

September 08th, 2026

To,

M/s. Sowparnika Homes Private Limited.

Hereunder referred to as 'the Client'

Dear Sir,

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**INDEX**

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I. SCHEDULE PROPERTY

Item No.1

ALL THAT PIECE AND PARCEL Residentially converted undeveloped land bearing New Survey No. 143/1 (Old No.143), measuring to an extent of 01 Acre 14 Guntas, situated at Pujena Agrahara Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District and bounded on the:

East by	Road and Kodihalli Border;
West by	Land in Survey No.27;
North by	Chikkagatiganabbe Border;
South by	Land in Survey No.143/2 and 143/3;

Boundaries of Item No.1 are ascertained from Sale Deed dated 28.07.2025 registered as Document No.HSK-1-06216/25-26, in Book I, in the office of Sub Registrar, Hosakote.

Item No.2

ALL THAT PIECE AND PARCEL Residentially converted undeveloped land bearing New Survey No. 143/2, (Old No.143) measuring to an extent of 20 Guntas, situated at Pujena Agrahara Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District and bounded on the:

East by	Road and Kodihalli Border;
West by	Land in Survey No. 143/3;
North by	Land in Survey No.143/1;
South by	Land in Survey No.161/1;

Boundaries of Item No.2 are ascertained from Sale Deed dated 24.11.2025 registered as Document No.HSK-1-13324/25-26, in Book I, in the office of Sub Registrar, Hosakote.

Item No.3

ALL THAT PIECE AND PARCEL Residentially converted undeveloped land bearing New Survey No. 143/3 (Old No.143) measuring to an extent of 34 Guntas, situated at Pujena Agrahara Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District and bounded on the:



East by	Land in Survey No.143/2 ;
West by	Land in Survey No.27 ;
North by	Land in Survey No.143/1;
South by	Land in Survey No.161/1;

Boundaries of Item No.3 are ascertained from Sale Deed dated 28.07.2025 registered as Document No.HSK-1-06790/25-26, in Book I, in the office of Sub Registrar, Hosakote.

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

II. DOCUMENTS FURNISHED FOR SCRUTINY

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Government Letter dated _07.1982 bearing No.RD.44.LGB82 issued by Under Secretary to Government, Revenue Government.
2.	Grant Certificate dated 24.08.1982 bearing No. LN DSR.107/78-79 issued by Tahsildar-Grade 2, Hosakote Taluk.
3.	Mutation Register extract bearing MR27/97-98 issued by Revenue Inspector, Hosakote Taluk.
4.	Family Tree of Ramaiah.
5.	Official Memorandum dated 12.06.1997 bearing No.98/96-97 issued by Deputy Commissioner, Bangalore Rural District.
6.	Will dated 09.07.2004 executed by Ramaiah in favour of R.Pushpa registered as Document No.HSK-3-00026/04-05, in Book III, CD No. HSKD17, in the office of Sub Registrar, Hosakote.
7.	Family Tree of Shankar.
8.	General Power of Attorney dated 09.07.2004 executed by a) Ramaiah s/o Munipapaiah, b) Yellamma and c) Muniraju both SI No. b and c are children of Ramaiah in favour of R.Pushpa w/o Shankar registered as Document No.-4-00022/04-05