2011, registered as document No. 211/2011-12, in Book I, stored in CD No. HSKD188, in the Office of Sub-Registrar, Hoskote;
Survey No. 117/7			
3.	01.04.2011 to 13.09.2024	Digitally signed in the Office of the Sub-Registrar, Hoskote	Nil
4.	13.09.2024 to 06.06.2025	Digitally signed in the Office of the Sub-Registrar, Hoskote	Nil
5.	01.04.2004 to 18.03.2026	Digitally signed in the Office of the Sub-Registrar, Hoskote	- Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli. - Agreement to Sell dated 01.12.2025, registered as Document No. DNH-1-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior

			Sub-Registrar, Devanahalli. • Sale Deed dated 14.02.2012, registered as document No. 8987/2011-12, in Book I, stored in CD no. HSKD237, in the Office of Sub-Registrar, Hoskote
Survey No. 117/8			
6.	01.04.2011 to 16.09.2024	Digitally signed in the Office of the Sub-Registrar, Hoskote	Nil
7.	13.09.2024 to 06.06.2025	Digitally signed in the Office of the Sub-Registrar, Hoskote	Nil
8.	01.04.2004 to 18.03.2026	Digitally signed in the Office of the Sub-Registrar, Hoskote	• Sale Deed dated 17.03.2026, registered as Document No. DNH-I-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli • Agreement to Sell dated 01.12.2025, registered as Document No. DNH-I-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli. • Sale Deed dated 14.02.2012, registered as document No. 8985/2011-12, in Book I, stored in CD No. HSKD237, in the Office of Sub-Registrar, Hoskote.
Survey No. 117/9			
9.	01.04.2011 to 13.09.2024	Digitally signed in the Office of the Sub-Registrar, Hoskote	Nil

10.	13.09.2024 to 06.06.2025	Digitally signed in the Office of the Sub-Registrar, Hoskote	Nil
11.	01.04.2004 to 18.03.2026	Digitally signed in the Office of the Sub-Registrar, Hoskote	• Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli. • Agreement to Sell dated 01.12.2025, registered as Document No. DNH-1-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli. • Sale Deed dated 14.02.2012, registered as document No. 8986/2011-12, in Book 1 stored in CD No. HSKD237, in the Office of Sub-Registrar, Hoskote;
Survey No. 117/10			
12.	01.04.2011 to 13.09.2024	Digitally signed in the Office of the Sub-Registrar, Hoskote	Nil
13.	13.09.2024 to 06.06.2025	Digitally signed in the Office of the Sub-Registrar, Hoskote	Nil
14.	01.04.2004 to 18.03.2026	Digitally signed in the Office of the Sub-Registrar, Hoskote	• Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli. • Agreement to Sell dated

			01.12.2025. registered as Document No. DNIT-1-14950/2025-26 in Book-1, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli. • Sale Deed dated 14.02.2012, registered as document No. 8984/2011-12, in Book 1, stored in CD No. HSKD237, in the Office of Sub-Registrar, Hoskote.
Physical Search			
15.	01.04.1970 to 31.03.2004	Office of the Sub-Registrar, Hoskote	• Declaration Deed dated 16.12.1976, registered as document No. 3973/1976-77.
Survey No. 117/7 (117)			
16.	01.04.2004 to 03.09.2013	Digitally signed in the Office of the Sub-Registrar, Hoskote	• Sale Deed dated 14.02.2012, registered as document No. 8985/2011-12, in Book 1, stored in CD No. HSKD237, in the Office of Sub-Registrar, Hoskote; • Sale Deed dated 14.02.2012, registered as document No. 8984/2011-12, in Book 1, stored in CD No. HSKD237, in the Office of Sub-Registrar, Hoskote; • Sale Deed dated 14.02.2012, registered as document No. 8986/2011-12, in Book 1, stored in CD No. HSKD237, in the Office of Sub-Registrar, Hoskote; • Sale Deed dated 14.02.2012, registered as document No. 8987/2011-12, in Book 1, stored in



			CD no. HSKD237, in the Office of Sub-Registrar, Hoskote; • Agreement to Sale dated 21.04.2011, registered as document No. 367/2011-12, in Book I, stored in CD No. HSKD189, in the Office of Sub-Registrar, Hoskote; • Agreement to Sale dated 21.04.2011, registered as document No. 369/2011-12, in Book I, stored in CD No. HSKD189, in the Office of Sub-Registrar, Hoskote. • Partition Deed dated 13.04.2011, registered as document No. 211/2011-12, in Book I, stored in CD No. HSKD189, in the Office of Sub-Registrar, Hoskote;
Survey No. 117/8			
17.	01.04.2004 to 05.09.2025	Digitally signed in the Office of the Sub-Registrar, Hoskote	• Sale Deed dated 14.02.2012, registered as document No. 8985/2011-12, in Book I, stored in CD No. HSKD237, in the Office of Sub-Registrar, Hoskote
Survey No. 117/9			
18.	01.04.2004 to 05.09.2025	Digitally signed in the Office of the Sub-Registrar, Hoskote	• Sale Deed dated 14.02.2012, registered as document No. 8986/2011-12, in Book I, stored in CD No. HSKD237, in the Office of Sub-Registrar, Hoskote,
Survey No. 117/10			
19.	01.04.2004 to 05.09.2025	Digitally signed in the Office of the Sub-Registrar, Hoskote	• Sale Deed dated 14.02.2012, registered as document No.

			8984/2011-12, in Book I, stored in CD No. HSKD237, in the Office of Sub-Registrar, Hoskote.
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Note: Encumbrance Certificate for the period 01.04.1942 to 31.03.2004 does not indicate the details of the registration of Sale Deed dated 29.06.1953. However, we have verified the foregoing Sale Deed hence the same shall not impact on the title.

IV. PHYSICAL SEARCH

PERSONAL SEARCHES:

Physical searches have been carried out at:

- The Office of the Sub-registrar, Hoskote for the period 01.04.1970 to 31.03.2004 with respect to the Survey No. 117/2, and it is noted that there is no encumbrance for the said period as discussed under Chapter III above. However, we note an entry of Declaration Deed dated 16.12.1976, registered as document No. 3973-1976-77 executed by B K Muniswamy Gowda in favour of Canara Bank, Varthur. We have sought for the said declaration deed.
- Digitally signed copy at the Office of the Sub-Registrar, Hosakote for the period 01.04.2004 to 05.09.2025 with respect to the Survey No. 117/7, 117/8, 117/9 and 117/10 and it is noted that there is no encumbrance for the said period as discussed under Chapter III above.
- Endorsement dated 16.10.2025 bearing No. RPM.KSHP/LA/RTI/2024-25 /1691 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Karnataka State Highways Improvement Project, Bangalore indicates that the Schedule Property is not acquired by the foregoing authority for any of its projects.
- Endorsement dated 18.10.2025 bearing No. LAQ/NH-207/CR/12/2025-26, issued by the Special Land Acquisition Officer, National Highway Authority, Hebbal, Bangalore indicates that the Schedule Property is not acquired by the foregoing authority with regard to the NH-207 (New No. NH648).
- Endorsement dated 11.11.2025, bearing No. KHB/LAD/2035/2025-26, issued by the Land Acquisition Officer, Karnataka Housing Board, Bangalore in respect of Schedule Property and the same indicates that the Schedule Property has not been acquired by the Karnataka Housing Board;

- (vi) In addition to the above, we have reviewed the following: (i) Letter dated 23.2.2023 issued by the Securities and Exchange Board of India to the Inspector General of Registration, and Commissioner of Stamps, Bengaluru requesting the said office to take necessary steps to ensure that the entries of attachment are made in the records of the Sub-Registrar Offices with respect to the properties listed in the Annexure attached thereto. (ii) Letter dated 30.8.2016 issued by the Justice (Retd.) R. M. Lodha Committee to the Inspector General of Registration, and Stamps and Chief Controlling Revenue Authority Bengaluru requesting the said office to take necessary steps not to effect the registration/mutation/sale of the properties wherein PACL Limited/its group companies have any rights or interest (copy is incomplete). (iii) The updated list setting out 1114 properties pertaining to PACL Limited in the form of Annexure attached to the Letter dated 23.2.2023. The above list does not include the Schedule Property.

V. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **Godrej Properties Limited is the owner of the Schedule Property.**

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VI. OUR UNDERSTANDING

We understand that **Godrej Properties Limited** intends to acquire the Schedule Property and hence intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

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

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

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('FM') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

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

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

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

VIII ASSUMPTIONS

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

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

DISCLAIMERS

- 1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
- 2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
- 3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1961. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
- 4. We have retained the units of measurement as it appears in the different title deeds.
- 5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

IX. CONTACT DETAILS

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

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For Fox Mandal & Associates


Senior Partner & Advocate



August 19, 2026

To,

Godrej Properties Limited
having its registered office at
Unit No. 4 & 5, 9th Floor, No. 1-15,
Godrej Centre, Indiranagar,
BM Kaval, Old Madras Road,
Bengaluru – 560 038.

Hereunder referred to as '**the Client**'

Dear Sir/Madam,

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

Report on Title

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I. SCHEDULE PROPERTY

All that piece and parcel of the land bearing Survey No. 118, measuring 16 Guntas, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, converted from agricultural to non-agricultural Layout-Residential purposes vide Official Memorandum dated 15.01.2025, bearing No.735874, issued by the Deputy Commissioner, Bangalore Rural District and bounded on the:

East by	Hemmandahalli Village Bordar.
West by	Land bearing Survey No. 120;
North by	Land bearing Survey No. 117; and
South by	Land bearing Survey No. 119 and Hemmandahalli Village Bordar.

{Boundaries mentioned herein are as per the Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26 in Book-1, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.}

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II. COPIES OF THE DOCUMENTS FURNISHED FOR SCRUTINY

Serial No.	Description of Documents
1.	Sale deed dated 15.07.1944, registered as document No. 175/1944-45 of Book-I, Volume No. 578 at Pages 229 to 230 in the office of the Sub-Registrar, Hoskote.
2.	Endorsement dated 29.07.2025 bearing No. RK.CR: 156/2025-26 issued by the Tahsildar, Grade-2, Hoskote Taluk.
3.	Genealogical tree/Family tree of Hanumanthappa issued by the Village Accountant, Samethanahalli Circle, Anugondanahalli Hobli, Hoskote Taluk.
4.	Mutation Register extract bearing MR No. 57/2010-11;
5.	Special Power of Attorney dated 21.02.2012, registered as document No.VRT-4-00402/2011-12 of Book-4, stored in CD No. VRTD146, in the office of the Sub-Registrar, Shivajinagara, Varthur.
6.	Sale Deed dated 10.04.2012, registered on 03.07.2015 as Document No. HSK-1-02764/2015-16 of Book-I, stored in CD No. HSKD514, in the office of the Sub-Registrar, Hoskote.
7.	Mutation Register extract bearing MR No. 112/2015-16;
8.	Commencement Certificate dated 09.05.2024 bearing No. STRRPA/TP/CLU/158/2022-23 issued by the Member Secretary and Joint Director of Department of Town and Country Planning, STRRPA, Bangalore;
9.	Official Memorandum dated 15.01.2025 bearing No. 735874 issued by the Deputy Commissioner, Bangalore Rural District.
10.	Mutation Register extract bearing MR No. T60/2024-25;
11.	Public Notice published on 19.08.2025 in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers;
12.	Agreement to Sell dated 01.12.2025 executed by M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M, registered as Document No. DNII-1-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
13.	Irrevocable General Power of Attorney dated 01.12.2025 executed by M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M, registered as Document No. DNH-4-01277/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
14.	Irrevocable General Power of Attorney dated 01.12.2025 executed by Savera Srinivasan D/o M. Srinivasan in favour of her father, M. Srinivasan S/o late Muthusamy Gounder, registered as Document No. DNH-4-01278/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
15.	Sale Deed dated 17.03.2026 executed by M. Srinivasan S/o late Muthusamy Gounder and Savera Srinivasan D/o M. Srinivasan, represented by her power of attorney holder, Mr. M. Srinivasan (as Vendors) and Atmos Constructions Private



	Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming Party) in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Mahendra B, registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli;
16.	Relinquishment Deed executed by Godrej Properties Limited in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore, registered on 04.07.2026 as Document No. HSK-I-05039/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote;
17.	Development Plan dated 09.07.2026 bearing No. STRRPA/TP/DP: 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore;
18.	Form 11A dated 04.07.2026 bearing No. 400450926 with respect to PID No. 150300402000420316, digitally signed by the Department of Rural Development and Panchayat Raj;
19.	Property Tax paid receipt for the period 2026-26 dated 04.07.2026 bearing receipt No. 01911/1503004020/26-27 with respect to 150300402000420316, issued by the Panchayath Development Officer, Muthsandra Gram Panchayath, Hoskote Taluk;
20.	Record of Tenancy and Crops Certificate (RTCs) for the period 1968-69 to 1988-89, 1989-90 to 2010-11, 2011-12 to 2015-16, 2016-17 to 2024-25;
21.	Village Map of Bhodanahosahalli Village issued by office of the Director, Department of Survey Settlement and Land Records, Bangalore
22.	Moola Tippiani issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote
23.	Karnataka Revision Settlement Akarband issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote
24.	Endorsement dated 06.03.2024 bearing No. PTCL(H)CR(E): 671/2023-24 issued by the office of the Assistant Commissioner, Doddaballapura Sub-division, Doddaballapura;
25.	Endorsements dated 07.03.2024 and bearing No. RD0038569284088 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District;
26.	Encumbrance Certificates for the period 01.04.1941 to 31.03.2004;
27.	Encumbrance Certificate for the period from 01.04.2004 to 16.04.2026;
PHYSICAL SEARCHES:	
28.	Endorsement dated 16.10.2025 bearing No. KSHIP-3/LA/RTI/2024-25/1691 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Project Implementation Unit, KR Range, Karnataka State Highways Improvement Project, Bangalore;
29.	Endorsement dated 18.10.2025 bearing No. LAQ/NH-207CR/12/2025-26 issued by the Special Land Acquisition Officer and Competent Authority, National Highway Authority of India, Hebbal, Bangalore;
30.	Endorsement dated 11.11.2025 bearing No. KHB/SLAO: 2035/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board (KHB), Bangalore
31.	RTC for the period 2025-26 with respect to Survey No.118;

32.	Nil Encumbrance Certificate for the period 01.04.1970 to 31.03.2004 issued by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 118;
33.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 digitally signed by the office of the Sub-Registrar, Hoskote, with respect to Survey No. 118;

III. TRACING OF TITLE

Upon perusal of the documents furnished to us, our observations are as hereunder:

1. All that piece and parcel of the agricultural land bearing Survey No. 118, measuring 16 Guntas, there being no kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District was initially owned by Siddalingappa, s/o. Mr. Basanna and Nanjanna, s/o. Linganna who conveyed the same in favour of Mr. Ramaiah, s/o. Hanumanthappa under a sale deed dated 15.07.1944, registered as document No. 175/1944-45 of Book-I, Volume No. 578 at Pages 229 to 230 in the office of the Sub-Registrar, Hoskote.
2. We had sought for Index of Lands and Record of Rights pertaining to the land bearing Survey No. 118 to ascertain how Siddalingappa, s/o. Mr. Basanna and Nanjanna, s/o. Linganna acquired title with respect to the said property; however, we have been furnished with the Endorsement dated 20.07.2015 bearing No. RK CR-156/2015-26 issued by the Tahsildar, Grade-2, Hoskote Taluk indicating that the Index of Lands and Record of Rights pertaining to the land bearing Survey No. 118 is destroyed and hence, cannot be furnished.
3. Genealogical tree/Family tree of Hanumanthappa issued by the Village Accountant, Samethanahalli Circle, Anugondanahalli Hobli, Hoskote Taluk discloses that Hanumanthappa (deceased) had four sons namely, (i) Ramaiah (deceased), (ii) Muniyappa @ Doddapillounu (deceased), (iii) Narayanappa @ Chikkappaiah (deceased) and (iv) Junjappa (deceased).

The said Genealogical tree further discloses Muniyappa @ Doddapillounu lineage as follows:

- 3.1. M. Krishnappa had four children namely, (i) Jayalakshmi, (ii) Somashekar his wife, Mrs. Shanthamma, (iii) Ramachandra and (iv) Sharada;
 - 3.2. Narayanappa had four children, namely, (i) Muniraju (ii) Anand (iii) Geetha and (iv) Shantha;
 - 3.3. Nagaraju had three children, namely (i) Shylaja, (ii) Shobha and (iii) Manatha;
 - 3.4. Sarojamma; and
 - 3.5. Gowramma.
4. The Record of Tenancy and Crops Certificate (RTCs) for the period 1968-69 to 1988-89 reflect the names of Mr. Ramaiah and Muniyappa @ Doddapillounu as the owners and RTCs for the period 1989-90 to 2010-11 reflects the name of Muniyappa @ Doddapillounu as the owner.



Note: We had sought for partition deed/any other deed/s under which Muniyappa alias Dodda Pillaiiah alias Dodda Pillonu, s/o Hanumanthappa acquired the aforementioned land measuring 16 Guntas. We have been given to understand that the same is not available. We have also been given to understand that as per the representations of the erstwhile owners, there was an oral partition between the sons of Hanumanthappa, wherein Muniyappa alias Dodda Pillaiiah alias Dodda Pillonu was allotted with a portion measuring 16 Guntas. Furthermore, considering the fact that the legal heirs of Muniyappa alias Dodda Pillaiiah alias Dodda Pillonu were parties to the subsequent transactions pertaining to the said extent measuring 16 Guntas of Survey No.118, we have dispensed with the requirement of the aforesaid partition deed/panchayat Parikath.

5. We have further been furnished with a mutation register extract bearing MR No. 57/2010-11 which indicates that upon the death Muniyappa @ Doddapillonnu, the khatha with respect to land bearing Survey No. 118, measuring 16 Guntas was transferred in favour of his son, Mr. Nagaraj. The RTCs for the period 2011-12 to 2015-16 accordingly reflects the name of Mr. Nagaraj as the owner in possession and occupier of land bearing Survey No. 118, measuring 16 Guntas.

Note: We had sought for Death certificate of Muniyappa @ Doddapillonnu S/o Hanumanthappa. However we have not been furnished with the Death Certificate of Late. Muniyappa @ Doddapillonnu S/o Hanumanthappa and we have been given to understand that the same is not available. However, considering the fact that he has been recorded as deceased in the Genealogical tree dated 11.08.2012 and that the legal heirs of Late Muniyappa @ Doddapillonnu S/o Hanumanthappa were parties to the subsequent transaction pertaining to Survey No. 118, measuring 16 Guntas, we have not insisted on furnishing the same.

6. Special Power of Attorney dated 21.02.2012 executed by Ms. Savera Srinivasan d/o M. Srinivasan in favour of G.K. Narayanaswamy S/o late. Krishnappa registered as Document No.VRT-4-00402-2011-12, Book 4, CD No. VRTD146 in the office of Sub Registrar, Varthur.
7. Pursuant to the above, (1). M. Krishnaiah, S/o. late Muniyappa alias Dodda Pillonu, (1a) Jayalakshmi D/o M. Krishnaiah, (1b). Shanthamma, W/o. late Somashekar (and daughter-in-law of M. Krishnaiah), (1c). H.K. Ramachandra S/o M. Krishnaiah, (1d). Sharada, D/o. M. Krishnaiah, (2.) Narayanappa, S/o. late Muniyappa alias Dodda Pillonu and his children, (2a). Muniraju, (2b). Ananda, (2c). Geetha and (2d). Shantha, (3). M. Nagaraju, S/o. late Muniyappa alias Dodda Pillonu and his daughters, (3a). Shylaja, (3b) Shobha and (3c). Mamatha, (4). Sarojamma, D/o. late Muniyappa alias Dodda Pillonu and (5). Gowramma, D/o. late Muniyappa alias Dodda Pillonu conveyed land bearing Survey No. 118, measuring 16 Guntas inter-alia along with other properties in favour of M. Srinivasan S/o Late Muthuswamy Gounder and his daughter. Savera Srinivasan under the Sale Deed dated 10.04.2012, registered on 03.07.2015 as Document No. HSK-1-02764/2015-16 of Book-I, stored in CD No. HSKD514, in the office of the Sub-Registrar, Hoskote. Subsequent thereto, the names of M. Srinivasan and Savera Srinivasan were recorded as khatedars in the revenue records of Survey No. 118 vide Mutation Register Extract bearing MR No.H2/2015-16. RTCs for the period 2016-17 to



Report on Title

2024-25 reflect the names of M. Srinivasan and Savera Srinivasan as the joint owners with respect to land bearing Survey No. 118, measuring 16 Guntas.

Note: We had sought the genealogical tree of Mrs. Shanthamma, wife of late Somashekar, to confirm whether she had any children. However, the same has not been furnished, and we have been informed that it is unavailable. As Mrs. Shanthamma, wife of late Somashekar, was a party to the above-mentioned Sale Deed, we have dispensed with this requirement.

8. Thereafter, the Member Secretary and Joint Director of Department of Town and Country Planning, Satellite Town Ring Road Planning Authority (STRRPA), Bangalore vide Commencement Certificate dated 09.05.2024 bearing No. STRRPA/TP/CLU/158/2022-23, allowed change of land use pertaining to lands *inter alia* including Survey No. 118 measuring 16 Guntas from agricultural to non-agricultural residential purposes.
9. Thereafter, on an application filed by M. Srinivasan S/o P. Muthuswamy Gounder and his daughter, Savera Srinivasan for conversion of Survey No.118 measuring 16 Guntas, there being no kharah and upon payment of necessary conversion fee/fine, the Deputy Commissioner, Bangalore Rural District vide Official Memorandum dated 15.01.2025 bearing No. 735874, sanctioned the conversion of Survey No.118 measuring 16 Guntas from agricultural purposes to non-agricultural Layout-Residential purposes, the same was recorded in Mutation extract bearing MR No.T62 2024-25, herein after said converted land referred as "**Scheduled Property**".
10. Public Notice indicating the intended sale transaction of the Schedule Property was published in the daily editions of 'The Times of India' and 'Vijaya Karnataka' newspapers on 19.08.2025 and we have not received any objection against the foregoing Public Notice with respect to the Schedule Property until the date of this Report.
11. Thereafter, M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan entered into a Memorandum of Understanding on 15.09.2023 with Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M agreeing to convey Schedule Property along with other lands and in lieu of the same, the said parties also executed the Agreement to Sell dated 01.12.2025, registered as Document No. DNH-1-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
12. Pursuant to the above, M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan appointed and nominated Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M as their power of attorney holder to do all acts and deeds *inter alia* including entering into deed/s of conveyance on their behalf including sale deed with respect to Schedule Property, by way of the Irrevocable General Power of Attorney dated 01.12.2025, registered as Document No. DNH-4-01277/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
13. Meanwhile, however, Savera Srinivasan D/o M. Srinivasan executed another Irrevocable General Power of Attorney dated 01.12.2025 in favour of her father, M. Srinivasan S/o



late Muthusamy Gounder to appoint and nominate him to do all acts and deeds *inter alia* including to represent her or execute deeds of conveyance on her behalf with respect to Schedule Property. The foregoing Irrevocable General Power of Attorney dated 01.12.2025 is registered as Document No. DNH-4-01278/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.

14. Thereafter, M. Srinivasan S/o late Muthusamy Gounder and Savera Srinivasan D/o M. Srinivasan, represented by her power of attorney holder, Mr. M. Srinivasan (as Vendors) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming Party) conveyed Schedule Property in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Mahendra B under the Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
15. Pursuant to the above, Godrej Properties Limited relinquished an extent measuring 8011.71 Sq. Mtrs. towards parks and open spaces and an extent measuring 3900.00 Sq. Mtrs. towards STRR Land Bank out of the project lands admeasuring 19 Acres 28 $\frac{3}{4}$ Guntas, *inter alia* including the Schedule Property in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore, by way of a Relinquishment Deed, registered on 04.07.2026 as Document No. HSK-1-45959-2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote.
16. Further, Godrej Properties Limited obtained a Development Plan dated 09.07.2026 bearing No. STRRPA/TP/DP: 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore for residential (row-housing) development with respect to project lands *inter alia* including the Schedule Property. The foregoing Development Plan was approved by Order dated 30.04.2026 bearing No. 44.7.2. It is noted that out of the project lands admeasuring 19 Acres 28 $\frac{3}{4}$ Guntas (or 79797.84 Sq. Mtrs.), an extent of 61439.37 Sq. Mtrs. shall be utilised for residential, driveway and open areas; the remaining extent has been relinquished/reserved to be relinquished in favour of STRR Planning Authority in the following manner:
 - i) For parks and open spaces, an extent measuring 8011.71 Sq. Mtrs. (relinquished, as detailed in Para No. 15);
 - ii) For civic amenities, an extent measuring 3990.40 Sq. Mtrs. (earmarked/reserved for relinquishment as represented by the Client);
 - iii) For STRR Land Bank, an extent measuring 3990.00 Sq. Mtrs. (relinquished, as detailed in Para No. 15);
 - iv) For road widening, an extent measuring 292.37 Sq. Mtrs. (reserved for relinquishment);
 - v) The possession has been lost with respect to an area admeasuring 2073.99 Sq. Mtrs. (as represented by the Client)



Report on Title

17. Presently, the Schedule Property falls under the jurisdiction of Village Panchayath of Muthsandra and the foregoing authority has issued the Form 11 A Khata in the name of Godrej Properties Limited with respect to Schedule Property interalia with other properties admeasuring 61439 square metres having PID No. 150300402000420316. VP Khata No. 659.
18. It is further noted that the property bearing PID No. 150300402000420316 is assessed with tax for the period 2026-27, which amount has been remitted by Godrej Properties Limited, as indicated in the Property Tax paid receipt for the period 2026-26 dated 04.07.2026 bearing receipt No. 01911/1503004020/26-27 issued by the Panchayath Development Officer, Muthsandra Gram Panchayath, Hoskote Taluk.
19. We have perused the Record of Rights, Tenancy and Crops (RTC's) for the following periods with respect to Survey No. 118, measuring 16 Guntas, there being no kharab, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observations are as follows:

Sl. No.	Period of RTC's	Name of the Owner
1.	1968-69 to 1988-89	B Mr. Ramaiah and Muniyappa (g) Doddapillounu
2.	1989-90 to 2010-11	Muniyappa (g) Doddapillounu
3.	2011-12 to 2012-16	Mr. Nagaraj vide MR No. 57/2010-11
4.	2016-17 to 2024-25	M. Srinivasan and Savera Srinivasan vide MR No. 112/202015-16

Endorsements:

20. Endorsement dated 06.03.2024 bearing No. PTCL(11)CR(E): 671/2023-24 issued by the office of the Assistant Commissioner, Doddaballapura Sub-division, Doddaballapura, indicates that the foregoing authority had not initiated any proceeding under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) (PTCL) Act, 1978 with respect to Survey No. 118 as on 06.03.2024.
21. Endorsements dated 07.03.2024 and bearing No. RD0038569284088 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District indicates that no proceedings were pending before or initiated by the foregoing authority under Section 48 A and Section 77 A of the Karnataka Land Reforms Act, 1961 as on 07.03.2024, with respect to Survey No. 118.

Survey records:

22. Moola Tippani issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote discloses the shape and the Village Map of Bhodanahosahalli Village issued by office of the Director, Department of Survey Settlement and Land Records, Bangalore discloses the shape and boundaries of Survey No. 118. As per the Village Map, Survey No. 118 is bounded on the East by Hemmandahalli Village Boundary, on the



West by Survey No. 120, on the North by Survey No. 117 and on the South by Hemmandahalli Village Boundary.

23. Karnataka Revision Settlement Akarband issued by the Superintendent, office of the Assistant Director of Land Records, Hoskote discloses the total extent and actual extent as 16 Guntas, there being no kharab, with respect to Survey No. 118.
24. Encumbrance Certificates have been furnished for the following periods with respect to Survey No. 118 and their respective entries are as follows:

Sl. No.	Period	Issued by	Transaction
Survey No. 118:			
1.	01.04.1941 to 31.03.2004	Office of the Sub-Registrar, Hoskote	• Sale Deed dated 15.07.1944 (registered on 25.07.1944) registered as document No. 175/1944-45 of Book-L, Volume No. 578 at Pages 229 to 230 in the office of the Sub-Registrar, Hoskote.
2.	01.04.2004 to 16.04.2026	Digitally signed by the office of the Sub-Registrar, Hoskote	• Sale Deed dated 10.04.2012, registered as document No. HSK-1-02764-2015-16 in the office of the Sub-Registrar, Hoskote. • Agreement to Sale dated 30.11.2025, registered as document No. DNH-1-14950/2025-26 in the office of the Sub-Registrar, Devanahalli. • Sale deed dated 17.03.2026, registered as document No. DNH-1-19763/2025-26 in the office of the Sub-Registrar, Devanahalli.

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IV. PHYSICAL SEARCHES:

25. Endorsement dated 16.10.2025 bearing No. KSHIP-3/LA/RTI/2024-25/1691 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Project Implementation Unit, KR Range, Karnataka State Highways Improvement Project, Bangalore indicates that the Schedule Property is not acquired by the foregoing authority for any of its projects.
26. Endorsement dated 18.10.2025 bearing No. LAQ/NH-207CR/12/2025-26 issued by the Special Land Acquisition Officer and Competent Authority, National Highway Authority of India, Hebbal, Bangalore indicates that the Schedule Property is not notified for acquisition by the foregoing authority under the Notifications (i) dated 02.03.2021 bearing No. SO995(E), (ii) dated 25.06.2021 bearing No. SO2554(E) and (iii) dated 02.09.2024 bearing No. SO3724E.
27. Endorsement dated 11.11.2025 bearing No. KHB/SLAO: 2035/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board (KHB), Bangalore indicates that the foregoing authority had not initiated any proceeding with respect to the Schedule Property as on 11.11.2025.
28. Physical searches have been carried out at Hoskote Taluk Office to obtain the RTCs for the period 2025-26 with respect to Survey No. 118 and our observations are as follows:

Sl. No.	Period of RTCs	Name of the Owner
1.	2025-26	M. Srinivasan S/o M. Mathuramany Founder, S/o one Srinivasan D/o M. Srinivasan (jointly) vide MR No. T62/2024-25

29. Physical searches have been carried out at the office of the Sub-Registrar, Hoskote for the period 01.04.1970 to 31.03.2004 with respect to Survey No. 118. It is noted that in addition to the transactions discussed in Para No. 17 under Chapter III above, there are no other transactions pertaining to the survey No. 118.
30. Physical searches have been carried out at the office of the Sub-Registrar, Hoskote for the period 01.04.2004 to 05.09.2025 with respect to Survey No. 118. It is noted that in addition to the transactions discussed in Para No. 17 under Chapter III above, there are no other transactions pertaining to Survey No. 118.
31. In addition to the above, we have reviewed the following: (i) Letter dated 23.02.2023 issued by the Securities and Exchange Board of India to the Inspector General of Registration, and Commissioner of Stamps, Bengaluru requesting the said office to take necessary steps to ensure that the entries of attachment are made in the records of the Sub-Registrar Offices with respect to the properties listed in the Annexure attached thereto. (ii) Letter dated 30.08.2016 issued by the Justice (Retd.) R. M. Lodha Committee to the Inspector General of Registration, and Stamps and Chief Controlling Revenue Authority Bengaluru requesting the said office to take necessary steps to not effect the registration/mutation/sale of the properties wherein PACL Limited/its group companies



have any rights or interest (copy is incomplete). (iii) The updated list setting out 1114 properties pertaining to PACL Limited in the form of Annexure attached to the Letter dated 23.02.2023. The above list does not include the Schedule Property.

V. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **Godrej Properties Limited is the absolute owner of the Schedule Property** and have marketable title over the same.

VI. OUR UNDERSTANDING

We understand **Godrej Properties Limited** intended to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

IMPORTANT:

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

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

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('FM') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

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

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

VIII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

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

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

DISCLAIMERS

- 1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
- 2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
- 3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1944. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
- 4. We have retained the units of measurement as it appears in the different title deeds.
- 5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

IX. CONTACT DETAILS

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

S. T. Prashantha Kumar
Senior Partner & Advocate
Fox Mandal & Associates
Solicitors and Advocates
"FM House"
6/12, Primrose Road
Bangalore 560 025
Phone : +91 80 2559 5911
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e-mail : prashantha.kumar@foxmandal.in

For Fox Mandal & Associates

[Signature]
For Senior Partner



24.08.2026

To,

Godrej Properties Limited
Unit No. 4 & 5, 9th Floor, No. 1-15,
Godrej Centre, Indiranagar, BM Kaval,
Old Madras Road,
Bengaluru - 560 038.

Hereunder referred to as '**the Client**'

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

Report On Title

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I. SCHEDULE PROPERTY

Item No. 1

All that piece and parcel of land bearing Survey No. 121/4, measuring 14 Guntas, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural and bounded as follows:

East by	Land bearing Survey No. 121/15;
West by	Land bearing Survey No. 121/1;
North by	Land bearing Survey No. 134;
South by	Land bearing Survey No. 121/9.

Item No. 2

All that piece and parcel of land bearing Survey No. 121/9 (old No. 121/4) measuring 14 Guntas, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural and bounded as follows:

East by	Land bearing Survey No. 121/15;
West by	Land bearing Survey No. 121/1;
North by	Land bearing Survey Nos. 121/4; and
South by	Land bearing Survey No. 121/10.

Item No. 3

All that piece and parcel of land bearing Survey No. 121/10 (Old No. 121/4) measuring 14 Guntas, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural and bounded as follows:

East by	Land bearing Survey No. 121/15;
West by	Land bearing Survey No. 121/1;
North by	Land bearing Survey No. 121/9; and
South by	Land bearing Survey No. 121/11



Item No. 4

All that piece and parcel of land bearing Survey No. 121/11 (Old No. 121/4) measuring 14 Guntas, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural and bounded as follows:

East by	Land bearing Survey No.121/15;
West by	Land bearing Survey No. 121/1;
North by	Land bearing Survey No. 121/10; and
South by	Land bearing Survey No. 121/12.

Item No. 5

All that piece and parcel of land bearing Survey No. 121/12 (Old No. 121/4) measuring 3 Guntas, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural and bounded as follows:

East by	Land bearing Survey No. 121/15;
West by	Land bearing Survey No. 121/1;
North by	Land bearing Survey No. 121/11; and
South by	Land bearing Survey No. 121/13.

Item No. 6

All that piece and parcel of land bearing Survey No. 121/13 (Old No. 121/4) measuring 3 Guntas, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural and bounded as follows:

East by	Land bearing Survey No. 121/15;
West by	Land bearing Survey No. 121/2;
North by	Land bearing Survey No. 121/1 & 121/12; and
South by	Land bearing Survey No. 121/14.



Item No. 7

All that piece and parcel of land bearing Survey No. 121/14 (Old No. 121/4) measuring 3 Guntas, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural and bounded as follows:

East by	Land bearing Survey No.121/15;
West by	Land bearing Survey No. 121/2;
North by	Land bearing Survey No. 121/13
South by	Land bearing Survey No. 122/3 and 121/5.

Item No. 8

All that piece and parcel of land bearing Survey No. 121/15 (Old No. 121/4) measuring 6.08 Guntas, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural and bounded as follows:

East by	Land bearing Survey No. 120/1, 120/6 and 120/7.
West by	Land bearing Survey No. 121/4, 121/9, 121/14;
North by	Land bearing Survey No. 134; and
South by	Land bearing Survey No. 121/3.

The Boundaries of Item No. 1 to Item No. 8 are derived from the Sale Deed dated 16.03.2026.

Item No. 9

All that piece and parcel of land bearing Survey No. 121/6 measuring 8 Guntas, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural and bounded as follows:

East by	Land bearing Survey No. 7/1 of Naganayakanakote;
West by	Land bearing Survey No. 122;
North by	Land bearing Survey No.121/5; and
South by	Land bearing Survey No. 121/7



Item No. 10

All that piece and parcel of land bearing Survey No. 121/7 (old No. 121/6) measuring 8 Guntas, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural and bounded as follows:

East by	Land bearing Survey No. 7/1 of Naganayakanakote;
West by	Land bearing Survey No. 122;
North by	Land bearing Survey No. 121/6; and
South by	Land bearing Survey No. 121/8.

Item No. 11

All that piece and parcel of land bearing Survey No. 121/8 (old No. 121/6) measuring 3.08 Guntas, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural and bounded as follows:

East by	Land bearing Survey No. 7/1 of Naganayakanakote;
West by	Land bearing Survey No. 122-4;
North by	Land bearing Survey No. 121/7; and
South by	Naganayakanakote Village Border.

The Boundaries for Item No. 9 to 11 have been derived from Sale Deed dated 16.03.2026.

The Item No. 1 to Item No. 11 hereinafter collectively referred to as 'Schedule Property.'

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II. COPIES OF DOCUMENTS FURNISHED FOR SCRUTINY

Sl No.	DESCRIPTION OF DOCUMENT
1.	Release Deed dated 06.12.1974, registered as document No. 5798/1974-75, in Book L Volume 1432, at Pages 152 to 153, in the Office of Sub-Registrar, Hoskote, executed by Mr. Chikkamuniyappa s/o Mr. Kadarappa along with his son Mr. Munithimaiah in favour of Mrs. Lakshmamma w/o late Mr. Doddamuniyappa and her son Mr. Nanjundappa;
2.	Inheritance Certificate bearing IHC No. 2/2000-01
3.	Mutation Register Extract bearing MR No. T12/2017-18 that Survey No. 121/1 was phodied into 121/1 and 121/3
4.	Mutation Register Extract bearing MR No. T16/2019-20 that Survey No. 121/1 has been phodied into 121/1, 121/4, 121/5 and 121/6;
5.	Plaint in the suit hearing OS No. 1091/2018 before the Hon'ble Senior Civil Judge, Bangalore Rural District, Bangalore;
6.	Order Sheet in the suit bearing OS No. 1091/2018 before the Hon'ble Senior Civil Judge, Bangalore Rural District, Bangalore;
7.	Compromise Petition dated 25.11.2020 in the suit bearing OS No. 1091/2018 before the Hon'ble Senior Civil Judge, Bangalore Rural District, Bangalore;
8.	Award dated 19.12.2020 in the suit hearing OS No. 1091/2018 before the Hon'ble Senior Civil Judge, Bangalore Rural District, Bangalore;
9.	Mutation Register Extract bearing MR No. H47/2021-22;
10.	Genealogical Tree of Mr. Munithimaiah s/o late Mr. Chikkamuniyappa dated 04.06.2018.
11.	Sale Deed dated 16.03.2026, registered as document No. 19701/2025-26, in Book L, stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Bangalore rural (Hoskote).
12.	Partition Deed dated 15.02.2022, registered as document No. 14119/2021-22, in Book L, stored in CID No. HSKID1468, in the Office of Sub-Registrar, in the Office of Sub-Registrar, Hoskote;
13.	Mutation Register Extract bearing MR No. H32/2021-22;
14.	Sale Deed dated 27.09.2023, registered as document No. 8841/2023-24, in Book L, stored in centralized data cell (electronic format), Hoskote;
15.	Mutation Register Extract bearing MR No. H22/2023-24;



16.	Sale Deed dated 27.09.2023, registered as document No. 8848/2023-24, in Book I, stored in centralized data cell (electronic format), Hoskote;
17.	Mutation Register Extract bearing MR No. 1121/2023-24;
18.	Sale Deed dated 27.09.2023, registered as document No. 8849/2023-24, in Book I, stored in centralized data cell (electronic format), Hoskote;
19.	Mutation Register Extract bearing MR No. 1120/2023-24;
20.	Genealogical Tree of Mr. Chandrappa;
21.	Agreement to Sell dated 26.11.2025, (registered on 27.11.2025) registered as document No. 14691/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Senior Sub-Registrar, Devanahalli.
22.	Irrevocable General Power of Attorney dated 26.11.2025 (registered on 27.11.2025), registered as document No. 1246/2025-26, in Book IV, stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Bangalore Rural (Devanahalli).
23.	Sale Deed dated 16.03.2026, registered as document No. 19717/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Senior Sub-Registrar, Devanahalli.
24.	Commitment Certificate signed on 24.03.2026 bearing No. STRRPA/TP/CLU/SO/2025-26, issued by Member Secretary and Joint Director of Department of Town and Country Planning, STRRPA, Bangalore.
25.	Relinquishment Deed, registered on 04.07.2026 as Document No. 14541/05039/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote.
26.	Development Plan dated 09.07.2026 bearing No. STRRPA/TP/DP: 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore for residential (row-housing) development with respect to project lands <i>inter alia</i> including the Schedule Property.
27.	Form 11 A Khata dated 04.08.2026, in the name of Godrej Properties Limited with respect to Schedule Property <i>inter alia</i> with other properties admeasuring 61439 square metres having PID No. 150300402000420316, VP Khata No. 659, in the name of Godrej Properties Limited.
28.	Tax Paid receipt in Form -3, dated 04.08.2026, issued by the Panchayath Development Officer, Mutsandra Village Panchayath, Hoskote Taluk, Bangalore Rural District.
29.	Public Notice published on 19.08.2025 in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers;



Revenue and Survey Documents	
30.	Village Map of Bhudanahosahalli
31.	Moola Survey Tippani in respect of Survey No. 121, issued in the Office of Land Surveyor, Hoskote
32.	Karnataka revision settlement Akarhand issued by the Land Surveyor, Hoskote in respect of Survey No. 121/6, 121/7 and 121/8, 121/4 and 121/9 to 121/15
33.	Hissa Survey Tippani and Pakka Book issued by the office of the Land Records indicates that the land bearing Survey No. 121 was phodied and allotted with the new Number 121/1 and 121/2;
34.	Hissa Survey Tippani and Pakka Book issued by the Office of Land Records, Hoskote wherein it indicates that the Survey No. 121/1 has been phodied into 121/1 and 121/3;
35.	Hissa Survey Tippani issued by Assistant Director of Land Records, Hoskote in respect of Survey No. 121/1, indicates that Survey No. 121/1 has been phodied into 121/1, 121/4, 121/5 and 121/6;
36.	Hissa Survey Tippani and Pakka Book issued by the Office of Land Records, Hoskote wherein it indicates that the Survey No. 121/6 has been phodied into 121/6, 121/7 and 121/8
37.	Endorsement dated 12.08.2025, bearing No. PTC/L (H) (E) CR: 304/2025, issued by on behalf of Assistant Commissioner, Doddaballapura Sub-division, Doddaballapura;
38.	RTC Extract for the period 1968-69 to 1978-79, 1984-85 to 1988-89, 1989-90, 2001-02 to 2009-10, 2010-11 to 2012-13 in respect of Survey No. 121;
39.	RTC Extract for the period 2013-14 to 2016-17 in respect of Survey No. 121/1;
40.	RTC Extract for the period 2017-18 – 2018-19 in respect of Survey No. 121/1;
41.	RTC Extract for the period 2021-22, 2024-25 in respect of Survey No. 121/4;
42.	RTC Extract for the period 2023-24 in respect of Survey No. 121/6, 121/7, 121/8;
43.	RTC Extract for the period 2021-22, 2024-25 in respect of Survey No. 121/9;
44.	RTC Extract for the period 2021-22, 2022-23, 2024-25 in respect of Survey No. 121/10 to 121/15;
45.	Encumbrance Certificate for the period 01.04.1921 to 31.03.2004 in respect of Survey No. 121;
46.	Encumbrance Certificate for the period 01.04.2004 to 31.03.2015 in respect of Survey No. 121;



47.	Encumbrance Certificate for the period 01.04.2004 to 13.09.2024 in respect of Survey No. 121/1;
48.	Encumbrance Certificate for the period 01.04.2012 to 31.03.2019 in respect of Survey No. 121/1
49.	Encumbrance Certificate for the period 01.04.2019 to 06.06.2025 in respect of Survey No. 121/1;
50.	Encumbrance Certificate for the period 01.04.2015 to 28.07.2025 in respect of Survey No. 121/6, 121/7 and 121/8;
51.	Encumbrance Certificate for the period 01.04.2015 to 18.06.2025 in respect of Survey No. 121/4, 121/9, 121/10, 121/11, 121/12, 121/13, 121/14, 121/15;
52.	Encumbrance Certificate for the period 01.04.2004 to 20.03.2026 with respect to Survey No. 121/4 I, 121/7 to 121/15.
53.	Encumbrance Certificate for the period 01.04.2004 to 18.03.2026 with respect to 121/6.
PHYSICAL SEARCHES:	
54.	Endorsement dated 16.10.2023 bearing No. RPM.KSHIP/LA/RTI/2024-25 /1691 issued by the Public Information Officer and Special Deputy Commissioner (I and Acquisition), Karnataka State Highways Improvement Project, Bangalore;
55.	Endorsement dated 18.10.2025 bearing No. No. LAQ-NJE-207-CR/12/2025-26, issued by the Special Land Acquisition Officer, National Highway Authority, Hebbal, Bangalore;
56.	Endorsement dated 11.11.2025, bearing No. KHB/LAD/2035/2025-26, issued by the Land Acquisition Officer, Karnataka Housing Board, Bangalore,
57.	Encumbrance Certificate for the period 01.04.1970 to 31.03.2004 with respect to Survey No. 121 measuring 2 Acres 11 Guntas;
58.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 in respect of Survey No. 121/4;
59.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 in respect of Survey No. 121/6;
60.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 in respect of Survey No. 121/7;
61.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 in respect of Survey No. 121/8;
62.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 in respect of Survey No. 121/9;



63.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 in respect of Survey No. 121/10;
64.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 in respect of Survey No. 121/11;
65.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 in respect of Survey No. 121/12;
66.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 in respect of Survey No. 121/13;
67.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 in respect of Survey No. 121/14;
68.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 in respect of Survey No. 121/15;

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III. TITLE FLOW

Upon perusal of the documents furnished to us, we are of the opinion that:

1. The land in Survey No. 121, measuring an extent of 4 Acres 23 Guntas including 1 Gunta of Kharab land situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District (hereinafter referred to as 'Larger Property') originally belonged to Mr. B Munithimmaiah s/o late Mr. Chikkamuniyappa and Nanjundappa s/o Muniyappa.
2. The Release Deed dated 06.12.1974, indicates that Mr. Chikkamuniyappa s/o Mr. Kadarappa along with his son Mr. Munithimmaiah retained the eastern portion of land measuring 2 Acres 11 Guntas in Survey No. 121 along with another property and relinquished all their rights in the joint family properties in favour of Mrs. Lakshimamma w/o late Mr. Doddamuniyappa and her son Mr. Nanjundappa and the said Release Deed was registered as document No. 5798/1974-75, in Book I, Volume 1432, at Pages 132 to 133, in the Office of Sub-Registrar, Hoskote.
3. The Inheritance Certificate bearing IHC No. 2/21100-01, indicates that upon the demise of Mr. Chikkamuniyappa and upon recording the statements of his wife, the revenue records were updated in the name of their only son Mr. Munithimmaiah. *Although the genealogical tree of Mr. Chikkamuniyappa has not been made available to us, the aforesaid mutation entry indicates that Mr. Munithimmaiah was the only son of Mr. Chikkamuniyappa. Accordingly, we have proceeded on the basis of the said record.*
4. Missa Survey Tippanti and Pakka Book issued by the Office of Land Records indicates that the land bearing Survey No. 121 was phodied and allotted the new numbers 121/1 and 121/2, as detailed in the table below:

Sl. No.	New Survey No.	Extent	In ownership of
i.	121/1	4 Acre 17 Guntas	B Munithimmaiah, Nanjundappa, M Sridhar and M Raghav (Minors rep by mother Munirathna), Muniraju
ii.	121/2	20 Guntas	M Srinivasan

5. It is learnt from the Mutation Register Extract bearing MR No. 112/2017-18 that Survey No. 121/1 was phodied into 121/1 and 121/3, as detailed in the table below:

Sl. No.	New Survey No.	Extent	In ownership of
i.	121/1	2 Acre 11 Guntas	B Munithimmaiah



ii.	121/1	20 Guntas	M Srinivasan
iii.	121/1	32 ½ Guntas	M Srinivasan
iv.	121/3	32 ½ Guntas	Master Sridhar and Raghav (represented by mother Munirathna)

6. It is learnt from the Mutation Register Extract bearing MR No. 116/2019-20 that Survey No. 121/1 has been phodied into 121/1, 121/4, 121/5 and 121/6, detailed as follows:

Sl. No.	New Survey No.	Extent	In ownership of
i.	121/1	32 ½ Guntas	M Srinivasan
ii.	121/4	1 Acre 31 ½ Guntas	Mr. B Munithimaiah
iii.	121/5	20 Guntas	M Srinivasan
iv.	121/6	19 ½ Guntas	Mr. B Munithimaiah

7. Later Mr. B M Madesh s/o Mr. Munithimaiah (Plaintiff) filed a suit for partition and separate possession against Mr. B Munithimaiah s/o Mr. Chikkamuniyappa and his children, namely, Mrs. Munirathamma, Mrs. Parvathamma, Mrs. Narayanamma, Mrs. B M Venkatesh, Mr. B M Nagaraj, Mr. B M Chikkamuniyappa (Defendants) in the suit bearing OS No. 1091/2018 before the Hon'ble Senior Civil Judge, Bangalore Rural District, Bangalore. Further, on 25.11.2020, the parties to the said proceedings entered into a compromise, and as per the terms of the compromise petition, each party was entitled to the extents detailed in the table below:

Sl. No.	Name of the Allottee	Survey No.	Extent in Guntas
1.	Mr. B M Madesh	121/4 (old No. 121/1)	14
2.	Mr. B Munithimaiah	121/6 (old No. 121/1)	19.08
3.	Mrs. Munirathamma	121/4 (old No. 121/1)	3
4.	Mrs. Parvathamma	121/4 (old No. 121/1)	3
5.	Mrs. Narayanamma	121/4 (old No. 121/1)	3
6.	Mrs. B M Venkatesh	121/4 (old No. 121/1)	14
7.	Mr. B M Nagaraj	121/4 (old No. 121/1)	14
8.	Mr. B M Chikkamuniyappa	121/4 (old No. 121/1)	14

The remaining 6 ½ Guntas has been demarcated for the purpose of an access road and is jointly owned by the Plaintiff and Defendants.

8. It is also noted from the Order Sheet that the case was then transferred to Mega Lok Adalat and accordingly an Award dated 19.12.2020 was passed before the Mega Lok Adalat, in the



Hon'ble Senior Civil Judge, Bangalore Rural District, Bangalore, recording the terms as per the compromise petition, and the same formed part and parcel of the Award.

9. The compromise petition was recorded in the Mutation Register Extract bearing MR No. H47/2021-22.
10. The notarized Genealogical Tree of Mr. Munithimaiah s/o late Mr. Chikkamuniyappa indicates that Mr. Munithimaiah was married to Mrs. Mariyamma, and out of their wedlock, they have 7 children, namely:
- i. Muniruthamma
 - ii. Mrs. Parvathamamma
 - iii. Mrs. Narayanamma
 - iv. Mr. B M Venkatesh is married to Mrs. Shobha and they have two children namely Mr. Pradeep Kumar and Miss. Sahana.
 - v. Mr. B M Madesh is married to Mrs. Manjula and they have three children namely Miss. Harshita, Miss. Kusuma and Mr. Vinay Kumar.
 - vi. Mr. B M Nagaraj is married to Mrs. Geetha and they have two children, namely, Master Bhaskar and Master Likhith.
 - vii. Mr. B M Chikkamuniyappa is married to Mrs. Parvathi and has two children, namely, Master Shivashankar and Master Govardhan.

Survey No. 121/4, 121/9 to 121/15:

11. Thereafter, children of Mr. Munithimaiah, namely, Mr. B M Chikkamuniyappa, Mr. B M Nagaraju, Mr. B M Madesh, Mr. B M Venkatesh, Mrs. Narayanamma, Mrs. Parvathamamma and Muniruthamma (as Vendors) along with Mrs. Parvathi w/o Mr. B M Chikkamuniyappa and minor children Master Shivashankar and Master Govardhan (both being minors represented by their father Mr. B M Chikkamuniyappa), Mrs. Geetha w/o Mr. Nagaraju and minor children Master Bhaskar and Master Likhith (both being minors represented by their father Mr. Nagaraju), Mrs. Manjula w/o B M Madesh, Miss. Harshita d/o Mr. B M Madesh, Miss. Kusuma d/o Mr. B M Madesh and Mr. Vinay Kumar s/o Mr. B M Madesh, Mrs. Shobha w/o Mr. B M Venkatesh, Mr. Pradeep Kumar s/o Mr. B M Venkatesh and Miss. Sahana d/o Mr. B M Venkatesh conveyed Item Nos. 1 to 8, i.e., Survey No. 121/4 measuring 14 Guntas, Survey No. 121/9 measuring 14 Guntas, Survey No. 121/10 measuring 14 Guntas, Survey No. 121/11 measuring 14 Guntas, Survey No. 121/12 measuring 3 Guntas, Survey No. 121/13 measuring 3 Guntas, Survey No. 121/14 measuring 3 Guntas, Survey No. 121/15 measuring 6.08 Guntas in favour of Godrej Properties Limited in terms of Sale Deed dated 16.03.2026, registered as document No. 19701/2025-26, in Book L stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Bangalore rural (Hoskote).

Survey No. 121/6, 7 and 8:

12. The land measuring 19 1/2 Guntas in Survey No. 121/6 was allotted to the share of Mr. Munithimaiah s/o late Mr. Chikkamuniyappa. Mr. Munithimaiah along with his children Mr. Madesh and Mr. Nagaraj B M and Mrs. Muniyamma w/o Muniyellappa and d/o Chikkamuniyappa entered into a Partition Deed dated 15.02.2022, registered as document



No. 14119/2021-22, in Book I, stored in CD No. HSKD1468, in the Office of Sub-Registrar, Hoskote, whereby the land was allotted in the following manner:

- i. Survey No. 121/6 measuring an extent of 8 Guntas was allotted to the share of Mr. Madush B M,
- ii. Survey No. 121/6 measuring 8 Guntas was allotted to the share of Mr. Nagaraj B M.
- iii. Survey No. 121/6 measuring 3 ½ Guntas was allotted to the share of Mrs. Muniyamma d/o late Mr. Chikkamuniyappa:

Accordingly, the revenue records were updated in the name of Mr. Madush B M, Mr. Nagaraj B M and Mrs. Muniyamma d/o late Mr. Chikkamuniyappa as per the foregoing partition deed vide an entry in the Mutation Register Extract bearing MR No. H32/2021-22.

13. Thereafter, Mr. Nagaraj B M s/o Mr. B Munithimaiah along with his wife B M Geetha (for self and her minor children Master Bhaskar and Master Likhitha) conveyed the land bearing Survey No. 121/6 measuring 8 Guntas in favour of Mrs. Bhagyamma w/o Mr. Chandrappa S vide Sale Deed dated 27.09.2023, registered as document No. 8841/2023-24, in Book I, stored in centralized data cell (electronic format), Hoskote. The Mutation Register Extract bearing MR No. H22/2023-24, records the foregoing Sale Deed.

14. Mrs. Muniyamma w/o late Mr. Muniyappa conveyed the land bearing Survey No. 121/8 (Old No. 121/6) measuring 3.08 Guntas in favour of Mrs. Bhagyamma w/o Mr. Chandrappa S vide Sale Deed dated 27.09.2023, registered as document No. 8848/2023-24, in Book I, stored in centralized data cell (electronic format), Hoskote. The Mutation Register Extract bearing MR No. H21/2023-24, records the foregoing Sale Deed.

15. Mr. Madush B M along with his wife Mrs. Manjula (for self and her minor son Master Vinay Kumari and children Harshith B M and Kusuma B M) conveyed the land bearing Survey No. 121/7 (old No. 121/6) measuring 8 Guntas in favour of Mrs. Bhagyamma w/o Mr. Chandrappa S vide Sale Deed dated 27.09.2023, registered as document No. 8849/2023-24, in Book I, stored in centralized data cell (electronic format), Hoskote. The Mutation Register Extract bearing MR No. H20/2023-24, records the foregoing Sale Deed.

16. The genealogical tree of Mr. Chandrappa indicates that he was married to Mrs. Bhagyamma and they have three children, namely:

- i. Neelavathi
- ii. Arun Kumar C was married to Mrs. Manjula S M and they have 2 children Monish Kumar and Kushal Kumar
- iii. Chitravathi C

Thus, in the aforementioned manner Mrs. Bhagyamma w/o Mr. Chandrappa became the owner of Survey No. 121/6, 121/7 and 121/8.

17. Thereafter, Mrs. Bhagyamma w/o Mr. Chandrappa S and Mr. Chandrappa S s/o late Mr. Sennappa along with their children Miss. Neelavathi R, Mr. Arun Kumar C, Miss. Chaitravathi C with an intention to convey Item Nos. 9 to 11, i.e., Survey No. 121/6 measuring 8 Guntas, Survey No. 121/7 measuring 8 Guntas, Survey No. 121/8 measuring

- 3.08 Guntas in favour of Atmos Constructions Private Limited entered into an Agreement to Sell dated 26.11.2025, (registered on 27.11.2025) registered as document No. 14691/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Senior Sub-Registrar, Devanahalli.
18. Simultaneously, Mrs. Bhagyamma w/o Mr. Chandrappa S and Mr. Chandrappa S s/o late Mr. Sonnappa along with their children Miss Neelavathi R, Mr. Arun Kumar C, Miss. Chaitravathi C appointed Atmos Constructions Private Limited as their attorney with the right to convey Item Nos. 9 to 11 in terms of the Irrevocable General Power of Attorney dated 26.11.2025 (registered on 27.11.2025), registered as document No. 1246/2025-26, in Book IV, stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Bangalore Rural (Devanahalli).
19. Thereafter, Mrs. Bhagyamma w/o Mr. Chandrappa S (as Vendor) along with Mr. Chandrappa S s/o late Mr. Sonnappa along with children Miss. Neelavathi R, Mr. Arun Kumar C, Miss. Chaitravathi C (as Confirming Parties) both Vendor and Confirming Parties being represented by their General Power of Attorney holder Atmos Constructions Private Limited conveyed Item Nos. 9 to 11 in favour of Godrej Properties Limited in terms of Sale Deed dated 16.03.2026, registered as document No. 19717/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Senior Sub-Registrar, Devanahalli.

Accordingly, in the manner set out hereinabove, Godrej Properties Limited acquired Item No. 1 to 11, hereinafter collectively referred to as '*Schedule Property*'.

Common Documents

20. Pursuant thereto, the change in land use, i.e., from agricultural to non-agricultural residential use, was secured with respect to the Schedule Property, inter alia with other properties, vide Commencement Certificate signed on 20.02.2026 bearing No. STRRPA/TP/C1.U/50/2025-26, issued by the Member Secretary and Joint Director of the Department of Town and Country Planning, STRRPA, Bangalore.
21. Pursuant to the above, Godrej Properties Limited relinquished an extent measuring 8011.71 Sq. Mtrs. towards parks and open spaces and an extent measuring 3990.00 Sq. Mtrs. towards STRR Land Bank out of the project lands admeasuring 19 Acres 28 $\frac{3}{4}$ Guntas, inter alia including the Schedule Property, in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore, by way of a Relinquishment Deed, registered on 04.07.2026 as Document No. HSK-I-05039/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote.
22. Further, Godrej Properties Limited obtained a Development Plan dated 09.07.2026 bearing No. STRRPA/TP/DP: 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore for residential (row-housing) development with respect to the project lands, inter alia including the Schedule Property. The foregoing Development Plan was approved by Order dated 30.04.2026 bearing No. 44.7.2. It is noted that out of the project lands admeasuring 19 Acres 28 $\frac{3}{4}$ Guntas (or 79797.84 Sq. Mtrs.), an extent of 61439.37 Sq. Mtrs. shall be utilised for residential.



driveway and open areas; the remaining extent has been relinquished/reserved to be relinquished in favour of STRR Planning Authority in the following manner:

- i. For parks and open spaces, an extent measuring 8011.71 Sq. Mtrs. (relinquished, as detailed in Para No. 21);
 - ii. For civic amenities, an extent measuring 3990.40 Sq. Mtrs. (earmarked/reserved as represented by the Client);
 - iii. For STRR Land Bank, an extent measuring 3990.00 Sq. Mtrs. (relinquished, as detailed in Para No. 21);
 - iv. For road widening, an extent measuring 292.37 Sq. Mtrs. (earmarked/reserved as represented by the Client);
 - v. The possession has been lost with respect to an area admeasuring 2073.99 Sq. Mtrs. (as represented by the Client).
23. Presently, the Schedule Property falls under the jurisdiction of Village Panchayath of Muthsandra and the foregoing authority has issued the Form 11 A Khata in the name of Godrej Properties Limited with respect to Schedule Property, inter alia, with other properties admeasuring 614.39 square metres having PID No. 150300402000420316, VP Khata No. 659. *We sought clarity on whether the Schedule Property is included in PID No. 150300402000420316. Since the foregoing Form 11 A Khata does not specifically mention the subject survey numbers. However, we have been given to understand that the subject survey numbers are included in the foregoing Form 11 A Khata furnished to us and we have relied on such representation made by the Client.*
24. It is further noted that the property bearing PID No. 150300402000420316 is assessed with tax for the period 2026-27, which amount has been remitted by Godrej Properties Limited, as indicated in the Property Tax paid receipt for the period 2026-27 dated 04.07.2026 bearing receipt No. 0191-1503004020-26-27 issued by the Panchayath Development Officer, Muthsandra Gram Panchayath, Hoskote Taluk.

Survey Documents

25. Village Map of Bhodanahosahalli indicates the shape of Survey No. 121. it also indicates a Water stream in Survey No. 121.
26. Moola Survey Tippani in respect of Survey No. 121, issued in the Office of Land Surveyor, Hoskote indicates the shape of Survey No. 121.
27. The Karnataka revision settlement Akarband issued by the Land Surveyor, Hoskote in respect of Survey No. 121/4, 121/6, 121/7 and 121/8, 121/9, 121/10, 121/11, 121/12, 121/13, 121/14, 121/15 as detailed hereinafter:
- i. The extent of Survey No. 121/4 being 14 Guntas there being no Kharab land;
 - ii. The extent of Survey No. 121/6 being 8 Guntas there being no Kharab;
 - iii. The extent of Survey No. 121/7 being 8 Guntas there being no Kharab;
 - iv. The extent of Survey No. 121/8 being 3 ½ Guntas there being no Kharab;
 - v. The extent of Survey No. 121/9 being 14 Guntas there being no Kharab land;



- vi. The extent of Survey No. 121/10 being 14 Guntas there being no Kharab land;
- vii. The extent of Survey No. 121/11 being 14 Guntas there being no Kharab land;
- viii. The extent of Survey No. 121/12 being 3 Guntas there being no Kharab land;
- ix. The extent of Survey No. 121/13 being 3 Guntas there being no Kharab land;
- x. The extent of Survey No. 121/14 being 3 Guntas there being no Kharab land;
- xi. The extent of Survey No. 121/15 being 6 ½ Guntas there being no Kharab land;

28. Hissa Survey Tippani and Pakka Book in respect of Survey No. 121 issued by the office of the Land Records indicates that the Survey No. 121 has been phodied into 121/1 and 121/2:

Sl. No.	New Survey No.	Extent	In ownership of
i.	121/1	4 Acres 17 Guntas	B Munithimaiah, Nanjundappa, M Sridhar and M Raghav (Minors rep by mother Munirathna), Muniraju
ii.	121/2	20 Guntas	M Srinivasan

29. Hissa Survey Tippani and Pakka Book issued by the Office of Land Records, Hoskote wherein it indicates that the Survey No. 121/1 has been phodied into 121/1 and 121/3, details are as follows:

Sl. No.	New Survey No.	Extent	In ownership of
i.	121/1	2 Acres 11 Guntas	B Munithimaiah
ii.	121/1	20 Guntas	M Srinivasan
iii.	121/1	32 ½ Guntas	M Srinivasan
iv.	121/3	32 ½ Guntas	Master Sridhar and Raghav (represented by mother Munirathna)

30. Hissa Survey Tippani issued by Assistant Director of Land Records, Hoskote in respect of Survey No. 121/1, indicates that Survey No. 121/1 has been phodied into 121/1, 121/4, 121/5 and 121/6 detailed as follows:

Sl. No.	New Survey No.	Extent	In ownership of
1.	121/1	32 ½ Guntas	M Srinivasan
2.	121/4	1 Acre 31 ½ Guntas	Mr. B Munithimaiah

3.	121/5	20 Guntas	M. Srinivasan
4.	121/6	19 ½ Guntas	Mr. B Munithimaiah

The same information also gathered from the Mutation Register Extract bearing MR No. T16/2019-20.

31. Hissa Survey Tippani and Pakka Book issued by Assistant Director of Land Records, Hoskote in respect of Survey No. 121/4, indicates that Survey No. 121/4 has been phodied into 121/4 and 121/9 to 121/15 detailed as follows:

Sl. No.	New Survey No.	Extent (in Guntas)	In ownership of
5.	121/4	14	Mr. B M Chikkamuniyappa
6.	121/9	14	Mr. B M Nagaraju
7.	121/10	14	Mr. B M Madesh
8.	121/11	14	Mr. B M Venkatesh
9.	121/12	3	Mrs. Narayanamma
10.	121/13	3	Mrs. Parvathamma
11.	121/14	3	Mrs. Munirathamma
12.	121/15	6 ½	Mr. B M Chikkamuniyappa and others.

32. Hissa Survey Tippani and Pakka Book issued by the Office of Land Records, Hoskote wherein it indicates that the Survey No. 121/6 has been phodied into 121/6, 121/7 and 121/8 detailed as follows:

Sl. No.	New Survey No.	Extent	In ownership of
1.	121/6	8 Guntas	Mr. Nagaraj B M
2.	121/7	8 Guntas	Mr. Madesh B M
3.	121/8	3 ½ Guntas	Mrs. Muniyamma

33. Public Notice indicating the intended sale transaction of the Schedule Property was published in the daily editions of 'The Times of India' and 'Vijayakamataka' newspapers on 19.08.2023, and we have not received any objection against the foregoing Public Notice with respect to the Schedule Property until the date of this Report.



Endorsements

34. Endorsement dated 12.08.2025 bearing No. PTCL(H)(E)CR: 304/2025, issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura, discloses that there are no proceedings initiated with respect to the provisions of The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect to properties in Survey No. 121/4 measuring 14 Guntas, 121/6 measuring 8 Guntas, 121/7 measuring 8 Guntas, 121/8 measuring 3.08 Guntas, 121/9 measuring 14 Guntas, 121/10 measuring 14 Guntas, 121/11 measuring 14 Guntas, 121/12 measuring 3 Guntas, 121/13 measuring 3 Guntas, 121/14 measuring 3 Guntas, 121/15 measuring 6.08 Guntas of Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District.
35. Nil Tenancy Certificate dated 14.11.2025 bearing No. RD/2185680/6698 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District indicates that there are no claims for tenancy filed before the foregoing authority with respect to the properties in Survey No. 121/6 measuring 8 Guntas, 121/7 measuring 8 Guntas, 121/8 measuring 3.08 Guntas, 121/9 measuring 14 Guntas, 121/10 measuring 14 Guntas, 121/11 measuring 14 Guntas, 121/12 measuring 3 Guntas, 121/13 measuring 3 Guntas, 121/14 measuring 3 Guntas, 121/15 measuring 6.08 Guntas of Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District.
36. Nil Tenancy Certificate dated 14.11.2025 bearing No. RD/2185680/6697 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District indicates that there are no claims for tenancy filed before the foregoing authority with respect to the 121/4 measuring 14 Guntas of Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District.
37. We have perused the Record of Rights, Tenancy, & Crops (R.T.C) with respect of Survey No. 121, 121/1, 121/2, 121/4 and 121/6 to 15 all situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observation are as under:

Sl. No.	Period of RTCs	Name of the Owner
Survey No. 121 measuring total extent of 4 Acres 23 Guntas there being 1 Gunta of Kharab Land:		
1.	1968-69 to 1983-84 1984-85 to 1988-89	Mr. Nanjundappa and Mr. Chikkamuniyappa;
2.	1989-90 to 1993-94	Nanjundappa s/o Mr. Muniyappa (the said RTC's do not indicate the name of Chikkamuniyappa. However, the subsequent RTC's continue to reflect his name; hence, the absence of recording his name might be an error and will not have any impact on the title.)



3.	1994-95 to 1996-97	Chikkamuniyappa
4.	1997-98 to 2001-02	Nanjundappa s/o Mr. Muniyappa and B Munithimaiah
5.	2001-02 to 2009-10	Mr. Nanjundappa s/o Mr. Muniyappa (to an extent of 2 Acres 11 Guntas); Mr. Munithimaiah s/o late Mr. Chikkamuniyappa
6.	2010-11 to 2012-13	B Munithimaiah - 2 Acre 11 Guntas Nanjundappa - 20 Guntas M Sridhar and M Raghav (minors rep by mother Munirathna) - 32 ½ Guntas Mrs. N Suguna - 6 Guntas N Muniraju - 32 ½ Guntas
Survey No. 121/1 measuring total extent of 4 Acres 17 Guntas there being 1 Gunta of Kharab land;		
7.	2013-14 to 2016-17	B Munithimaiah - 2 Acre 11 Guntas M Sridhar and M Raghav (minors rep by mother Munirathna) - 32 ½ Guntas M Srinivasan - 20 Guntas and 32 ½ Guntas
Survey No. 121/1 measuring total extent of 3 Acres 23 ½ Guntas there being no Kharab land		
8.	2017-18 - 2018-19	B Munithimaiah - 2 Acre 11 Guntas M Srinivasan - 20 Guntas and 32 ½ Guntas
Survey No. 121/4 measuring 14 Guntas there being no Kharab land		
9.	2021-22, 2024-25, 2025-26	Mr. Chikkamuniyappa s/o Munithimaiah
Survey No. 121/6 measuring 19.08 Guntas there being no Kharab land		
10.	2021-22	Mr. B Munithimaiah s/o late Mr. Chikkamuniyappa
Survey No. 121/6 measuring 08 Guntas there being no Kharab land		
11.	2022-23	Mr. Nagaraj B M s/o Mr. Munithimaiah;
12.	2023-24 to 2025-26	Bhagyamma w/o Mr. Chandrappa
Survey No. 121/7 measuring 08 Guntas there being no Kharab land		
13.	2023-24 to 2025-26	Bhagyamma w/o Mr. Chandrappa
Survey No. 121/8 measuring 3.08 Guntas there being no Kharab land		
14.	2023-24 to 2025-26	Bhagyamma w/o Mr. Chandrappa
Survey No. 121/9 measuring 14 Guntas there being no Kharab land		
15.	2021-22 to 2025-26	Mr. B M Nagaraj s/o Mr. Munithimaiah
Survey No. 121/10 measuring 14 Guntas there being no Kharab land		
16.	2021-22 to 2025-26	Mr. B M Madesh s/o B Munithimaiah



Survey No. 121/11 measuring 14 Guntas there being no kharab land		
17.	2021-22 to 2025-26	Mr. B M Venkatesh s/o B Munithimaiah
Survey No. 121/12 measuring 3 Guntas there being no Kharab land		
18.	2021-22 to 2025-26	Narayanamma d/o Mr. Munithimaiah
Survey No. 121/13 measuring 3 Guntas there being no kharab		
19.	2021-2022 to 2025-26	Parvathamma d/o Mr. Munithimaiah
Survey No. 121/14 measuring 3 Guntas there being no Kharab		
20.	2021-2022 to 2025-26	Munirathnamma d/o Mr. Munithimaiah
Survey No. 121/15 measuring 06.08 Guntas there being no Kharab		
21.	2021-22 to 2025-26	B M Madesh, Munirathnamma, Parvathamma, Narayanamma, B M Venkatesh, B M Nagaraj, B M Chikkamuniyappa

Encumbrance Certificates:

38. We have been furnished with the following Encumbrance Certificates for our perusal and their respective entries are as follows:

Sl. No.	Period	Issued by	Transactions
1.	01.04.1920 to 31.03.2004	Office of the Sub-Registrar, Hoskote	- Partition Deed dated 24.09.1924, registered as document No. 551/1924-25, in Book I, Volume 293, at Pages 454 to 477, in the Office of Sub-Registrar, Hoskote; - Mortgage Deed dated 16.06.1938, registered as document No. 1989/1938-39, in Book I, Volume 480, at Pages 246 to 247, in the Office of Sub-Registrar, Hoskote; - Release Deed dated 20.02.1975, registered as document No. 5798, in Book I, in the Office of Sub-Registrar, Hoskote;
2.	01.04.2004 to 31.03.2015	Digitally signed in Office of the Sub-Registrar, Hoskote	Sale Deed dated 10.04.2012, registered as document No. 3048/2012-13, in Book I, stored in

			CD No. HSKD279, in the Office of Sub-Registrar, Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 965/2009-10, in Book 1, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 963/2009-10, in Book 1, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 962/2009-10, in Book 1, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote.
Survey No. 121/1			
3.	01.04.2004 to 13.09.2024	Digitally signed in the Office of Sub-Registrar, Hoskote	• Gift Deed dated 18.05.2009, registered as document No. 965/2009-10, in Book 1, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 963/2009-10, in Book 1, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 962/2009-10, in Book 1, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote.
4.	01.04.2012 to 31.03.2019	Digitally signed in the Office of Sub-Registrar, Hoskote	Nil

5.	01.04.2019 to 06.06.2025	Digitally signed in the Office of Sub- Registrar, Hoskote	Nil
Survey No. 121/6, 121/7 and 121/8			
6	01.04.2015 to 28.07.2025	Digitally signed in the Office of the Sub- Registrar, Hoskote	• Sale Deed dated 27.09.2023, registered as document No. 8848/2023-24, in Book I, stored in centralized data cell (electronic format), Hoskote. • Sale Deed dated 27.09.2023, registered as document No. 8849/2023-24, in Book I, stored in centralized data cell (electronic format), Hoskote. • Sale Deed dated 27.09.2023, registered as document No. 8841/2023-24, in Book I, stored in centralized data cell (electronic format), Hoskote. • Partition Deed dated 15.02.2022, registered as document No. 14119/2021-22, in Book I, stored in CD No. HSKD1468, in the Office of Sub-Registrar, Hoskote.
Survey No. 121/4, 121/9, 121/10, 121/11, 121/12, 121/13, 121/14, 121/15			
7.	01.04.2015 to 18.06.2025	Digitally signed copy in the Office of the Sub-registrar, Hoskote	Nil
Survey No. 121/4			
8.	01.04.2004 to 20.03.2026	Digitally signed copy in the Office of the Sub-registrar, Hoskote	• Sale Deed dated 16.03.2026, registered as document No. 19701/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Bangalore rural (Hoskote).



Report on Title

			• Gift Deed dated 18.05.2009, registered as document No. 965/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 963/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 962/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote.
Survey No. 121/6			
9.	01.04.2004 to 18.03.2026	Digitally signed copy in the Office of the Sub-registrar, Hoskote	• Agreement to Sell dated 26.11.2025. (registered on 27.11.2025) registered as document No. 14691/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Senior Sub-Registrar, Devanahalli. • Sale Deed dated 27.09.2023, registered as document No. 8841/2023-24, in Book I, stored in centralized data cell (electronic format), Hoskote. • Partition Deed dated 15.02.2022, registered as document No. 14119/2021-22, in Book I, stored in CD No. HSKD1468, in the Office of Sub-Registrar, Hoskote.
Survey No. 121/7			



10.	01.04.2004 to 20.03.2026	Digitally signed copy in the Office of the Sub-registrar, Hoskote	• Sale Deed dated 16.03.2026, registered as document No. 19717/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Senior Sub-Registrar, Devanahalli. • Agreement to Sell dated 26.11.2025, (registered on 27.11.2025) registered as document No. 14691/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Senior Sub-Registrar, Devanahalli. • Sale Deed dated 27.09.2023, registered as document No. 8849/2023-24, in Book I, stored in centralized data cell (electronic format), Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 965/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 963/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 962/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote.
Survey No. 121/8			

11.	01.04.2004 to 20.03.2026	Digitally signed copy in the Office of the Sub-registrar, Hoskote	• Sale Deed dated 16.03.2026, registered as document No. 19717/2025-26, in Book 1, stored in centralized data cell (electronic format), in the Office of Senior Sub-Registrar, Devanahalli. • Agreement to Sell dated 26.11.2025, (registered on 27.11.2025) registered as document No. 14691/2025-26, in Book 1, stored in centralized data cell (electronic format), in the Office of Senior Sub-Registrar, Devanahalli. • Sale Deed dated 27.09.2023, registered as document No. 8848/2023-24, in Book 1, stored in centralized data cell (electronic format), Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 965/2009-10, in Book 1, stored in CD No. HSKDt25, in the Office of Sub-Registrar, Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 963/2009-10, in Book 1, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 962/2009-10, in Book 1, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote.
Survey No. 121/9			



12.	01.04.2004 to 20.03.2026	Digitally signed copy in the Office of the Sub-registrar, Hoskote	• Sale Deed dated 16.03.2026, registered as document No. 19701/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Bangalore rural (Hoskote).
Survey No. 121/10			
13.	01.04.2004 to 20.03.2026	Digitally signed copy in the Office of the Sub-registrar, Hoskote	• Sale Deed dated 16.03.2026, registered as document No. 19701/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Bangalore rural (Hoskote).
Survey No. 121/11			
14.	01.04.2004 to 20.03.2026	Digitally signed copy in the Office of the Sub-registrar, Hoskote	• Sale Deed dated 16.03.2026, registered as document No. 19701/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Bangalore rural (Hoskote).
Survey No. 121/12			
15.	01.04.2004 to 20.03.2026	Digitally signed copy in the Office of the Sub-registrar, Hoskote	• Sale Deed dated 16.03.2026, registered as document No. 19701/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Bangalore rural (Hoskote). • Gift Deed dated 18.05.2009, registered as document No. 965/2009-10, in Book I, stored in



Report on Title

			CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 963/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 962/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote.
Survey No. 121/13			
16.	01.04.2004 to 20.03.2026	Digitally signed copy in the Office of the Sub-registrar, Hoskote	• Sale Deed dated 16.03.2026, registered as document No. 19701/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Bangalore rural (Hoskote). • Gift Deed dated 18.05.2009, registered as document No. 965/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 963/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 962/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote.



Survey No. 121/14

17.	01.04.2004 to 20.03.2026	Digitally signed copy in the Office of the Sub-registrar, Hoskote	• Sale Deed dated 16.03.2026, registered as document No. 19701/2025-26, in Book 1, stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Bangalore rural (Hoskote). • Gift Deed dated 18.05.2009, registered as document No. 965/2009-10, in Book 1, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 963/2009-10, in Book 1, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 962/2009-10, in Book 1, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote.
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Survey No. 121/15

18.	01.04.2004 to 20.03.2026	Digitally signed copy in the Office of the Sub-registrar, Hoskote	• Sale Deed dated 16.03.2026, registered as document No. 19701/2025-26, in Book 1, stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Bangalore rural (Hoskote). • Gift Deed dated 18.05.2009, registered as document No. 965/2009-10, in Book 1, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote.
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			• Gift Deed dated 18.05.2009, registered as document No. 963/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. • Gift Deed dated 18.05.2009, registered as document No. 962/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote.
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Note. Encumbrance Certificate for the period 01.04.2004 to 18.03.2026 pertaining to Survey No. 121/6, does not reflect Sale Deed dated 16.03.2026, registered as document No. 19717/2025-26, in the Office of Senior Sub-Registrar, Devanahalli. However, we have verified the foregoing Sale Deed, hence, the same shall not impact the title.

IV. PHYSICAL SEARCHES

Physical searches have been carried out as:

- Physical searches have been carried out in the office of Sub-Registrar, Hoskote for the period 01.04.1970 to 31.03.2004 with respect to Survey No. 121 and it is noted that there is no encumbrance for the said period as discussed under Chapter III above.
- The digitally signed copies in the office of Sub-Registrar, Hoskote for the period 01.04.2004 to 05.09.2025 with respect to the Schedule Property and it is noted that there is no encumbrance for the said period as discussed under Chapter III above.
- Endorsement dated 16.10.2025 bearing No. RPM/KSHP/LA/R11/2024-25/1691 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Karnataka State Highways Improvement Project, Bangalore indicates that the Schedule Property is not acquired by the foregoing authority for any of its projects.
- Endorsement dated 18.10.2025 bearing No. No. LAQ/NH-207/CR/12/2025-26, issued by the Special Land Acquisition Officer, National Highway Authority, Hebbal, Bangalore indicates that the Schedule Property is not acquired by the foregoing authority with regard to the NH-207 (New No. NH648).
- Endorsement dated 11.11.2025 bearing No. KHB/TAD/2025/2025-26, issued by the Land Acquisition Officer, Karnataka Housing Board, Bangalore in respect of Schedule Property and the same indicates that the Schedule Property has not been acquired by the Karnataka Housing Board;



V. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **Godrej Properties Limited** is the absolute owner of the Schedule Property and have marketable title over the same.

VI. OUR UNDERSTANDING

We understand that **Godrej Properties Limited** intended to acquire the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

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

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

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('FM') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

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

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



VIII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

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

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

DISCLAIMERS

- 1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
- 2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
- 3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1975. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
- 4. We have retained the units of measurement as it appears in the different title deeds.
- 5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.



IX. CONTACT DETAILS

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

S. T. Prashantha Kumar
Senior Partner & Advocate
Fox Mandal & Associates
Solicitors and Advocates
"FM House"
6/12, Primrose Road
Bangalore 560 025
Phone : +91 80 2559 5911
Fax : +91 80 2559 5844
Mobile : +91 98801 62142
e-mail : prashantha.kumar@foxmandal.in

For Fox Mandal & Associates

[Signature]
Senior Partner



21.08.2026

To,

Godrej Properties Limited
Unit No. 4 & 5, 9th Floor, No. 1-15,
Godrej Centre, Indiranagar,
BM Kaval, Old Madras Road,
Bengaluru – 560 038.

Hereunder referred to as 'the Client'

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

Report On Title

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I. SCHEDULE PROPERTY

Item No. 1

All that piece and parcel of the land bearing Survey No. 121/1 measuring an extent of 32.08 Guntas converted from agricultural to non-agricultural Layout- Residential use vide Deemed conversion order dated 15.01.2025, bearing No. 735862, issued by the Deputy Commissioner, Bangalore Rural District, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on the:

East by	Land bearing Survey No. 121/4, 121/9, 121/10, 121/11 & 121/12;
West by	Land bearing Survey No. 121/3;
North by	Land bearing Survey No. 134;
South by	Land bearing Survey No. 121/2 and 121/13.

Item No. 2

All that piece and parcel of the land bearing Survey No. 121/2 measuring an extent of 6 Guntas converted from agricultural to non-agricultural Layout- Residential use vide Deemed conversion order dated 15.01.2025, bearing No. 735861, issued by the Deputy Commissioner, Bangalore Rural District, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on the:

East by	Land bearing Survey No. 121/13 and 121/14;
West by	Land bearing Survey No. 123/1,
North by	Land bearing Survey No. 121/3 and 121/1
South by	Land bearing Survey No. 122.

Item No. 3

All that piece and parcel of the land bearing Survey No. 121/5 measuring an extent of 20 Guntas converted from agricultural to non-agricultural Layout- Residential use vide Deemed conversion order dated 15.01.2025, bearing No. 735860, issued by the Deputy Commissioner, Bangalore Rural District, situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on the:

East by	Land bearing Survey No. 120 and 7/1 of Border of Naganavakanakote Village;
West by	Land bearing Survey No. 122;
North by	Land bearing Survey No. 121/14, 121/15 and 120;
South by	Land bearing Survey No. 121/6.

Item No. 4

All that piece and parcel of the Agricultural land bearing Survey No. 121/3 (Old No. 121/1) measuring an extent of 32 ½ Guntas excluding 1 Gunta of B Kharab land situated at



Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and bounded on the:

East by	Land bearing Survey No. 121/1;
West by	Land bearing Survey Nos. 123/1, 123/3 and 123/4;
North by	Land bearing Survey No. 134; and
South by	Land bearing Survey No. 121/2.

The boundaries of Item No. 1 to 4 are derived from Sale Deed dated 17.03.2026.

Item No. 1 to 4 are hereinafter collectively referred to as the 'Schedule Property'.

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II. COPIES OF DOCUMENTS FURNISHED FOR SCRUTINY

Sl. No.	DESCRIPTION OF DOCUMENT
1.	Release Deed dated 06.12.1974, registered as document No. 5798/1974-75, in Book I, Volume 1432, at Pages 152 to 153, in the Office of Sub-Registrar, Hoskote, executed by Mr. Chikkamuniyappa s/o Mr. Kadarappa along with his son Mr. Munthimajiah in favour of Mrs. Lakshamma w/o late Mr. Doddamuniyappa and her son Mr. Nanjundappa;
2.	Genealogical Tree of Mr. Nanjundappa;
3.	Gift Deed dated 18.05.2009, registered as document No. 962/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote executed by Mr. Nanjundappa in favour of Mr. N Muniraju s/o Mr. Nanjundappa;
4.	Mutation Register Extract bearing MR No. 3/2009-10, reflecting the Gift Deed registered as document No. 962/2009-10;
5.	Gift Deed dated 18.05.2009, registered as document No. 963/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote executed by Mr. Nanjundappa in favour of Mrs. Suguna;
6.	Mutation Register Extract bearing MR No. 2/2009-10;
7.	Gift Deed dated 18.05.2009, registered as document No. 965/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote, executed by Mr. Nanjundappa in favour of his grandchildren Master M Sridhar and Master M Raghav;
8.	Mutation Register Extract bearing MR No. 1/2009-10;
9.	Sale Deed dated 10.04.2012, registered as document No. 3048/2012-13, in Book I, stored in CD No. HSKD279, in the Office of Sub-Registrar, Hoskote executed by Mr. Nanjundappa s/o Mr. Muniyappa and his wife Mrs. Yallamma and Mr. Muniraju s/o Mr. Nanjundappa (for self and his minor children Netravathi and Shivaraj), Manjunath s/o Mr. Nanjundappa (for self and minor children Mr. Sridhar and Mr. Raghav), Mrs. Suguna d/o Mr. Nanjundappa, (for self and her minor children Manoj and Chethan) in favour of Mr. M Srinivasan s/o Mr. P Muthaswamy Gunder, Ms. Savera Srinivasan d/o Mr. M Srinivasan in respect of Survey No. 121 measuring 20 Guntas and Survey No. 121 measuring 32.08 Guntas and Survey No. 121 measuring 6 Guntas;
10.	Mutation Register Extract bearing MR No. H1/2012-13;
11.	Mutation Register Extract bearing MR No. T16/2019-20, indicates that Survey No. 121/1 has been bifurcated into 121/1, 121/4, 121/5 and 121/6;
Survey No. 121/1 gifted to Mr. Sridhar and Raghav	
12.	Agreement of Sale dated 19.12.2017, registered as document No. 7595/2017-18, in Book I, stored in CD No. HSKD634, in the Office of Sub-Registrar, Hoskote executed by Mr. B N Manjunath s/o Mr. Nanjundappa along with his wife Mrs. Munirathna (for



	self and her minor children Master M Sridhar and Master M Raghava) with Mr. Srinivasan s/o late Mr. Muthuswamy Gounder in respect of Survey No. 121/1 (old No. 121) measuring 32 1/2 Guntas;
13.	General Power of Attorney dated 19.12.2017, registered as document No. 481/2017-18, in Book IV, stored in CD No. HSKD634, in the Office of Sub-Registrar, Hoskote executed by Mr. B N Manjunath s/o Mr. Nanjundappa along with his wife Mrs. D M Munirathna (for self and her minor children Sridhar and Raghav) in favour of Mr. M Srinivasan s/o late Mr. Muthuswami Gounder in respect of Survey No. 121/1 (old No. 121) measuring 32 1/2 Guntas.
14.	Mutation Register Extract bearing MR No. T12/2017-18 indicates the phodi of Survey No. 121/1 into 121/1 and 121/3;
15.	Order Sheet in the case bearing No. G & WC/3/20123, before the Hon'ble Principal District and Session Judge, Bangalore Rural filed by Master Sridhar and Master M Raghava both represented by Natural Guardian and Mother Mrs. Munirathna;
16.	Plaint in the case bearing No. G & WC/3/20123, before the Hon'ble Principal District and Session Judge, Bangalore Rural filed by Master Sridhar and Master M Raghava both represented by Natural Guardian and Mother Mrs. Munirathna praying for the permission to alienate the minor's property i.e., Survey No. 121/1 measuring 32 1/2 Guntas;
17.	Judgement dated 11.07.2014 in the case bearing No. G & WC/3/20123, before the Hon'ble Principal District and Session Judge, Bangalore Rural filed by Master Sridhar and Master M Raghava both represented by Natural Guardian and Mother Mrs. Munirathna indicates that the mother guardian was permitted to sell the property along with certain conditions imposed therein;
18.	Safe Deed dated 17.10.2018, registered as document No. 6532/2018-19, in Book I, stored in CD No. HSKD661, in the Office of Sub-Registrar, Hoskote executed by Mr. B N Manjunath s/o Nanjundappa, Mrs. D M Munirathna w/o Mr. B N Manjunath (for self and her minor children Master M Sridhar and Master M Raghav) represented by their GPA holder Mr. M Srinivasan s/o late Mr. Muthuswami Gounder in favour of Mr. M Srinivasan s/o late Mr. Muthuswami Gounder in respect of Survey No. 121/3 (Old No. 121/1) measuring 32.08 Guntas;
19.	Plaint in the suit bearing O S No. 820/2020, before the Hon'ble Principal Senior Civil Judge Bangalore Rural District, Bangalore filed by Mr. B N Manjunatha s/o Mr. Nanjundappa along with wife Mrs. D M Munirathna and children Mr. M Sridhar and Mr. M Raghav (Plaintiff) against Mr. M Srinivasan s/o late Mr. Muthuswami Gounder (defendant) praying to declare the Sale Deed executed in favour of the Mr. M Srinivasan s/o late Mr. Muthuswami Gounder as null and void and the Agreement to Sale and GPA executed in favour of Mr. M Srinivasan s/o late Mr. Muthuswami Gounder not binding on the Plaintiffs;
20.	Written Statement in the suit bearing O.S No. 820/2020, before the Hon'ble Principal Senior Civil Judge Bangalore Rural District, Bangalore filed by Mr. B N Manjunatha s/o Mr. Nanjundappa along with wife Mrs. D M Munirathna and children Mr. M



	Sridhar and Mr. M Raghav (Plaintiff) against Mr. M Srinivasan s/o late Mr. Muthuswami Gounder(defendant) praying to dismiss the suit;
21.	Compromise Petition and Order Sheet in the suit bearing O. S No. 480/2022 Old O S No. 820/2020, before the Hon'ble Principal Senior Civil Judge Bangalore Rural District, Bangalore filed by Mr. B N Manjunatha s/o Mr. Nanjundappa along with wife Mrs. D M Munirathna and children Mr. M Sridhar and Mr. M Raghav (Plaintiff) against Mr. M Srinivasan s/o late Mr. Muthuswami Gounder(defendant);
22.	Deed of Confirmation dated 29.11.2023, registered as document No. 14861/2023-26, in Book I, stored in centralized data cell (electronic format), in the Office of Senior Sub-Registrar, Devanahalli, executed by Mr. B N Manjunath s/o Nanjundappa, Mrs. D M Munirathna w/o Mr. B N Manjunath and their children Mr. M Sridhar and Mr. M Raghav.
23.	Plant in the suit bearing O S No. 117/2019 (1999/2022), before the Hon'ble Senior Civil Judge, Bangalore Rural District by Miss. Kavya Rashmi d/o Mr. B N Manjunath, against Mr. B N Nanjundappa, Munirathnamma D M, Shridhar, Raghav M, Nanjundappa, Yellamma, Suguna, Manjula K M, Netravathi M, M Shivraj, Jayaram C, M Srinivas and Savera Srinivas claiming 1/9 th share in the suit Schedule Property i.e., Survey No. 121 measuring 2 Acres 11 Guntas along with other properties;
24.	Order Sheet in the suit bearing O S No. 117/2019 (1999/2022), before the Hon'ble Senior Civil Judge, Bangalore Rural District by Miss. Kavya Rashmi d/o Mr. B N Manjunath, against Mr. B N Nanjundappa, Munirathnamma D M, Shridhar, Raghav M, Nanjundappa, Yellamma, Suguna, Manjula K M, Netravathi M, M Shivraj, Jayaram C, M Srinivas and Savera Srinivas;
25.	Public Notice published on 19.08.2023 in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers;
Common Documents	
26.	Memorandum of Understanding on 15.09.2023, executed by . Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan with Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M.
27.	Agreement to Sell dated 01.12.2023, registered as Document No. DNH-1-14950/2023-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli executed by M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan with Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M.
28.	Irrevocable General Power of Attorney dated 01.12.2023, registered as Document No. DNH-4-01277/2023-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli executed by M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M.



29.	Irrevocable General Power of Attorney dated 01.12.2025, registered as document No. 1278/2025-26, in Book IV, stored in centralized data cell (electronic format), in the Office of Senior Sub-Registrar, Devanahalli, executed by Savera Srinivasan D/o M. Srinivasan in favour of M. Srinivasan S/o late Muthusamy Gounder
30.	Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli executed by . Srinivasan S/o late Muthusamy Gounder and Savera Srinivasan D/o M. Srinivasan, represented by her power of attorney holder, Mr. M. Srinivasan (as Vendors) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming Party) in favour of Godrej Properties Limited.
31.	Relinquishment Deed executed by Godrej Properties Limited in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore, registered on 04.07.2026 as Document No. HSK-1-05019/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote.
32.	Development Plan dated 09.07.2026 bearing No. SIRRPA/TP/DP: 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore;
33.	Form 1A dated 04.07.2026 bearing No. 400450926 with respect to PID No. 150300402000420316, digitally signed by the Department of Rural Development and Panchayat Raj;
34.	Property Tax paid receipt for the period 2026-26 dated 04.07.2026 bearing receipt No. 01911/150300402000420316 with respect to 150300402000420316, issued by the Panchayath Development Officer, Muthsandra Gram Panchayath, Hoskote Taluk;
Survey Documents	
35.	Village Map of Bhodanahosahalli indicates the shape of Survey No. 121, it also indicates a Water stream in Survey No. 121,
36.	Moola Survey Tippani in respect of Survey No. 121, issued in the Office of Land Surveyor, Hoskote;
37.	Karnataka Revision Settlement Akarband issued by the Land Surveyor, Hoskote indicates the total extent of Survey No. 121/1 is 32 ½ Guntas there being no Kharab;
38.	Karnataka revision settlement Akarband issued by the Office of Land Records, Hoskote indicates the total extent of Survey No. 121/2 as 6 Guntas there being no Kharab;
39.	Karnataka Revision Settlement Akarband issued by the Land Surveyor, Hoskote indicates the total extent of Survey No. 121/5 is 20 Guntas there being no Kharab;
40.	Karnataka Revision Settlement Akarband issued by the by the Land Surveyor, Hoskote indicates the total extent of Survey No. 121/3 is 33 ½ guntas there being 1 Gunta of B



	Kharab:
41.	Hissa Survey Tippani and Pakka Book in respect of Survey No. 121 issued by the office of the Land Records indicates that the Survey No. 121 has been phodied into 121/1 and 121/2
42.	Hissa Survey Tippani and Pakka Book issued by the Office of Land Records, Hoskote wherein it indicates that the Survey No. 121/1 has been phodied into 121/1 and 121/3;
43.	Hissa Survey Tippani issued by Assistant Director of Land Records, Hoskote in respect of Survey No. 121/1, indicates that Survey No. 121/1 has been phodied into 121/1, 121/4, 121/5 and 121/6;
44.	Pakka Book issued by the office of the land records, Hoskote indicates the same information as Hissa Survey Tippani;
Conversion Orders	
45.	Commencement Certificate dated 09.05.2024 bearing No. STRRPA/TP/CLU/158/2022-23, allowed change of land use issued by Member Secretary and Joint Director of Department of Town and Country Planning, STRRPA, Bangalore;
46.	Official Memorandum (deemed conversion) dated 15.01.2015, bearing No. 735862, issued by the Deputy Commissioner, Bangalore Rural District, for converting the land in Survey No. 121/1 measuring 32.08 Guntas from agricultural to non-agricultural Layout-residential use
47.	Mutation Register Extract bearing MR No. T54/2024-25;
48.	Official Memorandum (deemed conversion) dated 15.01.2015, bearing No. 735861, issued by the Deputy Commissioner, Bangalore Rural District, for converting the land in Survey No. 121/2 measuring 6 Guntas from agricultural to non-agricultural Layout - residential use :
49.	Mutation Register Extract bearing MR No. T53/2024-25;
50.	Official Memorandum (Deemed Conversion) dated 15.01.2025, bearing No. 735860, issued by the Deputy Commissioner, Bangalore Rural District, for converting the land in Survey No. 121/5 measuring 20 Guntas from agricultural to non-agricultural Layout - Residential use;
51.	Mutation Register Extract bearing MR No. T52/2024-25;
Endorsement	
52.	Endorsement dated 15.11.2025 bearing No. PTCL(H)CR: ACDBP-PTCL/DOFMC/22/2025 issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura
53.	Nil Tenancy Certificate dated 14.11.2025, bearing No. RD1218568016697, issued by



	the Tahsildar, Hoskote Taluk, Bangalore Rural District;
Encumbrance Certificate	
54.	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 in respect of Survey No. 121;
55.	Encumbrance Certificate for the period 01.04.2004 to 31.03.2015 in respect of Survey No. 121;
56.	Encumbrance Certificate for the period 01.04.2004 to 18.03.2026, in respect of Survey No. 121/1, 121/2, 121/3 and 121/5;
PHYSICAL SEARCH	
57.	Encumbrance Certificate for the period 01.04.1970 to 31.03.2004 with respect to Survey No. 121;
58.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 with respect to Survey No. 121 and 121/1;
59.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 with respect to Survey No. 121/2;
60.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 with respect to Survey No. 121/3;
61.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 with respect to Survey No. 121/5;
62.	Endorsement dated 16.10.2025, bearing No. RPM.KSHP/LA/RTI/2024-25 /1691 issued by the Karnataka State Highway Development Project;
63.	Endorsement dated 18.10.2025 bearing No. LAQ/NH-207/CR/12/2025-26, issued by the Special Land Acquisition Officer, National Highway Authority, Hebbal, Bangalore;
64.	Endorsement dated 11.11.2025, bearing No. KHB/LAD/2035/2025-26, issued by the Land Acquisition Officer, Karnataka Housing Board, Bangalore;

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III. TITLE FLOW

Upon perusal of the documents furnished to us, we are of the opinion that:

1. The land in Survey No. 121 measuring an extent of 4 Acres 23 Guntas, including 1 Guntu of Kharab land, situated at Bhodanahosahalli Village, Anugondanahalli Hubli, Hoskote Taluk, Bangalore Rural District (hereinafter referred to as 'Larger Property') was originally owned by Mr. B. Munithimaraiah, s/o late Mr. Chikkamuniyappa and Nanjundappa s/o Muniyappa.
2. The Release Deed dated 06.12.1974, indicates that Mr. Chikkamuniyappa s/o Mr. Kadarappa along with his son Mr. Munithimaraiah retained the eastern portion of land measuring 2 Acres 11 Guntas in Survey No. 121 along with another property and relinquished all their rights in the joint family properties in favour of Mrs. Lakshmanamma w/o late Mr. Doddamuniyappa and her son Mr. Nanjundappa and the said Release Deed registered as document No. 5798/1974-75, in Book I, Volume 1432, at Pages 152 to 153, in the Office of Sub-Registrar, Hoskote.

We had sought for the documents indicating as to how Chikkamuniyappa and Doddamuniyappa acquired right to the Larger property and we have been given to understand that it is not available. The release deed was executed in favour of Mrs. Lakshmanamma and her son Mr. Nanjundappa, whereas the revenue records were updated only in the name of Mr. Nanjundappa. Further Mrs. Lakshmanamma's name is not mentioned in any of the future documents. Hence, we had sought for the death Certificate and the same is also not made available. However, given the uninterrupted flow of title from 1974-75 onwards we have dispensed with this requisition.

Survey no. 121 measuring 03 Acres 11 Guntas owned by Mr. Nanjundappa.

3. As noted in the RIC Extract for the period 1979-80 Mr. Nanjundappa was in possession and ownership of the property measuring 2 Acres 11 Guntas in Survey No. 121.
4. As evidenced in the documents made available, it is learnt Mr. Muniyappa had Two children namely Mrs. Kempamma and Mr. Nanjundappa. Further it is noted that Mrs. Kempamma demised with no issues. And Mr. Nanjundappa was married to Mrs. Yellamma and out of their wedlock they have 3 children viz.,
 - i. Mr. Muniraju, married to Mrs. Manjula, and out of their wed-lock they have two children viz., (a) Netravathi and (b) Shivaraj;
 - ii. Mr. Manjunath, married to Mrs. Munirathnamma and out of their wedlock they have two children viz., (a) Sridhar and (b) Raghav;
 - iii. Suguna.

The Release Deed records the name of Doddamuniyappa's father as Mr. Kadarappa, whereas, in the foregoing genealogical tree furnished, his father's name is stated as Kenechappa. We had sought clarification in this regard and have been given to understand that the said discrepancy could not be conclusively addressed as the requisite information / clarification is presently unavailable. Nevertheless, since no inconsistency has been observed across subsequent or related documents, we have retained this point merely as an observation.



5. Mr. Nanjundappa conveyed the following portions of land in favour of his children in the following manner and retained an extent of 20 Guntas:
- An extent measuring 32 ½ Guntas in Survey No. 121 was gifted in favour of Mr. N Muniraju s/o Mr. Nanjundappa in terms of Gift Deed dated 18.05.2009, registered as document No. 962/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. Mutation Register Extract bearing MR No. 3/2009-10, reflects the execution of the foregoing gift deed in favour of Mr. Muniraju;
 - An extent of 6 Guntas in Survey No. 121 was gifted in favour of Mrs. Suguna w/o Mr. Kandharaju, d/o Mr. Nanjundappa in terms of Gift Deed dated 18.05.2009, registered as document No. 963/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. Mutation Register Extract bearing MR No. 2/2009-10, reflects the execution of foregoing gift deed in favour of Mrs. Suguna.
 - An extent of 32 ½ Guntas in Survey No. 121 was gifted in favour of Mr. M Sridhar and Mr. M Raghav (represented by their mother Mrs. Munirathna) both are grandchildren of Mr. Nanjundappa and children of Mr. B N Manjunath in terms of Gift Deed dated 18.05.2009, registered as document No. 965/2009-10, in Book I stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. Mutation Register Extract bearing MR No. 1/2009-10, reflects the execution of foregoing gift deed in favour of Master M Sridhar and Master M Raghav;
6. Thereafter, Mr. Nanjundappa s/o Mr. Muniyappa and his wife Mrs. Yallamma and Mr. Muniraju s/o Mr. Nanjundappa (for self and his minor children Netravathi and Shivaraju), Manjunath s/o Mr. Nanjundappa (for self and minor children Mr. Srihar and Mr. Raghavi), Mrs. Suguna d/o Mr. Nanjundappa, (for self and her minor children Manoj and Chethan) conveyed land in Survey No. 121 measuring 20 Guntas and Survey No. 121 measuring 32.08 Guntas and Survey No. 121 measuring 6 Guntas in favour of Mr. M Srinivasan s/o Mr. P Muthaswamy Gounder, Ms. Savera Srinivasan d/o Mr. M Srinivasan vide Sale Deed dated 10.04.2012, registered as document No. 3048/2012-13, in Book I, stored in CD No. HSKD279, in the Office of Sub-Registrar, Hoskote. Mutation Register Extract bearing MR No. H1/2012-13 reflects the execution of foregoing Sale Deed in favour of Mr. Srinivasan and Ms. Savera Srinivasan.
7. As noted in the Hissa Survey Tippani and Pakka Book issued by the office of the Land Records indicates that the land bearing Survey No. 121 was phodied and allotted with the new numbers 121/1 and 121/2 as detailed in the table below:

Sl. No.	New Survey No.	Extent	In ownership of
i.	121/1	4 Acre 17 Guntas	B Munithimajiah, Nanjundappa, M Sridhar and M Raghav (Minors rep by mother Munirathna), Muniraju
ii.	121/2	20 Guntas	M Srinivasan

Thus, in the aforementioned manner Mr. M Srinivasan s/o Mr. P Muthaswamy Gounder, Ms. Savera Srinivasan d/o Mr. M Srinivasan acquired Survey No. 121 (New No. 121/2) measuring



20 Guntas and Survey No. 121 measuring 32.08 Guntas and Survey No. 121 measuring 6 Guntas

Survey No. 121/1 (121/3) gifted to Mr. Sridhar and raghav

8. Mr. B N Manjunath s/o Mr. Nanjundappa along with his wife Mrs. Munirathna (for self and her minor children Master M Sridhar and Master M Raghava) with an intention to convey the land bearing Survey No. 121/1 (New No. 121/3) measuring 32 ½ Guntas entered into an Agreement of Sale dated 19.12.2017, registered as document No. 7593/2017-18, in Book I, stored in CD No. HSKD634, in the Office of Sub-Registrar, Hoskote in favour of Mr. Srinivasan s/o late Mr. Muthuswami Gounder. The foregoing Agreement indicates that the entire sale consideration was paid to the Vendors at the time of its execution and registration.
9. Thereafter a General Power of Attorney dated 19.12.2017 was executed by Mr. B N Manjunath s/o Mr. Nanjundappa along with his wife Mrs. D M Munirathna (for self and her minor children Sridhar and Raghav) in favour of Mr. M Srinivasan s/o late Mr. Muthuswami Gounder which is registered as document No. 481/2017-18, in Book IV, stored in CD No. HSKD634, in the Office of Sub-Registrar, Hoskote
10. It is learnt from the Mutation Register Extract bearing MR No. 112/2017-18 that Survey No. 121/1 was phodied into 121-1 and 121-3 as detailed as mentioned hereinbelow:

Sl. No.	New Survey No.	Extent	In ownership of
i.	121/1	2 Acre 11 Guntas	B Munithimaiah
ii.	121/1	20 Guntas	M Srinivasan
iii.	121/1	32 ½ Guntas	M Srinivasan
iv.	121/3	32 ½ Guntas	Master Sridhar and Raghav (represented by mother Munirathna)

11. Thereafter Mr. Sridhar and Mr. M Raghava, both represented by Natural Guardian and Mother Mrs. Munirathna filed a petition under Section 33 of the Guardians and Wards Act 1890 before the Hon'ble Principal Senior Civil Judge, Bangalore Rural District, Bangalore with an intent to seek permission to alienate their property i.e., Survey No. 121/1 measuring 32 ½ Guntas. Accordingly, as per the Judgement dated 11.07.2014, their mother was permitted to alienate the Property i.e., Survey No. 121/1 measuring 32 ½ Guntas along with certain conditions stipulated therein
12. Further, Mr. B N Manjunath s/o Nanjundappa, Mrs. D M Munirathna w/o Mr. B N Manjunath (for self and her minor children Mr. M Sridhar and Mr. M Raghav) represented by their GPA holder Mr. M Srinivasan s/o late Mr. Muthuswami Gounder conveyed the land bearing Survey No. 121/3 (Old No. 121/1) measuring 32.08 Guntas in favour of Mr. M Srinivasan s/o late Mr. Muthuswami Gounder vide Sale Deed dated 17.10.2018, registered as document No. 6532/2018-19, in Book I, stored in CD No. HSKD661, in the Office of Sub-Registrar, Hoskote.



LITIGATION:

13. Mr. B.N. Manjunath, along with his wife Mrs. Munirathna and children Mr. M. Sridhar and Mr. M. Raghava (hereinafter referred to as the "Confirming Parties"), executed a Deed of Confirmation in favour of Mr. M. Srinivasan, S/o Late Mr. Muthuswami Gounder, dated 29.11.2025, registered as document No. 14861/2025-26 in Book I (stored in the centralized data cell, electronic format) in the Office of the Senior Sub-Registrar, Devanahalli. By way of the said deed, the Confirming Parties agreed to withdraw the suit bearing O.S. No. 480/2022, pending before the Hon'ble Senior Civil Judge, Hoskote (earlier numbered O.S. No. 820/2020, before the Hon'ble Principal Senior Civil Judge, Bangalore Rural District).

We have also been furnished with the compromise petition filed by the parties in the said suit. On perusal of the same, it is seen that the Plaintiffs, Mr. B.N. Manjunath and others, have confirmed the title of the Defendant to the suit schedule property, and have ratified, confirmed and released all their residuary right, title and interest therein. The Plaintiffs have also acknowledged receipt of a sum of INR 92 lakhs paid to them. The suit was accordingly disposed of on 13.12.2025, in terms of the said compromise.

14. It is noted that Ms. Kavya Rashmi, D/o Mr. B.N. Manjunath (a minor, represented by her guardian and mother, Mrs. Manjula T), had filed a suit bearing O.S. No. 117/2019 (formerly O.S. No. 1999/2022) before the Hon'ble Senior Civil Judge, Bangalore Rural District, against Mr. B.N. Nanjundappa, Muniratananama D.M., Shridhar, Raghav M., Nanjundappa, Yellamma, Nagoru Manjula K.M., Netravathi M., M. Shivaraj, Jayaram C. M. Srinivas and Savera Srinivas, claiming a 1/9th share in the suit schedule property, i.e., Survey No. 121 measuring 3 Acres 13 Guntas, amongst other properties.

Further, in terms of the compromise arrived at in O.S. No. 480/2022, the Plaintiffs therein had preferred an application seeking deletion of Defendant Nos. 12 and 13, as also Item No. 1 of the suit schedule property, from the said proceedings. The said application came to be allowed by an order dated 24.01.2026.

Common Documents

15. Thereafter, M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan entered into a Memorandum of Understanding on 15.09.2023 with Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M agreeing to convey the Schedule Property along with other lands and in lieu of the same, the said parties also executed the Agreement to Sell dated 01.12.2025, registered as Document No. DNH-1-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
16. Pursuant to the above, M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan appointed and nominated Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M as their power of attorney holder to do all acts and deeds interalia including entering into deeds of conveyance on their behalf including sale deed with respect to the Schedule Property along with other lands, by way of the Irrevocable General Power of Attorney dated 01.12.2025, registered as Document No. DNH-4-



01277/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.

17. Meanwhile, however, Savera Srinivasan D/o M. Srinivasan executed another Irrevocable General Power of Attorney dated 01.12.2025 in favour of her father, M. Srinivasan S/o late Muthusamy Gounder to appoint and nominate him to do all acts and deeds inter alia including to represent her or execute deeds of conveyance on her behalf with respect to the Schedule Property. The foregoing Irrevocable General Power of Attorney dated 01.12.2025 is registered as Document No. DNH-4-01278/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
18. Thereafter, M. Srinivasan S/o late Muthusamy Gounder and Savera Srinivasan D/o M. Srinivasan, represented by her power of attorney holder, Mr. M. Srinivasan (as Vendors) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming Party) conveyed the Schedule Property in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Mahendra B under the Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
19. Pursuant to the above, Godrej Properties Limited relinquished an extent measuring 8011.71 Sq. Mtrs. towards parks and open spaces and an extent measuring 3990.00 Sq. Mtrs. towards STRR Land Bank out of the project lands admeasuring 19 Acres 28 1/4 Guntas, *inter alia* including the Schedule Property, in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore, by way of a Relinquishment Deed, registered on 04.07.2026 as Document No. HSK-1-05039/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote.
20. Further, Godrej Properties Limited obtained a Development Plan dated 09.07.2026 bearing No. STRRPA/FP/DP: 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore for residential (row-housing) development with respect to project lands *inter alia* including the Schedule Property. The foregoing Development Plan was approved by Order dated 30.04.2026 bearing No. 44.7.2. It is noted that out of the project lands admeasuring 19 Acres 28 1/4 Guntas (or 79797.84 Sq. Mtrs.), an extent of 61439.37 Sq. Mtrs. shall be utilised for residential, driveway and open areas; the remaining extent has been relinquished/reserved to be relinquished in favour of STRR Planning Authority in the following manner:
 - i) For parks and open spaces, an extent measuring 8011.71 Sq. Mtrs. (relinquished, as detailed in Para No. 19);
 - ii) For civic amenities, an extent measuring 3990.40 Sq. Mtrs. (earmarked/reserved for relinquishment as represented by the Client);
 - iii) For STRR Land Bank, an extent measuring 3990.00 Sq. Mtrs. (relinquished, as detailed in Para No. 19);
 - iv) For road widening, an extent measuring 292.37 Sq. Mtrs. (reserved for relinquishment);
 - v) The possession has been lost with respect to an area admeasuring 2073.99 Sq. Mtrs. (as represented by the Client).



21. Presently, the Schedule Property falls under the jurisdiction of Village Panchayath of Muthsandra and the foregoing authority has issued the Form 11 A Khata in the name of Godrej Properties Limited with respect to Schedule Property interalia with other properties admeasuring 61439 square meters having PID No. 150300402000420316, VP Khata No. 659
22. It is further noted that the property bearing PID No. 150300402000420316 is assessed with tax for the period 2026-27, which amount has been remitted by Godrej Properties Limited, as indicated in the Property Tax paid receipt for the period 2026-26 dated 04.07.2026 bearing receipt No. 01911/1503004020/26-27 issued by the Panchayath Development Officer, Muthsandra Gram Panchayath, Hoskote Taluk.

Conversion Orders

23. Pursuant to the above, Mr. Srinivas and Savera Srinivas with the intention to seek change in land use for land bearing Survey No. 121/1 measuring 32 ½ Guntas, 121/2 measuring 6 Guntas, Survey No. 121/3 measuring 32 ½ Guntas, Survey No. 121/5 measuring 20 Guntas, filed an application before Satellite Town Ring Road Planning Authority (STRRPA). Accordingly, the Member Secretary and Joint Director of Department of Town and Country Planning, STRRPA, Bangalore vide Commencement Certificate dated 09.05.2024 bearing No. STRRPA/TP/CLU/158/2022-23, allowed change of land use pertaining to lands interalia including Survey No. 121/1 measuring 32 ½ Guntas, 121/2 measuring 6 Guntas, Survey No. 121/3 measuring 32 ½ Guntas, Survey No. 121/5 measuring 20 Guntas, from agricultural to non-agricultural residential purposes.
24. Official Memorandum (deemed conversion) dated 15.01.2015, bearing No. 735862, issued by the Deputy Commissioner, Bangalore Rural District, indicates the conversion of land bearing Survey No. 121/1 measuring 32 ½ Guntas from agricultural to non-agricultural Layout - residential use. The foregoing conversion order is recorded in the Mutation Register Extract bearing MR No. T54/2024-25.
25. Official Memorandum (deemed conversion) dated 15.01.2015, bearing No. 735861, issued by the Deputy Commissioner, Bangalore Rural District, indicates the conversion of land bearing Survey No. 121/2 measuring 6 Guntas from agricultural to non-agricultural Layout - residential use. The foregoing conversion order is recorded in the Mutation Register Extract bearing MR No. T55/2024-25.
26. Official Memorandum (Deemed Conversion) dated 15.01.2025, bearing No. 735860, issued by the Deputy Commissioner, Bangalore Rural District, indicates the conversion of land bearing Survey No. 121/5 measuring 20 Guntas from agricultural to non-agricultural Layout - Residential use. The conversion order is recorded in the Mutation Register Extract bearing MR No. T52/2024-25.
27. Public Notice indicating the intended sale transaction of the Schedule Property was published in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers on 19.08.2025 and we have not received any objection against the foregoing Public Notice with respect to the Schedule Property until the date of this Report.



Endorsements

28. Endorsement dated 05.11.2025 bearing No. PTCL(E)CR: ACDBP- PTCL00TMC/22/2025 issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura discloses that there no proceedings initiated with respect to the provisions under The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect to properties in Survey No. 121/1 measuring 32.08 Guntas, Survey No. 121/2 measuring 6 Guntas, Survey No. 121/5 measuring 20 Guntas and Survey No. 121/3 measuring 32 1/4 Guntas of Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District.
29. Nil Tenancy Certificate dated 14.11.2025 bearing No. RD1218568016697 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District indicates that there are no claims for tenancy filed before the foregoing authority with respect to the Schedule Property.

Survey Documents

30. Village Map of Bhodanahosahalli indicates the shape of Survey No. 121, it also indicates a Water stream in Survey No. 121.
31. Moola Survey Tippani in respect of Survey No. 121, issued in the Office of Land Surveyor, Hoskote indicates the shape of Survey No. 121.
32. The Karnataka revision settlement Akarbandi issued by the Land Surveyor, Hoskote in respect of Survey No. 121/1, 121/2, 121/3 and 121/5 is as detailed hereinafter:
 - i. The extent of Survey No. 121/1 being 32 1/4 Guntas there being no Kharab
 - ii. The extent of Survey No. 121/2 being 6 Guntas there being no Kharab
 - iii. The extent of Survey No. 121/3 being 32 1/4 Guntas there being 1 Gunt of B Kharab;
 - iv. The extent of Survey No. 121/5 being 20 Guntas there being no Kharab;
33. Hissa Survey Tippani and Pakka Book with respect of Survey No. 121 issued by the office of the Land Records indicates that the Survey No. 121 has been phodied into 121/1 and 121/2:

Sl. No.	New Survey No.	Extent	In ownership of
i.	121/1	4 Acre 17 Guntas	B Munithimiah, Nanjundappa, M Sridhar and M Raghav (Minors rep by mother Munirathna), Muniraju
ii.	121/2	20 Guntas	M Srinivasan

34. Hissa Survey Tippani and Pakka Book issued by the Office of Land Records, Hoskote wherein it indicates that the Survey No. 121/1 has been phodied into 121/1 and 121/3, details are as follows:

Sl. No.	New Survey No.	Extent	In ownership of
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i.	121/1	2 Acre 11 Guntas	B Munithimaiah
ii.	121/1	20 Guntas	M Srinivasan
iii.	121/1	32 ½ Guntas	M Srinivasan
iv.	121/3	32 ½ Guntas	Master Sridhar and Raghav (represented by mother Munirathna)

35. Hissa Survey Tippani issued by Assistant Director of Land Records, Hoskote in respect of Survey No. 121/1, indicates that Survey No. 121/1 has been phodied into 121/1, 121/4, 121/5 and 121/6 detailed as follows:

Sl. No.	New Survey No.	Extent	In ownership of
1.	121/1	32 ½ Guntas	M Srinivasan
2.	121/4	1 Acre 31 ½ Guntas	Mr. B Munithimaiah
3.	121/5	20 Guntas	M Srinivasan
4.	121/6	19 ½ Guntas	Mr. B Munithimaiah

The aforesaid information is also gathered from the Mutation Register Extract bearing MR No. T16/2019-20.

36. We have perused the Record of Rights, Tenancy & Crops (R.R.T) with respect of Survey No. 121, 121/1, 121/2, 121/5 all situated at Bhodanahusahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and our observation are as under:

Sl. No.	Period of RTCs	Name of the Owner
Survey No. 121 measuring total extent of 4 Acres 23 Guntas there being 1 Gunta of A Kharab Land;		
1.	1968-69 to 1983-84 1984-85 to 1988-89	Mr. Nanjundappa and Mr. Chikkamuniyappa;
2.	1989-90 to 1991-94, 1994-95 to 1996-97	Nanjundappa s/o Mr. Muniyappa (2 Acres 11 Guntas)
3.	1997-98 to 2001-02	Mr. Nanjundappa and Mr. Munithimaiah
4.	2001-02 to 2009-10	Mr. Nanjundappa s/o Mr. Muniyappa (to an extent of 2 Acres 11 Guntas); Mr. Munithimaiah s/o late Mr. Chikkamuniyappa
5.	2010-11 to 2012-13	B Munithimaiah - 2 Acre 11 Guntas Nanjundappa - 20 Guntas M Sridhar and M Raghav (minors rep by mother Munirathna) - 32 ½ Guntas Mrs. N Suguna - 6 Guntas



		N Muniraju - 32 ½ Guntas
Survey No. 121/1 measuring total extent of 4 Acres 17 Guntas there being 1 Gunta of Kharab land;		
6.	2013-14 to 2016-17	B Munithimalah - 2 Acre 11 Guntas M Sridhar and M Raghav(minors rep by mother Munirathna) - 32 ½ Guntas M Srinivasan - 20 Guntas and 12 ½ Guntas
Survey No. 121/1 measuring total extent of 3 Acres 23 ½ Guntas there being no Kharab land		
7.	2017-18 - 2018-19	B Munithimalah - 2 Acre 11 Guntas M Srinivasan - 20 Guntas and 32 ½ Guntas
Survey No. 121/1 measuring total extent of 32 ½ Guntas there being no Kharab;		
8.	2019-20 to 2025-26	M Srinivasan
Survey No. 121/2 measuring total extent of 6 Guntas there being no kharab;		
9.	2013-14 to 2025-26	Mr. M Srinivasan and Savera Srinivasan
Survey No. 121/5 measuring total extent of 20 Guntas there being no Kharab;		
10.	2019-20 to 2025-26	Mr. M Srinivasan
Survey No. 121/3 measuring 33.08 Guntas including 1 Gunta of B Kharab		
11.	2017-18 to 2025-26	Master M Sridhar and Master M Raghava (both represented by minor guardian Munirathna)

Encumbrance Certificates:

37. We have been furnished with the following Encumbrance Certificates for our perusal:

Sl. No.	Period	Issued by	Transaction
Survey No. 121			
1.	01.04.1920 to 31.03.2004	Office of the Sub-Registrar, Hoskote	• Partition Deed dated 24.09.1924, registered as document No. 551/1924-25, in Book I, Volume 293, at Pages 454 to 477, in the Office of Sub-Registrar, Hoskote; • Mortgage Deed dated 16.06.1938, registered as document No. 1989/1938-39, in Book I, Volume 480, at Pages 246 to 247, in the



			Office of Sub-Registrar, Hoskote; Release Deed dated 20.02.1975, registered as document No. 5748, in Book I, in the Office of Sub-Registrar, Hoskote;
2.	01.04.2004 to 31.03.2015	Digitally signed in Office of the Sub-Registrar, Hoskote	- Sale Deed dated 10.04.2012, registered as document No. 3048/2012-13, in Book I, stored in CD No. HSKD279, in the Office of Sub-Registrar, Hoskote. - Gift Deed dated 18.05.2009, registered as document No. 965/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. (32% Guntas) - Gift Deed dated 18.05.2009, registered as document No. 963/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. (06 Guntas) - Gift Deed dated 18.05.2009, registered as document No. 962/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. (32% Guntas)
Survey No. 121/1, 121/2 and 121/5			
3.	01.04.2004 to 18.03.2026 (All individual survey Nos. EC's reflect same)	Digitally signed in the Office of Sub-Registrar, Hoskote	Sale Deed dated 17.03.2026, registered as document No. DNH-1-19763/2025-26, in the



	transactions.)		Office of Sub-Registrar, Hoskote. <i>(with respect to each survey Nos extent)</i> • Agreement to Sell dated 30.11.2025, registered as document No. DNH-1-14950/2025-26, in the Office of Sub-Registrar, Hoskote. <i>(with respect to each survey Nos extent)</i> • Gift Deed dated 18.05.2009, registered as document No. 965/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. <i>(32½ Guntas)</i> • Gift Deed dated 18.05.2009, registered as document No. 967/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. <i>(06 Guntas)</i> • Gift Deed dated 18.05.2009, registered as document No. 962/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. <i>(32½ Guntas)</i>
Survey No. 121/3			
4.	01.04.2004 to 18.03.2026	Digitally signed in the Office of Sub-registrar, Hoskote	• Sale Deed dated 17.03.2026, registered as document No. DNH-1-19763/2025-26, in the Office of Sub-Registrar, Hoskote. <i>(with respect to each survey Nos extent)</i> • Agreement to Sell dated



			30.11.2025, registered as document No. DNII-1-14950/2025-26, in the Office of Sub-Registrar, Hoskote. (with respect to each survey Nos extent) • Sale deed dated 17.10.2018, registered as document No. HSK-1-06532/2018-19, in the Office of Sub-Registrar, Hoskote. (32½ Guntas) • Gift Deed dated 18.05.2009, registered as document No. 965/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. (32½ Guntas) • Gift Deed dated 18.05.2009, registered as document No. 963/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. (06 Guntas) • Gift Deed dated 18.05.2009, registered as document No. 962/2009-10, in Book I, stored in CD No. HSKD125, in the Office of Sub-Registrar, Hoskote. (32½ Guntas)
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Note. The Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 indicates a below transactions:

- Partition Deed dated 24.09.1924, registered as document No. 351/1924-25, in Book I, Volume 293, at Pages 454 to 477, in the Office of Sub-Registrar, Hoskote*
- Mortgage Deed dated 16.06.1938 registered as document No. 1989, in Book I, Volume 480, at pages 246 to 247, in the Office of Sub-Registrar, Hoskote; however, since are*



drawing the title to the Schedule Property from the year 1974-75 onwards, we have not insisted on production of the foregoing documents.

The Encumbrance Certificate provided for our review in respect of Survey No. 121/1 and 121/3 does not reflect the transactions below:

1. *Agreement to Sale dated 19.12.2017, registered as document No. 7595/2017-18, in Book I, stored in CD No. HSKD634, in the Office of Sub-Registrar, Hoskote with regard to Survey No.121/1.*

However, since we have verified the document, the non-reflection of the foregoing document in the encumbrance certificate might be a clerical error and shall not have any impact on the title.

IV. PHYSICAL SEARCH

38. Endorsement dated 16.10.2025 bearing No. RPM.KSHP/LA/RTI/2024-25 /1691 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Karnataka State Highways Improvement Project, Bangalore indicates that the Schedule Property is not acquired by the foregoing authority for any of its projects.
39. Endorsement dated 18.10.2025 bearing No. No. I AQ/NH-207/CR/12/2025-26, issued by the Special Land Acquisition Officer, National Highway Authority, Hebbal, Bangalore indicates that the Schedule Property is not acquired by the foregoing authority with regard to the NH-207 (New No. NH648).
40. Endorsement dated 11.11.2025, bearing No. KHBS/AD/2025/2025-26, issued by the Land Acquisition Officer, Karnataka Housing Board, Bangalore in respect of Schedule Property indicates that the Schedule Property has not been acquired by the Karnataka Housing Board for any of its projects.
41. Physical searches have been carried out in the office of Sub-Registrar, Hoskote for the period 01.04.1970 to 31.03.2004 and 01.04.2004 to 05.09.2025 with respect to the Survey No. 121, 121/1, 121/2, 121/3 and 121/5, and it is noted that there is no encumbrance for the said period as discussed under Chapter III above.
42. In addition to the above, we have reviewed the following: (i) Letter dated 23.2.2023 issued by the Securities and Exchange Board of India to the Inspector General of Registration, and Commissioner of Stamps, Bengaluru requesting the said office to take necessary steps to ensure that the entries of attachment are made in the records of the Sub-Registrar Offices with respect to the properties listed in the Annexure attached thereto. (ii) Letter dated 30.8.2016 issued by the Justice (Retd.) R. M. Lodha Committee to the Inspector General of Registration, and Stamps and Chief Controlling Revenue Authority Bengaluru requesting the said office to take necessary steps not to effect the registration/mutation/sale of the properties wherein PACL Limited/its group companies have any rights or interest (copy is incomplete). (iii) The updated list setting out 1114 properties pertaining to PACL Limited in the form of Annexure attached to the Letter dated 23.2.2023. The above list does not include the Schedule Property.



V. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **Godrej Properties Limited** is the absolute owner of **Schedule Property**.

VI. OUR UNDERSTANDING

We understand that **Godrej Properties Limited** intends to acquire the Schedule Property and hence intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

IMPORTANT:

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

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

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ("FM") to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

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

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



VIII APPLICABLE ASSUMPTIONS AND DISCLAIMERS**ASSUMPTIONS**

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

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

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1975. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.



IX. CONTACT DETAILS

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

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For Fox Mandal & Associates


Senior Partner



25.08.2026

To,

Godrej Properties Limited
 Unit No. 4 & 5, 9th Floor, No. 1-15,
 Godrej Centre, Indiranagar, BM Kaval,
 Old Madras Road,
 Bengaluru – 560 038, Bengaluru.

Hereunder referred to as 'the Client'

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

Report on Title

INDEX		
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I. SCHEDULE PROPERTY

Item No. 1

All that piece and parcel of the agricultural land bearing Survey No. 122/1 measuring an extent of 10 ½ Guntas situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk and Bangalore Rural District and bounded as follows:

East by	Land bearing Survey No. 121/6 and 121/7;
West by	Land bearing Survey No. 124;
North by	Land bearing Survey No. 122/2; and
South by	Land bearing Survey No. 122/4;

Item No. 2

All that piece and parcel of the agricultural land bearing Survey No. 122/2 measuring an extent of 29 Guntas situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk and Bangalore Rural District and bounded as follows:

East by	Land bearing Survey No. 121/5 and 121/6;
West by	Land bearing Survey No. 124;
North by	Land bearing Survey No. 122/3; and
South by	Land bearing Survey No. 122/1;

The Boundaries for Item No. 1 and 2 have been derived from Sale Deed dated 16.03.2026, registered as document No. 19715/2025-26.

Item No. 3

All that piece and parcel of the agricultural land bearing Survey No. 122/4 (old No. 122/1) measuring an extent of 39 ½ Guntas situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk and Bangalore Rural District and bounded as follows:

East by	Land bearing Survey No. 121/7, 121/8 and Naganayakanakote village Border;
West by	Land bearing Survey No. 124;
North by	Land bearing Survey No. 122/1; and
South by	Border of Naganayakanakote.

The Boundaries for Item No. 3 have been derived from Sale Deed dated 16.03.2026, registered as document No. 19693/2025-26.

Item No. 1 to 3 hereinafter collectively referred to as 'Schedule Property'.

II. COPIES OF DOCUMENTS FURNISHED FOR SCRUTINY

Sl. No.	DESCRIPTION OF DOCUMENTS
1.	Endorsement dated 31.01.2025, bearing No. RK CR/ 205/2024-25, issued by the Tahsildar Grade II, Hoskote Taluk, indicates the non-availability of I L, RR and Preliminary records;
2.	Endorsement dated 03.02.2025, bearing No. RK CR/ 501/2024-25, issued by the Tahsildar Grade II, Hoskote Taluk, indicates the non-availability of I L, RR;
3.	Sale Deed dated 29.02.1960, registered as document No. 3446, of Book I, Volume 56 at Pages 52 to 54, in the Office of Sub-Registrar, Hoskote, executed by Mr. B K Subbanna s/o Mr. B Krishnanayaru in favour of Mr. Bajjappa s/o Mr. Munishamappa in respect of Survey No. 122/1 measuring 1 Acres 10 Guntas;
4.	Sale Deed dated 18.12.1959, registered as document No. 2814/1959-60, in Book I, at Pages 127 to 129, in the Office of Sub-Registrar, Hoskote.
5.	Genealogical Tree of Mr. Munishamappa issued by the Village Accountant, Hoskote Taluk;
6.	Panchayath Parikath dated 21.02.1972 entered among i) Bajjappa (ii) Narayanagowda (iii) Kemparaj (iv) M. Krishnaappa (v) Since Anjinappa demised his wife Muniyamma;
7.	Mutation Register Extract bearing MR No. 21/1992-93.
8.	Partition Deed dated 05.09.2019, registered as document No. 5341/2019-20, in Book I, stored in CD No. HSKD846, in the Office of Sub-Registrar, Hoskote
9.	Death Certificate dated 15.10.2019 issued by the chief Registrar of Births and Deaths, Hoskote Taluk.
10.	Mutation Register Extract bearing MR No. H47/2019-20;
11.	Partition Deed dated 21.05.2020, registered as document No. 451/2020-21, in Book I, stored in CD No. HSKD1012, in the Office of Sub-Registrar, Hoskote.
12.	Mutation Register Extract bearing MR No. H54/2019-20;
13.	Mutation Register Extract bearing MR No. H21/2020-21.
14.	Mutation Register Extract bearing MR No. H17/2020-21.
15.	Genealogical Tree of Mr. Ramesh B A issued by the Deputy Tahsildar, Anugundanahalli Hobli, Hoskote Taluk, Bangalore Rural District.
Survey No. 122/1 measuring 10.08 Guntas Survey No. 122/2 measuring 29 Guntas	
16.	Final decree was registered on 12.09.2023, registered as document No. 7726/2023-24, in Book I, stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Hoskote.



17.	Mutation Register Extract bearing MR No. 133/2023-24.
18.	Sale Deed dated 16.03.2026, 19715/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Senior Sub-Registrar, Devanahalli.
Survey No. 122/4	
19.	Sale Deed dated 16.03.2026, registered as document No. 19693/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Hoskote.
Common Documents	
20.	Public Notice published on 19.08.2025 in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers.
21.	Commencement Certificate signed on 20.02.2026 bearing No. STRRPA/TP/CLU/SO.2025-26, issued by Member Secretary and Joint Director of Department of Town and Country Planning, STRRPA, Bangalore.
22.	Relinquishment Deed, registered on 04.07.2026 as Document No. HSK-I-05039/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote.
23.	Development Plan dated 09.07.2026 bearing No. STRRPA/TP/DP: 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore for residential town-housing.
24.	Form 11 A Khata in the name of Godrej Properties Limited with respect to Schedule Property interalia with other properties admeasuring 61439 square metres having PID No. 150300407000420316 MP Khata No. 659
25.	Tax paid receipt for the period 2026-27 dated 04.07.2026 bearing receipt No. 01911/1503004020626-27 issued by the Panchayath Development Officer, Muthsandra Gram Panchayath, Hoskote Taluk.
Survey / Revenue documents	
26.	Moula Survey Tippani in respect of Survey No. 122 issued by the Office of Land Records, Hoskote Taluk
27.	Hissa Survey Tippani dated 26.07.1942 in respect of Survey No. 122 issued by the office of the Land records, Hoskote
28.	Pakka Book and Survey Hissa Tippani issued by the office of the Land Records, Hoskote in respect of Survey No. 122/1;
29.	Karnataka Revision Settlement Akarband issued by the Office of the Land records, Hoskote, in respect of Survey No. 122/1.
30.	Karnataka Revision Settlement Akarband issued by the Office of the Land records, Hoskote, in respect of Survey No. 122/4.
31.	Karnataka Revision Settlement Akarband (view only Copy) indicates the total extent of Survey No. 122/2;

32.	RTC Extract for the period 1968-69 to 1978-79, 1984-85 to 1988-89, 1989-90 to 2019-20 in respect of Survey No. 122/1.
33.	RTC Extract for the period 2021-24- 2024-25 in respect of Survey No. 122/1.
34.	RTC Extract for the period 1968-69 to 1988-89, 1989-90 to 2019-20, 2020-21, 2021-22, 2023-24 to 2024-25 in respect of Survey No. 122/2.
35.	RTC Extract for the period 2024-25 in respect of Survey No. 122/4.
Endorsement	
36.	Endorsement dated 12.08.2025 bearing No. PTCL(H)(F)CR:304/2025 issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura.
37.	Endorsement dated 21.02.2024 bearing No. PTCL(H)CR (II).634/2023-24 issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura.
38.	Nil Tenancy Certificate dated 20.02.2024 bearing No. RD0038569283903 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District.
39.	Nil Tenancy Certificate dated 14.11.2025 bearing No. RD1218568016698 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District.
40.	Encumbrance Certificate for the period 01.04.1950 to 31.03.2004 in respect of Survey No. 122/1 and 122/3;
41.	Encumbrance Certificate for the period 1.04.2004 to 18.06.2025 in respect of Survey No. 122/1 and 122/2, 122/3;
42.	Encumbrance Certificate for the period 01.04.2004 to 29.01.2024 in respect of Survey No. 122/1 and 122/4.
43.	Encumbrance Certificate for the period 01.04.2024 to 18.06.2025 in respect of Survey No. 122/1 and 122/4;
44.	Encumbrance Certificate for the period 01.04.2004 to 20.03.2026 with respect to Survey No. 122/1;
45.	Encumbrance Certificate for the period 01.04.2004 to 20.03.2026 with respect to Survey No. 122/2;
46.	Encumbrance Certificate for the period 01.04.2004 to 20.03.2026 with respect to Survey No. 122/4;
Physical Searches	
47.	Encumbrance Certificate for the period 01.04.1970 to 31.03.2004 with respect to the Survey No. 122/1 measuring 1 Acre 10 Guntas;
48.	Encumbrance Certificate for the period 01.04.1970 to 31.03.2004 with respect to the Survey No. 122/2 measuring 29 Guntas;
49.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 in respect of Survey No. 122, and 122/1;



50.	Encumbrance Certificate for the period 01.04.2004 to 03.09.2025 in respect of Survey No.122/2;
51.	Nil Encumbrance Certificate for the period 01.04.2004 to 03.09.2025 in respect of Survey No. 122/4;
52.	Endorsement dated 16.10.2025 bearing No. RPM.KSHP/LA/RTI/2024-25 /1691 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Karnataka State Highways Improvement Project, Bangalore;
53.	Endorsement dated 18.10.2025 bearing No. No. LAQ/NH-207/CR/12/2025-26, issued by the Special Land Acquisition Officer, National Highway Authority, Hebbal, Bangalore;
54.	Endorsement dated 11.11.2025, bearing No. KHB/LAD/2035/2025-26, issued by the Land Acquisition Officer, Karnataka Housing Board, Bangalore;

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III. TITLE FLOW

Upon perusal of the documents furnished to us, we are of the opinion that:

Survey No. 122/1

1. The land in Survey No. 122/1, measuring an extent of 1 Acres 10 Guntas, situated at Bhodanahosahalli Village, Anugundanahalli Hobli, Hoskote Taluk, Bangalore Rural District was acquired by Mr. Bajjappa s/o Mr. Munishamappa from Mr. B K Subbarao s/o Mr. B Krishnanayaru in terms of Sale Deed dated 29.02.1960, registered as document No. 3446, of Book I, Volume 956 at Pages 52 to 54, in the Office of Sub-Registrar, Hoskote. The RTC Extract for the period 1968-69 also indicates the name of Mr. Bajjappa s/o Mr. Munishamappa as the owner in possession and occupier of the foregoing parcel of land.

We had sought for the IL and RR with respect to Survey No. 122/1, however, we have been made available with an Endorsement dated 31.01.2025, bearing No. RK CR/ 205/2024-25, issued by the Tahsildar Grade II, Hoskote Taluk, indicating the non-availability of IL, RR and Preliminary records.

Survey No. 122/2

2. The Land bearing Survey No. 122/2 measuring 29 Guntas situated at Bhodanahosahalli Village, Anugundanahalli Hobli, Hoskote Taluk, Bangalore Rural District was purchased by Mr. Bajjappa s/o Mr. Munishamappa from Mr. B S Venkatarao, Mr. B S Ashwathmurthy, Mr. B S Doraswamy, Mr. B S Sundara and Mr. B S Nagraaj in terms of Sale Deed dated 18.12.1959, registered as document No. 2814/1959-60 in Book I, at Pages 127 to 129, in the Office of Sub-Registrar, Hoskote. The RTC Extract for the period 1968-69 also indicates the name of Mr. Bajjappa s/o Mr. Munishamappa.

We had sought for the IL and RR indicating the name of Mr. Bajjappa, however, we have been made available with an Endorsement dated 03.02.2025 bearing No. RK CR/ 301/2024-25, issued by the Tahsildar Grade II, Hoskote Taluk, indicating the non-availability of IL, RR and Preliminary records.

Common Documents

3. The Genealogical Tree of Mr. Munishamappa issued by the Village Accountant, Hoskote Taluk indicates that Mr. Munishamappa was married to Mrs. Poojamma (Mr. Munishamappa and Mrs. Poojamma are both deceased) and they had nine children viz.,
 - i. Ramakka (deceased) leaving behind three children viz., Mrs. Gowramma, Mrs. Savitramma, Mrs. Susheelamma;
 - ii. Mr. Bajjappa (deceased) leaving behind five children viz.,
 - a. Nagaraju, his two children viz., B N Harish and B N Jayashree
 - b. Shanthamma;
 - c. Jayamma
 - d. Manjunath, his two children viz., Tejaswini and Divya;
 - e. Venkatarathanamma
 - iii. Nagamma
 - iv. Narayanappa
 - v. Doddaskamma
 - vi. Chikkaakkamma
 - vii. Kempamma
 - viii. Krishnappa

- ix. Anjinappa (deceased) leaving behind his wife Mrs. Ammayamma and children Sathish, Shashikala and Ramesh.
4. Thereafter, the children of Munishamappa i.e., (i) Bajjappa (ii) Narayanagowda (iii) Kempaiak (iv) M Krishnappa (v) Anjinappa, since deceased, his wife Muniyamma had entered into a Panchayath Parikath dated 21.02.1972. Wherein, the land bearing Survey No. 122/3 measuring 25 Guntas was assigned fallen to the share of Mr. Bajjappa. And the land bearing Survey No. 122/1 measuring 1 Acre 10 Guntas and Survey No. 122/2 measuring 29 Guntas was assigned to the share of Mrs. Muniyamma alias Ammayamma w/o late Mr. Anjinappa. The foregoing Panchayath Parikath is recorded in the Mutation Register Extract bearing MR No. 21/1992-93.
5. Further, Mrs. Muniyamma alias Ammayamma along with her children Mr. Sathish B A, Mrs. Shashikala, Mr. Ramesh B A entered into Partition Deed dated 05.09.2019, registered as document No. 5241/2019-20, in Book 1, stored in CD No. HSKD846, in the Office of Sub-Registrar, Hoskote. Wherein, certain other joint family property was also allotted to the share of Mr. B A Ramesh.
6. Mrs. Ammayamma alias Muniyamma deceased on 22.09.2019, as the details provided in the death certificate dated 15.10.2019 issued by the chief Registrar of Births and Deaths, Hoskote Taluk. Upon the demise of Mrs. Muniyamma alias Ammayamma the name of her son Mr. B A Ramesh was entered in the revenue documents pertaining to the Land bearing Survey No. 122/1 measuring 1 Acre 10 Guntas and Survey No. 122/2 measuring 29 Guntas as evidenced by the entries in the Mutation Register Extract bearing MR No. E147/2019-20.
7. Further Mr. Sathish B A, Mrs. Shashikala, Mr. Ramesh B A entered Partition Deed dated 27.05.2020, registered as document No. 451/2020-21, in Book 1, stored in CD No. HSKD1012 in the Office of Sub-Registrar, Hoskote. The subject property, i.e., Survey No. 122/1 and 122/2 was divided as per the table below:
- | Sl. No. | Survey No. | Extent in Guntas | Allotted to the share of |
|---------|------------|------------------|--------------------------|
| 1. | 122/1 | 10 ½ | Mr. Sathish B A |
| 2. | 122/2 | 29 | |
| 3. | 122/1 | 39 ½ | Mr. B A Ramesh |
8. The foregoing partition deed is recorded in the Mutation Register Extract bearing MR No. E154/2019-20. Also, the revenue records were updated in the name of Mr. Sathish B A and Mr. B A Ramesh vide an entry in the Mutation Register Extract bearing MR No. T121/2020-21.
9. The Mutation Register Extract bearing MR No. T17/2020-21 indicates that the land bearing Survey No. 122/1 measuring an extent of 1 Acre 10 Guntas was phodied into Survey No. 122/1 and 122/4. Survey No. 122/1, measuring an extent of 10.08 Guntas was allotted to the share of Mr. Sathish B A and 122/4 measuring an extent of 39.08 Guntas was allotted to the share of Mr. B A Ramesh.
10. The Genealogical Tree of Mr. Ramesh B A issued by the Deputy Tahsildar, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District indicates that Mr. Ramesh B A is married to Mrs. Geetha K B and they have 2 children namely Miss Varsha R and Miss. Jnanavi R.



Survey No. 122/1 measuring 10.08 Guntas Survey No. 122/2 measuring 29 Guntas

11. Mrs. Bhavya K w/o Mr. B A Sathish representing her minor children i.e., Master Nithin Gowda S and Master Kushal Gowda S filed suit for partition and separate possession in the suit bearing OS No. 1948/2022 (old No. 385/2022) before the Hon'ble Senior Civil Judge and JMFC Hoskote against Mr. B A Sathisha. Further a Compromise petition was filed by both the Parties wherein Survey No. 122/1 measuring 10.08 Guntas Survey No. 122/2 measuring 29 Guntas were fallen to the share of Master Nithin Gowda S and Master Kushal Gowda S (both represented by the mother and natural guardian Mrs. Bhavya). Accordingly the final decree was registered on 12.09.2023, registered as document No. 7726/2023-24, in Book I, stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Hoskote.
12. Accordingly, the revenue records in respect of Survey No. 122/1 measuring 10.08 Guntas Survey No. 122/2 measuring 29 Guntas were updated in the name of Master Nithin Gowda S and Master Kushal Gowda S by an entry in the Mutation Register Extract bearing MR No. T33/2023-24.

Further, Mrs. Bhavya w/o late Mr. B A Sathish, (for self and her for her minor sons i.e., Master Nithin Gowda S and Master Kushal Gowda S) filed the suit under Section 8 of Hindu Minority and Guardianship Act 1956, in suit bearing G and WC No. 97/2025, before the Hon'ble Senior Civil Judge & JMFC, Hoskote to secure a permission to sale the legitimate share of the minor sons. Accordingly, as per Order dated 17.01.2026, the foregoing court gave permission to alienate the Suit Schedule Property, and also it ordered Mrs. Bhavya to maintain correct book of accounts regarding the transaction. *The foregoing Order also indicates that Mr. B A Sathish was deceased on 18.06.2023.*

13. Upon securing the permission from the Court Mrs. Bhavya w/o late Mr. B A Sathish, (for self and her for her minor sons i.e., Master Nithin Gowda S and Master Kushal Gowda S) conveyed the land measuring 10.5 Guntas in Survey No. 122/1 and land measuring 29 Guntas in Survey No. 122/2 admeasuring 39.5 Guntas (equivalent to 3996.27 square meters), in favour of Godrej Properties Limited in terms of Sale Deed dated 16.03.2026, 19715/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Senior Sub-Registrar, Devanahalli. Pursuant to the execution of the foregoing Sale Deed the revenue records were updated in the name of Godrej Properties Limited vide an entry in the Mutation Register Extract bearing MR No. H71/2025-26. *(the reference for MR is gathered from the online latest RTC Extract for the period 2025-26).*

Survey No. 122/4

14. Thereafter, Mr. Ramesh B A s/o late Mr. Anjinappa along with his wife Geetha K B and children Varsha R and Gnanavi R (both Children being minor represented by father Mr. Ramesh B A) as confirming parties conveyed the land measuring 39.5 Guntas in Survey No. 122/4 in favour of Godrej Properties Limited in terms of Sale Deed dated 16.03.2026, registered as document No. 19693/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Hoskote.

Accordingly, land measuring 10.5 Guntas in Survey No. 122/1, 29 Guntas in Survey No. 122/2, and 39.5 Guntas in Survey No. 122/4 (hereinafter collectively referred to as the **'Schedule Property'**) has been acquired by Godrej Properties Limited.



Common Documents:

15. Pursuantly, the change in land use i.e., from agricultural to non-agricultural residential use was secured with respect Schedule Property inter-alia with other properties vide Commencement Certificate signed on 20.02.2026 bearing No. STRRPA/TP/CLU/50/2025-26, issued by Member Secretary and Joint Director of Department of Town and Country Planning, STRRPA, Bangalore.
16. Pursuant to the above, Godrej Properties Limited relinquished an extent measuring 8011.71 Sq. Mtrs. towards parks and open spaces and an extent measuring 3990.00 Sq. Mtrs. towards STRR Land Bank out of the project lands admeasuring 19 Acres 28 $\frac{3}{4}$ Guntas, inter alia including the Schedule Property – in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore, by way of a Relinquishment Deed, registered on 04.07.2026 as Document No. HSK-I-05039/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Haskote.
17. Further, Godrej Properties Limited obtained a Development Plan dated 09.07.2026 bearing No. STRRPA/TP/DP/ 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore for residential (row-housing) development with respect to project lands *inter alia* including the Schedule Property. The foregoing Development Plan was approved by Order dated 30.04.2026 bearing No. 44 7.2. It is noted that out of the project lands admeasuring 19 Acres 28 $\frac{3}{4}$ Guntas (or 79797.84 Sq. Mtrs.), an extent of 61439.37 Sq. Mtrs. shall be utilised for residential, driveway and open areas; the remaining extent has been relinquished/reserved to be relinquished in favour of STRR Planning Authority in the following manner:
 - i. For parks and open spaces, an extent measuring 8011.71 Sq. Mtrs. (relinquished, as detailed in Para No. 24);
 - ii. For civic amenities, an extent measuring 3990.40 Sq. Mtrs. (earmarked/reserved as represented by the Client);
 - iii. For STRR Land Bank, an extent measuring 3990.00 Sq. Mtrs. (relinquished, as detailed in Para No. 25);
 - iv. For road widening, an extent measuring 292.37 Sq. Mtrs. (earmarked/reserved as represented by the Client);
 - v. The possession has been lost with respect to an area admeasuring 2073.99 Sq. Mtrs. (as represented by the Client).
18. Presently, the Schedule Property falls under the jurisdiction of Village Panchayath of Muthsandra and the foregoing authority has issued the Form 11 A Khata in the name of Godrej Properties Limited with respect to Schedule Property inter-alia with other properties admeasuring 61439 square metres having PID No. 150300402000420316, VP Khata No. 659. *We sought clarity on whether the Schedule Property is included in PID No. 150300402000420316, since the foregoing Form 11 A Khata does not specifically mention the subject survey numbers. However, we have been given to understand that the subject survey numbers are included in the foregoing Form 11 A Khata furnished to us and we have relied on such representation made by the Client.*
19. It is further noted that the property bearing PID No. 150300402000420316 is assessed with tax for the period 2026-27, which amount has been remitted by Godrej Properties Limited, as indicated in the Property Tax paid receipt for the period 2026-27 dated 04.07.2026



bearing receipt No. 01911/1503004020/26-27 issued by the Panchayath Development Officer, Muthisandra Gram Panchayath, Hoskote Taluk.

Survey / Revenue documents

20. Moola Survey Tippani in respect of Survey No. 122 issued by the Office of Land Records, Hoskote Taluk indicates the Shape of Survey No. 122.
21. Hissa Survey Tippani dated 26.07.1942 in respect of Survey No. 122 issued by the office of the Land records, Hoskote indicates that the Survey No. 122 was subdivided into 3 portions i.e., 122/1, 122/2 and 122/3 as detailed below:
 - i. Survey No. 122/1 was in the possession of Mr. B K Subbarao
 - ii. Survey No. 122/2 was in the possession of Mr. B K Subbarao
 - iii. Survey No. 122/3 was in the possession of Mr. Srinivasa Rao
22. The Pakka Book and Survey Hissa Tippani issued by the office of the Land Records, Hoskote indicates that the Land bearing Survey No. 122/1 has been phished into 122/1 and 122/4:
 - i. Survey No. 122/1 measuring an extent of 10 ½ Guntas has fallen to the share of Mr. B A Sathish.
 - ii. Survey No. 122/4 measuring an extent of 39 ¼ Guntas has fallen to the share of Mr. B A Sathish.
23. The Karnataka Revision Settlement Akarhand issued by the Office of the Land records, Hoskote, in respect of Survey No. 122/1 and 122/4, the details are as follows:
 - i. Survey No. 122/1 measuring total extent of 10 ½ Guntas, there being no Kharab land.
 - ii. Survey No. 122/4 measuring total extent of 39 ¼ Guntas, there being no Kharab land.
24. Karnataka Revision Settlement Akarhand (view only Copy) indicates the total extent of Survey No. 122/2 is 29 Guntas there being no Kharab land.
25. We have perused the Record of Rights, Tenancy, & Crops (R.T.C) with respect of Survey No. 122/1, 122/2 and 122/4 situated at Bhodanahosahalli Village, Anugundaanahalli Hobli, Hoskote Taluk and Bangalore Rural District and our observation are as under:

Sl. No.	Period of RTCs	Name of the Owner
Survey No. 122/1 measuring total extent of 1 Acre 10 Guntas there being no Kharab		
1.	1968-69 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89	Mr. Bajjappa s/o Mr. Munishamappa
2.	1989-90 to 2019-20	Mrs. Muniyamma alias Aminaya w/o late Mr. Anjinappa
Survey No. 122/1 measuring 10.8 Guntas there being no kharab land		
3.	2020-21 to 2023-24	Mr. Sathish s/o Mr. Anjinappa



4.	2023-24, 2024-25, 2025-26	Master Nithin Gowda S and Master Kushal Gowda S (both represented by the mother and natural guardian Mrs. Bhavya)
Survey No. 122/2 measuring 29 Guntas there being no Kharab land		
5.	1968-69 to 1988-89	Mr. Bajjappa s/o Mr. Munishamappa
6.	1989-90 to 2019-20	Mrs. Muniyamma alias Ammayya w/o late Mr. Anjinappa
7.	2020-21	Mr. B A Ramesh s/o late Mr. Anjinappa
8.	2021-22 to 2022-23	Mr. Sathish s/o Mr. Anjinappa
9.	2023-24 - 2024-25, 2025-26	Master Nithin Gowda S and Master Kushal Gowda S (both represented by the mother and natural guardian Mrs. Bhavya)
Survey No. 122/4 measuring 39.08 Guntas there being no Kharab land		
10.	2024-25 to 2025-26	Mr. Ramesh s/o Mr. Anjinappa

The RTC Extract furnished for the period 1979-80 to 1983-84, does not indicate the full Survey Number and the same is not a clear copy. However, there being no change in the subsequent year RTC's we have not insisted on the same.

26. Public Notice indicating the intended sale transaction of the Schedule Property was published in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers on 16.08.2025 and no one has not exercised any objection against the foregoing Public Notice with respect to the Schedule Property until the date of this Report.

Endorsements

27. Endorsement dated 21.02.2024 bearing No. PCL(JHE)CR 304/2024 issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura discloses that no proceedings initiated with respect to the provisions under The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect to Land bearing Survey No. 122/4.
28. Endorsement dated 12.08.2025 bearing No. PCL(JHE)CR 304/2025 issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura discloses that no proceedings initiated with respect to the provisions under The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect to Land bearing Survey No. 122/1 measuring 10.08 Guntas, Survey No. 122/2 measuring 29 Guntas, Survey No. 122/4 measuring 39.08 Guntas along with other properties.
29. Nil Tenancy Certificate dated 20.02.2024 bearing No. RD0038569283903 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District in respect of Land bearing Survey No. 122/1 measuring 39.08 Guntas along with other property and the same discloses no tenancy claims.
30. Nil Tenancy Certificate dated 14.11.2025 bearing No. RD1218568016698 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District in respect of Land bearing Survey No. 122/1 measuring 10.08 Guntas, Survey No. 122/2 measuring 29 Guntas, Survey No. 122/3 measuring 25 Guntas along with other property and the same discloses no tenancy claims.



Encumbrance Certificates:

31. We have been furnished with the following Encumbrance Certificates for our perusal:

Sl. No.	Period	Issued by	Transaction
Survey No. 122/1 and 122/3			
1.	01.04.1950 to 31.03.2004	Office of the Sub-Registrar, Hoskote	• Sale Deed dated 29.02.1964, registered as document No. 3446, of Book I, Volume 956 at Pages 52 to 54, in the Office of Sub-Registrar, Hoskote. • Sale Deed dated 26.05.1960, registered as document No. 814, in Book I, Volume 964, at Pages 246 to 248, in the Office of Sub-Registrar, Hoskote.
Survey No. 122/2			
2.	01.04.1950 to 31.03.2004	Office of the Sub-Registrar, Hoskote	• Sale Deed dated 18.12.1959, (registration details are not mentioned) executed by Mr. B Venkatarao and others in favour of Mr. Bachappa;
Survey No. 122/1 and 122/2, 122/3			
3.	01.04.2004 to 18.06.2025	Digitally signed in the Office of the Sub-Registrar, Hoskote	• Partition Deed dated 21.05.2020, registered as document No. 451/2020-21, in Book I, stored in CD No. HSKD1012, in the Office of Sub-Registrar, Hoskote. • Consent Deed dated 05.04.2016, registered as document No. 151/2016-17, in Book I, stored in CD No. HSKD561, in the Office of Sub-Registrar, Hoskote; • Consent Deed dated 05.04.2016, registered as document No. 143/2016-17, in Book I, stored in CD No. HSKD561, in the Office of Sub-Registrar, Hoskote;

			- Consent Deed dated 29.10.2015, registered as document No. 6414/2015-16, in Book I, stored in CD No. HSKD530, in the Office of Sub-Registrar, Hoskote; - Sale Deed dated 26.07.2011, registered as document No. 2692/2011-12, in Book I, stored in CD No. HSKD202, in the Office of Sub-Registrar, Hoskote.
Survey No. 122/1 and 122/4			
4.	01.04.2004 to 29.01.2024	Digitally signed in the Office of the Sub-Registrar, Hoskote	- Final decree was registered on 12.09.2023, registered as document No. 7726/2023-24, in Book I, stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Hoskote. - Partition Deed dated 21.05.2020, registered as document No. 451/2020-21, in Book I, stored in CD No. HSKD1012, in the Office of Sub-Registrar, Hoskote.
5.	01.04.2024 to 18.06.2025	Digitally signed in the Office of the Sub-Registrar, Hoskote	Nil
Survey No. 122/1			
6.	01.04.2004 to 20.03.2026	Digitally signed in the Office of the Sub-Registrar, Hoskote	- Sale Deed dated 16.03.2026, 19715/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Senior Sub-Registrar, Devanahalli. - Final decree was registered on 12.09.2023, registered as document No. 7726/2023-24, in Book I, stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Hoskote.



			Partition Deed dated 21.05.2020, registered as document No. 451/2020-21, in Book I, stored in CD No. HSKD1012, in the Office of Sub-Registrar, Hoskote.
Survey No. 122/2			
7.	01.04.2004 to 20.03.2026	Digitally signed in the Office of the Sub-Registrar, Hoskote	- Sale Deed dated 16.03.2026, 19715/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Senior Sub-Registrar, Devanahalli. - Final decree was registered on 12.09.2023, registered as document No. 7726/2023-24, in Book I, stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Hoskote. - Partition Deed dated 21.05.2020, registered as document No. 451/2020-21, in Book I, stored in CD No. HSKD1012, in the Office of Sub-Registrar, Hoskote.
Survey No. 122/4			
8.	01.04.2004 to 20.03.2026	Digitally signed in the Office of the Sub-Registrar, Hoskote	Sale Deed dated 16.03.2026, registered as document No. 19693/2025-26, in Book I, stored in centralized data cell (electronic format), in the Office of Sub-Registrar, Hoskote.

The Encumbrance Certificate for the period 01.04.1950 to 31.03.2024, with respect to Survey No. 122/2 does not indicate the registration details of the Sale Deed dated 18.12.1959, it is recommended to get the same rectified. However, since we have verified the document, the non-reflection of the registration details in the foregoing document in the encumbrance certificate might be a clerical error and shall not have any impact on the title.



IV. PHYSICAL SEARCHES

- (i) Physical searches have been carried out at the office of the Sub-Registrar at Hoskote for the period 01.04.1970 to 31.03.2004 with respect to the Survey No. 122/1 measuring 1 Acre 10 Guntas, Survey No. 122/2 measuring 29 Guntas and it has been noted that other than transactions discussed under Chapter III above, there are no other transactions.
- (ii) Digitally signed in the office of Sub-Registrar, Hoskote for the period 01.04.2004 to 05.09.2025 with respect to the Survey No. 122 and 122/1, 122/2, 122/4 and it is noted that there is no encumbrance for the said period as discussed under Chapter III above.
- (iii) Endorsement dated 16.10.2025 bearing No. RPM.KSHIP/LA/RTI/2024-25/1691 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Karnataka State Highways Improvement Project, Bangalore indicates that the Schedule Property is not acquired by the foregoing authority for any of its projects.
- (iv) Endorsement dated 18.10.2025 bearing No. No. LAQ/NH-207/CR/12/2025-26, issued by the Special Land Acquisition Officer, National Highway Authority, Hebbal, Bangalore indicates that the Schedule Property is not acquired by the foregoing authority with regard to the NH-207 (New No. NH648).
- (v) Endorsement dated 11.11.2025, bearing No. KMB/LAD/2025-2026-26, issued by the Land Acquisition Officer, Karnataka Housing Board, Bangalore in respect of Schedule Property indicates that the Schedule Property has not been acquired by the Karnataka Housing Board for any of its projects.
- (vi) In addition to the above, we have reviewed the following: (i) Letter dated 23.2.2023 issued by the Securities and Exchange Board of India to the Inspector General of Registration, and Commissioner of Stamps, Bengaluru requesting the said office to take necessary steps to ensure that the entries of attachment are made in the records of the Sub-Registrar Offices with respect to the properties listed in the Annexure attached thereto. (ii) Letter dated 30.8.2016 issued by the Justice (Retd.) R. M. Lodha Committee to the Inspector General of Registration, and Stamps and Chief Controlling Revenue Authority Bengaluru requesting the said office to take necessary steps not to effect the registration/mutation/sale of the properties wherein PACL Limited/its group companies have any rights or interest (copy is incomplete). (iii) The updated list setting out 1114 properties pertaining to PACL Limited in the form of Annexure attached to the Letter dated 23.2.2023. The above list does not include the Schedule Property.

V. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **Godrej Properties Limited** is the absolute owner of the Schedule Property and they have marketable right, title and interest over the same.



VI. OUR UNDERSTANDING

We understand that **Godrej Properties Limited** intends to acquire the Schedule Property and hence intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

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

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

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('**FM**') to carry out a due diligence exercise based exclusively on the records/information made available to FM by Client.

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

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



VIII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS.

VIII. ASSUMPTIONS

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

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

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out from the year 196ft. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.



IX. CONTACT DETAILS

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

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Fox Mandal & Associates
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Phone : +91 80 2559 5911
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For Fox Mandal & Associates

[Signature]
Senior Partner & Advocate



20.08.2026

To,

Godrej Properties Limited
Unit No. 4 & 5, 9th Floor, No. 1-15,
Godrej Centre, Indiranagar, BM Kaval,
Old Madras Road,
Bengaluru - 560 038, Bengaluru.

Hereunder referred to as "the Client"

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

Report On Title

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I. SCHEDULE PROPERTY

All that piece and parcel of the converted land bearing Survey No. 122/3 measuring an extent of 25 Guntas converted from Agricultural to Layout – Residential vide Deemed Conversion order dated 15.01.2025, hearing No. 735859, issued by the Deputy Commissioner, Bangalore Rural District, situated at Bhudanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk and Bangalore Rural District and bounded as follows:

East by	Land bearing Survey No. 121/5;
West by	Land bearing Survey No. 124;
North by	Land bearing Survey No. 121 and 123; and
South by	Land bearing Survey No. 122/2.

The Boundaries derived from the Sale Deed dated 17.03.2026

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II. COPIES OF DOCUMENTS FURNISHED FOR SCRUTINY

Sl. No.	DESCRIPTION OF DOCUMENT
1.	Sale Deed dated 26.05.1960, registered as document No. 814, in Book I, Volume 964, at Pages 246 to 248, in the Office of Sub-Registrar, Hoskote, executed by Mr. B Nagaraj in favour of Mr. Bajjappa s/o Mr. Munishamappa in respect of Survey No. 122/3 measuring 25 Guntas;
2.	Endorsement dated 29.07.2025, bearing No. RK (information) CR185/2025-26, issued by the Tahsildar Grade II, Hoskote Taluk
3.	Genealogical Tree of Mr. Munishamappa issued by the Village Accountant, Hoskote Taluk;
4.	Genealogical Tree of Mr. Bajjappa issued by the Village Accountant, Hoskote Taluk;
5.	Panchayath Parikath dated 21.07.1972 entered among i) Bajjappa (ii) Narayanagowda (iii) Kempaiah (iv) M Krishnappa (v) Since Anjinappa demise his wife Muniamma;
6.	Mutation Register Extract bearing MR No. 71/1997-98.
7.	Will dated 20.10.1997, registered as document No. 96/1997-98, in Book III, Volume 46, at Pages 218 to 219, in the Office of Sub-Registrar, Hoskote, executed by Mr. Bajjappa s/o late Mr. Munishamappa in favour of his wife Mrs. Jayamma and Children Mrs. Jayamma, Mrs. Shanthamma and Mrs. Venkatarathnamma;
8.	Death Certificate of Mr. Bajjappa dated 20.07.1998, issued by the Village Accountant
9.	Mutation Register Extract bearing MR No. 36/1997-98.
10.	Sale Deed dated 26.07.2011, registered as document No. 2692/2011-12, in Book I, stored in CD No. HSKD202, in the Office of Sub-Registrar, Hoskote executed by Mrs. Shanthamma d/o late Mr. Bajjappa and Mr. Mahesh s/o Mr. Nagarajappa and Mr. Murali s/o Mr. Nagarajappa in favour of Mr. M Srinivasan s/o late Mr. Muthuswamy Goundar and Miss. Savera;
11.	Mutation Register Extract bearing MR No. 28/2011-12.
12.	Public Notice published on 19.08.2025 in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers;
Litigation	
13.	Plaint in suit bearing OS No. 1197/2006, before the Hon'ble Court of Civil Judge



	(Sr Div), Bangalore Rural, Bangalore.
14.	Written Statement in suit bearing OS No. 1197/2006, before the Hon'ble Court of Civil Judge (Sr Div), Bangalore Rural, Bangalore.
15.	Order Sheet in suit bearing OS No. 1197/2006, before the Hon'ble Court of Civil Judge (Sr Div), Bangalore Rural, Bangalore.
16.	Compromise Petition dated 29.01.2015 in suit bearing OS No. 1197/2006, before the Hon'ble Court of Civil Judge (Sr Div), Bangalore Rural, Bangalore.
17.	Order sheet in the suit bearing OS No. 201/2012, before the Hon'ble Principal Civil Judge (Junior Division) and JMFC at Hoskote.
18.	Plaint in the suit bearing OS No. 201/2012, before the Hon'ble Principal Civil Judge (Junior Division) and JMFC at Hoskote.
19.	Order dated 29.06.2015, bearing No. RA (H) 91/2012-13, before the Assistant Commissioner's Court Doddaballapura Sub-division, Doddaballapura.
20.	Mutation Register Extract bearing MR No. H14/2015-16.
21.	Confirmation Deed dated 29.10.2015, registered as document No. 6414/2015-16, in Book I, stored in CD No. HSKD530, in the Office of Sub-Registrar, Hoskote
22.	Confirmation Deed dated 05.04.2016, registered as document No. 143/2016-17, in Book I, stored in CD No. HSKD561, in the Office of Sub-Registrar, Hoskote.
23.	Confirmation Deed dated 05.04.2016, registered as document No. 151/2016-17, in Book I, stored in CD No. HSKD561, in the Office of Sub-Registrar, Hoskote
24.	Memorandum of Understanding on 15.09.2023, executed by Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan with Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M.
25.	Agreement to Sell dated 01.12.2025, registered as Document No. DNH-1-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli executed by M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan with Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M.
26.	Irrevocable General Power of Attorney dated 01.12.2025, registered as Document No. DNH-4-01277/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli executed by M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan in favour of Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M.
27.	Irrevocable General Power of Attorney dated 01.12.2025, registered as document No. 1278/2025-26, in Book IV, stored in centralized data cell (electronic format), in the Office of Senior Sub-Registrar, Devanahalli, executed by Savera Srinivasan D/o



	M. Srinivasan in favour of M. Srinivasan S/o late Muthusamy Gounder
28.	Sale Deed dated 17.03.2026, registered as Document No. DNH-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli executed by . Srinivasan S/o late Muthusamy Gounder and Savera Srinivasan D/o M. Srinivasan, represented by her power of attorney holder, Mr. M. Srinivasan (as Vendors) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming Party) in favour of Godrej Properties Limited.
29.	Commencement Certificate dated 09.05.2024 bearing No. STRRPA/TP/CLU/158/2022-23, issued by the Member Secretary and Joint Director of Department of Town and Country Planning, STRRPA, Bangalore.
30.	Deemed Conversion Order/ Official Memorandum dated 15.01.2025, bearing No. 735859 for converting the land in Survey No. 122/3 measuring 25 Guntas from agricultural to non-agricultural Layout residential use;
31.	Mutation Register Extract bearing MR No. T51/2024-25;
32.	Relinquishment Deed, registered on 04.07.2026 as Document No. HSK-1-05039/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar Hoskote.
33.	Development Plan dated 09.07.2026 bearing No. STRRPA/TP/DP: 18.2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore for residential (row-housing) development.
34.	Form 11 A Khata dated 04.08.2026, issued Village Panchayath of Mutsandra with respect to land admeasuring 61429 square metres having PID No. 150300402000420316, VP Khata No. 659, in the name of Godrej Properties Limited
35.	Tax Paid receipt in Form -3, dated 04.08.2026, issued by the Panchayath Development Officer, Mutsandra Village Panchayath, Hoskote Taluk, Bangalore Rural District.
36.	Public Notice published on 19.08.2025 in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers;
Survey / Revenue documents	
37.	Moola Survey Tippani in respect of Survey No. 122 issued by the Office of Land Records, Hoskote Taluk.
38.	Hissa Survey Tippani dated 26.07.1942 in respect of Survey No. 122 issued by the office of the Land Records, Hoskote.
39.	Karnataka Revision Settlement Akarband in respect of Survey No. 122/3 issued by the Office of Land Records, Hoskote.



40.	RTC Extract for the period 1968-69 to 1996-97, 1997-98 to 2001-02, 2001-02 to 2014-15, 2015-16 to 2018-19, 2020-21 to 2024-25 in respect of Survey No. 122/3.
41.	Nil Tenancy Certificate dated 14.11.2025 bearing No. RD1218568016698 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District.
42.	Endorsement dated 05.11.2025 bearing No. PTCL00TMC/22/2025 issued by the Office of the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura.
43.	Encumbrance Certificate for the period 01.04.1950 to 31.03.2004.
44.	Encumbrance Certificate for the period 01.04.2004 to 18.06.2025.
45.	Encumbrance Certificate for the period 01.04.2004 to 18.03.2026 with respect to Survey No. 122/3.
PHYSICAL SEARCH	
46.	Nil Encumbrance Certificate for the period 01.04.1970 to 31.03.2004 with respect to Survey No. 122/3.
47.	Encumbrance Certificate for the period 01.04.2004 to 05.09.2025 with respect to Survey No. 122/3.
48.	Endorsement dated 16.10.2025 bearing No. RPM.KSHIP/LA/RTI/2024-25 /1691 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Karnataka State Highways Improvement Project, Bangalore
49.	Endorsement dated 18.10.2025 bearing No. No. LAQ/NH/2024/38/12/2025-26, issued by the Special Land Acquisition Officer, National Highway Authority, Hebbal, Bangalore
50.	Endorsement dated 11.11.2025, bearing No. KHB/LAD/2035/2025-26, issued by the Land Acquisition Officer, Karnataka Housing Board, Bangalore

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III. TITLE FLOW

Upon perusal of the documents furnished to us, we are of the opinion that:

1. The land in Survey No. 122/3 measuring an extent of 25 Guntas situated at Bhodanahosahalli Village, Anugundanahalli Hobli, Hoskote Taluk, Bangalore Rural District was acquired by Mr. Bajjappa s/o Mr. Munishamappa from Mr. B Nagaraj in terms of Sale Deed dated 29.02.1960, registered as document No. 3446, of Book 1, Volume 956 at Pages 52 to 54, in the Office of Sub-Registrar, Hoskote. The RTC Extract for the period 1968-69 also indicates the name of Mr. Bajjappa s/o Mr. Munishamappa as the owner in possession and occupier of the foregoing extent of land.

We had sought for the IL and RR indicating the foregoing Sale Deed, however we have been made available with the endorsement dated 29.07.2025, bearing No. RK (Information) CR185/2025-26, issued by the Tahsildar Grade II, Hoskote Taluk.
2. The Genealogical Tree of Mr. Munishamappa issued by the Village Accountant, Hoskote Taluk indicates that Mr. Munishamappa was married to Mrs. Poojamma (Mr. Munishamappa and Mrs. Poojamma both are deceased) nine children viz.:
 - i. Ramakka (deceased) leaving behind three children viz., Mrs. Gowramma, Mrs. Savitramma, Mrs. Susheelamma;
 - ii. Mr. Bajjappa (deceased) was married to Lakshminamma, and they had five children namely:
 - a. Nagaraju was married to Mrs. Premakala, his two children viz., B N Harish and B N Yashree @ Jayashree
 - b. Shanthamma,
 - c. Jayamma
 - d. Manjunath was married to Manjula his two children viz., Tejaswini and Divya;
 - e. Venkatarathanamma.
 - iii. Nagamma
 - iv. Narayanappa
 - v. Doddakkamma
 - vi. Chikkaakkamma
 - vii. Kempamma
 - viii. Krishnappa
 - ix. Anjinappa (deceased) leaving behind his wife Mrs. Ammayamma and children Sathish, Shashikala and Ramesh.
3. Thereafter, the children of Munishamappa i.e., (i) Bajjappa (ii) Narayanagowda (iii) Kempaiah (iv) M Krishnappa (v) Since Anjinappa deceased his wife Muniyamma had entered into a Panchayath Parikath dated 21.02.1972, wherein the land bearing Survey No. 122/3 measuring 25 Guntas (herein after referred to as '**Schedule Property**') was assigned to the share of Mr. Bajjappa. And the land bearing Survey No. 122/1 measuring 1 Acre 10 Guntas and Survey No. 122/2 measuring 29 Guntas was assigned to the share of Mrs. Muniyamma alias Ammayamma w/o late Mr. Anjinappa. The foregoing Panchayath Parikath is recorded in the Mutation Register Extract bearing MR No. 21/1992-93.



4. Further Mr. Bajjappa bequeathed his rights over the Schedule Property along with other properties in favour of his wife Mrs. Lakshamma and children Mrs. Jayamma, Mrs. Shanthamma and Mrs. Venkatarathamma in terms of Will dated 20.10.1997, registered as document No. 96/1997-98, in Book III, Volume 46, at Pages 218 to 219, in the Office of Sub-Registrar, Hoskote, wherein the Schedule Property was bequeathed in favour of his daughter Mrs. Shanthamma.
5. Mr. Bajjappa demised on 16.07.1998, as evident in the Death Certificate dated 20.07.1998, issued by the Village Accountant. Upon the demise of Mr. Bajjappa, as per terms of the foregoing Will, the revenue documents in respect of Schedule Property were transferred in the name of Mrs. Shanthamma and mutated in the revenue records vide Mutation Register Extract bearing MR No. 36/1997-98.
6. Thereafter, Mrs. Shanthamma d/o late Mr. Bajjappa and Mr. Mahesh s/o Mr. Nagarajappa and Mr. Murali s/o Mr. Nagarajappa conveyed the Schedule Property in favour of Mr. M Srinivasan s/o late Mr. Mathuswamy Goundar and Miss. Savera d/o Mr. Srinivasan in terms of Sale Deed dated 26.07.2011, registered as document No. 2692/2011-12, in Book I, stored in CD No. HSKD202, in the Office of Sub-Registrar, Hoskote. Accordingly the foregoing Sale Deed is recorded in the Mutation Register Extract bearing MR No. 28/2011-12.

Litigation

7. Mr. Nagaraju s/o Mr. Bajjappa filed a suit for Partition against Mrs. Lakshamma w/o late Mr. Bajjappa (Plaintiff) and her children Jayamma w/o Mr. Devaraju, Mr. B Manjunath (since deceased represented by LR's wife Mrs. Manjula and children Tejaswini and Divya since minor represented by Mother Manjula), Mrs. Shanthamma d/o late Mr. Bajjappa, Mrs. Venkata Rahnma w/o B Manjunath (Defendants) in the suit bearing OS No. 1197/2006, before the Hon'ble Court of Civil Judge (Sr Div), Bangalore Rural, Bangalore. Thereafter, the parties to the suit with the intervention of elders and well wishers settled the suit and entered into an compromise petition dated 29.01.2015, wherein all the parties confirmed the title to Item No. 1 and 2 of the suit schedule property (Item No. 2 is the Schedule Property herein) conveyed in favor of Miss. Savera Srinivasan and Mr. Srinivasan.
8. Further, the Order Sheet also indicates that the case was referred to before the National Lok Adalath, the Plaintiff's and defendants had filed the compromise petition U/o 23 Rule 3 of CPC. The Court accepted the Compromise and the same was signed on 13.03.2015.
9. Mr. Manjunath (since deceased represented by LR's wife Mrs. Manjula and children Tejaswini and Divya since minor represented by Mother Manjula), had filed a suit for partition and separate possession against Mrs. Lakshamma, Mr. B Nagaraju, Mrs. B Jayamma (and her children Mr. Keshava and Mrs. Vinodha, Mrs. Suma) Mrs. Shanthamma (and her children Mr. Mahesh and Mr. Murali) Mrs. Venkatarathamma (and her children Veeresh and Lavanya) and Srinivasan and Savera Srinivasan in the suit bearing OS No. 201/2012, before the Hon'ble Principal Civil Judge (Junior Division) and

Report on Title

JMFC at Hoskote. Further as noted in the Order sheet indicates that the parties are entering into a compromise petition in suit bearing OS No. 1197/2006 and a memo was filed that the matter was settled outside the court, hence the same was dismissed as not pressed.

10. Further the order dated 29.06.2015, bearing No. RA (H) 91/2012-13, before the Assistant Commissioner's Court Doddaballapura Sub-division, Doddaballapura indicates that as per the foregoing compromise petition the court had ordered tahsildar to record the names of the present owners after the verifying the title deeds. Accordingly, the revenue documents in respect of Schedule Property were recorded in the name of Mr. Srinivasan and Miss. Savera Srinivasan as evident in the Mutation Register Extract bearing MR No. 1114/2015-16.
11. Further in the compromise petition, sisters, children and grandchildren of Mr. Bajjappa have executed 3 different confirmation deeds in favour of Mr. Srinivasan s/o Mr. Muthuswami Gounder and his daughter Miss. Savera Srinivasan confirming their title over the Schedule Property, the same are as detailed hereinafter:

- i. Confirmation Deed dated 29.10.2015, registered as document No. 6414/2015-16, in Book I, stored in CD No. HSKD530, in the Office of Sub-Registrar, Hoskote executed by Mrs. Nagamma d/o Mr. Muniswamappa and w/o late Mr. Nanjappa, Mrs. Chikka Akkamma d/o Mr. Muniswamappa and w/o late Mr. Srikanthappa, Mr. Nagaraj s/o late Mr. Bajjappa (for self and as General Power of Attorney holder of his children Miss. Yuvashree and Mr. Harish), Mrs. Manjula w/o late Mr. B. Manjunath and their children Miss. Teja and Miss. Divya.

Note: the GPA executed by Miss. Yuvashree and Mr. Harish in favour of their father Mr. Nagaraj is not submitted to our review. We have been given to understand that the foregoing GPA is not available.

- ii. Confirmation Deed dated 05.04.2016, registered as document No. 143/2016-17, in Book I, stored in CD No. HSKD561, in the Office of Sub-Registrar, Hoskote executed by children of Mrs. Ramakka i.e., Mrs. Gowramma, Savitramma and Sushillamma.
- iii. Confirmation Deed dated 05.04.2016, registered as document No. 151/2016-17, in Book I, stored in CD No. HSKD561, in the Office of Sub-Registrar, Hoskote, executed by Mrs. Doddakkamma d/o late Mr. Muniswamappa and w/o Mr. Byrappa.

We had sought for confirmation deed executed by the wife and daughters of Mr. Bajjappa i.e., Lakshminamma, Jayamma, Venkatarathnamma. However, Lakshminamma, Jayamma and Venkatarathnamma were allotted other land parcels in the Will dated 20.10.1997 and it remains undisputed till date, hence, considering the passage of time and no counter claims made, we have dispensed with this requisition.

Conversion of the Property

12. Pursuantly, Mr. Srinivas and Savera Srinivas with the intention to seek for change in land use for the land bearing Survey No. 122/3 measuring 25 Guntas filed an application before



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Satellite Town Ring Road Planning Authority (STRRPA). Accordingly, the Member Secretary and Joint Director of Department of Town and Country Planning, STRRPA, Bangalore vide Commencement Certificate dated 09.05.2024 bearing No. STRRPA/TP/C1.U/158/2022-23, allowed change of land use pertaining to lands interalia including Survey No. 122/3 measuring 25 Guntas from agricultural to non-agricultural residential purposes.

13. Further, Mr. Srinivas and Savera Srinivas also secured the Deemed Conversion dated 15.01.2025, bearing No. 735859, issued by the Deputy Commissioner, Bangalore Rural District for converting the land bearing Survey No. 122/3 measuring 25 Guntas from agricultural to non-agricultural residential use.

Southern boundary as per the Pakka Book and joint sketch is 122/2, whereas in the deemed conversion Order it is mentioned as 122/1.

The Hissa Survey Tippiant of Survey No.122 indicates the western boundary as Survey No. 129 instead of Survey No. 124, when compared with the village Map the western boundary is 124, hence the same is assumed to be a clerical error.

14. Public Notice indicating the intended sale transaction of the Schedule Property was published in the daily editions of 'The Times of India' and 'Vijayakarnataka' newspapers on 19.08.2025 and we have not received any objection against the foregoing Public Notice with respect to the Schedule Property until the date of this Report.
15. We have been made available with the notarized Special Power of Attorney dated 13.02.2012, executed by Mrs. Savera Srinivasan d/o Mr. M Srinivasan in favour of her father Mr. M Srinivasan and it indicates that Mrs. Savera Srinivasan had authorized her father to represent her before the jurisdictional statutory authorities in purchasing the Item No. 1 to 4 properties.
16. Thereafter, M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan entered into a Memorandum of Understanding on 15.09.2023 with Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M agreeing to convey the Schedule Property along with other lands and in lieu of the same, the said parties also executed the Agreement to Sell dated 01.12.2025, registered as Document No. DNH-1-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
17. Pursuant to the above, M. Srinivasan S/o late Muthusamy Gounder and his daughter, Savera Srinivasan appointed and nominated Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M as their power of attorney holder to do all acts and deeds interalia including entering into deed/s of conveyance on their behalf including sale deed with respect to the Schedule Property along with other lands, by way of the Irrevocable General Power of Attorney dated 01.12.2025, registered as Document No. DNH-1-01277/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.



18. Meanwhile, however, Savera Srinivasan D/o M. Srinivasan executed another Irrevocable General Power of Attorney dated 01.12.2025 in favour of her father, M. Srinivasan S/o late Muthusamy Gounder to appoint and nominate him to do all acts and deeds inter alia including to represent her or execute deeds of conveyance on her behalf with respect to the Schedule Property. The foregoing Irrevocable General Power of Attorney dated 01.12.2025 is registered as Document No. DNH-4-01278/2025-26 in Book-IV, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
19. Thereafter, M. Srinivasan S/o late Muthusamy Gounder and Savera Srinivasan D/o M. Srinivasan, represented by her power of attorney holder, Mr. M. Srinivasan (as Vendors) and Atmos Constructions Private Limited, represented by its Authorised Signatory, Mrs. Manjula M (as Confirming Party) conveyed the Schedule Property in favour of Godrej Properties Limited, represented by its Authorised Representative, Mr. Mahendra B under the Sale Deed dated 17.03.2026, registered as Document No. DNII-1-19763/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli.
20. Pursuant to the above, Godrej Properties Limited relinquished an extent measuring 8011.71 Sq. Mtrs. towards parks and open spaces and an extent measuring 3990.00 Sq. Mtrs. towards STRR Land Bank out of the project lands admeasuring 19 Acres 28 ¾ Guntas, inter alia including the Schedule Property in favour of the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore, by way of a Relinquishment Deed, registered on 04.07.2026 as Document No. HSK-1-05029/2026-27 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Hoskote.
21. Further, Godrej Properties Limited obtained a Development Plan dated 09.07.2026 bearing No. STRRPA/TP/DP: 18/2025-26 issued by the Member Secretary and Joint Director, Satellite Town Ring Road Planning Authority, Bangalore for residential (row-housing) development with respect to project lands *inter alia* including the Schedule Property. The foregoing Development Plan was approved by Order dated 30.04.2026 bearing No. 44.7.2. It is noted that out of the project lands admeasuring 19 Acres 28 ¾ Guntas (or 79797.84 Sq. Mtrs.), an extent of 61439.37 Sq. Mtrs. shall be utilised for residential, driveway and open areas; the remaining extent has been relinquished/reserved to be relinquished in favour of STRR Planning Authority in the following manner:
- For parks and open spaces, an extent measuring 8011.71 Sq. Mtrs. (relinquished, as detailed in Para No. 21);
 - For civic amenities, an extent measuring 3990.40 Sq. Mtrs. (earmarked/reserved as represented by the Client);
 - For STRR Land Bank, an extent measuring 3990.00 Sq. Mtrs. (relinquished, as detailed in Para No. 21);
 - For road widening, an extent measuring 292.37 Sq. Mtrs. (earmarked/reserved as represented by the Client);
 - The possession has been lost with respect to an area admeasuring 2073.99 Sq. Mtrs. (as represented by the Client).



Report on Title

22. Presently the property falls under the jurisdiction of Village Panchayath of Mutsandra and Village Panchayath of Mutsandra has issued the Form II A Khata in the name of Godrej Properties Limited with respect to Schedule Property interalia with other properties admeasuring 61439 square metres having PID No. 150300402000420316. VP Khata No. 659, in the name of Godrej Properties Limited. Also noted that the property is assessed with tax for the period 2026-27 as evident in the Tax Paid receipt in Form -3, dated 04.08.2026, issued by the Panchayath Development Officer, Mutsandra Village Panchayath, Hoskote Taluk, Bangalore Rural District.

Survey / Revenue documents:

23. Moola Survey Tippani in respect of Survey No. 122 issued by the Office of Land Records, Hoskote Taluk indicates the Shape of Survey No. 122.
24. Hissa Survey Tippani dated 26.07.1942 in respect of Survey No. 122 issued by the office of the Land Records, Hoskote indicates that the Survey No. 122 was subdivided into 3 portions i.e., 122/1, 122/2 and 122/3 as detailed below:
- Survey No. 122/1 was in the possession of Mr. B K Subbarao
 - Survey No. 122/2 was in the possession of Mr. B K Subbarao
 - Survey No. 122/3 was in the possession of Mr. Srinivasa Rau
25. Karnataka Revision Settlement Akarband in respect of Survey No. 122/3 issued by the Office of Land Records, Hoskote, indicates the total extent of Survey No. 122/3 as 25 Guntas there being no Kharab land.
26. We have perused the Record of Rights, Tenancy & Crops (R.T.C) with respect of Survey No. 122/3 measuring total extent of 25 Guntas there being no kharab land situated at Bhodanahosahalli Village, Anugondanahalli Hobli, Hoskote Taluk and Bangalore Rural District and our observation are as under:

Sl. No.	Period of RTCs	Name of the Owner
1.	1968-69 to 1996-97	Mr. Bajjappa s/o Mr. Munishamappa
2.	1997-98 to 2001-02, 2001-02 to 2014-15	Mrs. Shanthamma d/o Mr. Bajjappa
3.	2015-16 to 2025-26	Mr. M Srinivasan and Miss. Savera Srinivasan

Endorsements:

27. Nil Tenancy Certificate dated 14.11.2025 bearing No. RD1218568016698 issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District in respect of Land bearing Survey No. 122/1 measuring 10.08 Guntas, Survey No. 122/2 measuring 29 Guntas, Survey No. 122/3 measuring 25 Guntas along with other property and the same discloses no tenancy claims.



Report on Title

28. Endorsement dated 05.11.2025 bearing No. PTCL90/EMC/22/2025 issued by the Office of the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura digitally signed discloses that no proceedings initiated with respect to the provisions under The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect to Land bearing Survey No. 122/3 measuring 25 Guntas, along with other properties.

Encumbrance Certificates:

29. We have been furnished with the following Encumbrance Certificates for our perusal:

Sl. No.	Period	Issued by	Transaction
Survey No. 122/1 and 122/3			
1.	01.04.1950 to 31.03.2004	Office of the Sub-Registrar, Hoskote	• Sale Deed dated 29.02.1960, registered as document No. 3446, of Book I, Volume 956 at Pages 52 to 54, in the Office of Sub-Registrar, Hoskote. • Sale Deed dated 26.05.1960, registered as document No. 814 in Book I Volume 964 at Pages 246 to 248, in the Office of Sub-Registrar, Hoskote.
Survey No. 122/1 and 122/2, 122/3			
2.	01.04.2004 to 18.06.2025	Digitally signed in the Office of the Sub-Registrar, Hoskote	• Partition Deed dated 21.05.2020, registered as document No. 451/2020-21, in Book I, stored in CD No. HSKD1012, in the Office of Sub-Registrar, Hoskote. • Consent Deed dated 05.04.2016, registered as document No. 151/2016-17, in Book I, stored in CD No. HSKD561, in the Office of Sub-Registrar, Hoskote; • Consent Deed dated 05.04.2016, registered as document No. 143/2016-17.



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			in Book I, stored in CD No. HSKD561, in the Office of Sub-Registrar, Hoskote; • Consent Deed dated 29.10.2015, registered as document No. 6414/2015-16, in Book I, stored in CD No. HSKD530, in the Office of Sub-Registrar, Hoskote; • Sale Deed dated 26.07.2011, registered as document No. 2692/2011-12, in Book I, stored in CD No. HSKD202, in the Office of Sub-Registrar, Hoskote.
3.	01.04.2004 to 18.03.2026	Digitally signed in the Office of the Sub-Registrar, Hoskote	• Sale Deed dated 17.03.2026, registered as Document No. DNH-I-14963/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli. • Agreement to Sell dated 01.12.2025, registered as Document No. DNH-I-14950/2025-26 in Book-I, stored in the Centralised Electronic Data Cell, in the office of the Senior Sub-Registrar, Devanahalli

IV. PHYSICAL SEARCH

- Digitally signed in the office of Sub-Registrar, Hoskote for the period 01.04.1970 to 31.03.2004 with respect to Survey No. 122/3 and it is noted that there is no encumbrance for the said period as discussed under Chapter III above.



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- ii. Digitally signed in the office of Sub-Registrar, Hoskote for the period 01.04.2004 to 05.09.2025 with respect to the Survey No. 122/3 and it is noted that there is no encumbrance for the said period as discussed under Chapter III above.
- iii. Endorsement dated 16.10.2025 bearing No. RPM.KSHIP/LA/RTI/2024-25 /1691 issued by the Public Information Officer and Special Deputy Commissioner (Land Acquisition), Karnataka State Highways Improvement Project, Bangalore indicates that the Schedule Property is not acquired by the foregoing authority for any of its projects.
- iv. Endorsement dated 18.10.2025 bearing No. LAQ/NH-207/CR/12/2025-26, issued by the Special Land Acquisition Officer, National Highway Authority, Hebbal, Bangalore indicates that the Schedule Property is not acquired by the foregoing authority with regard to the NH-207 (New No. NH648).
- v. Endorsement dated 11.11.2025, bearing No. KHB/LAD/2035/2025-26, issued by the Land Acquisition Officer, Karnataka Housing Board, Bangalore in respect of Schedule Property indicates that the Schedule Property has not been acquired by the Karnataka Housing Board for any of its projects;
- vi. In addition to the above, we have reviewed the following: (i) Letter dated 23.2.2023 issued by the Securities and Exchange Board of India to the Inspector General of Registration, and Commissioner of Stamps, Bengaluru requesting the said office to take necessary steps to ensure that the entries of attachment are made in the records of the Sub-Registrar Offices with respect to the properties listed in the Annexure attached thereto, (ii) Letter dated 30.8.2016 issued by the Justice (Retd.) R. M. Lodha Committee to the Inspector General of Registration and Stamps and Chief Controlling Revenue Authority Bengaluru requesting the said office to take necessary steps not to effect the registration/mutation/sale of the properties wherein PACL Limited/its group companies have any rights or interest (copy is incomplete), (iii) The updated list setting out 1114 properties pertaining to PACL Limited in the form of Annexure attached to the Letter dated 23.2.2023. The above list does not include the Schedule Property.

V. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that **Godrej Properties Limited** is the absolute owner of Survey No. 122/3 measuring 25 Guntas i.e., the Schedule Property herein and have marketable right, title and interest over the same.

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VI. OUR UNDERSTANDING

We understand that **Godrej Properties Limited** intends to acquire the Schedule Property and hence intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property, and provide our report on the same.

IMPORTANT:

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

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

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('**FM**') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

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

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



VIII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

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

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

DISCLAIMERS

- 1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
- 2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
- 3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1960 As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
- 4. We have retained the units of measurement as it appears in the different title deeds.
- 5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.



IX. CONTACT DETAILS

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

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For Fox Mandal & Associates

For Senior Partner & Advocate

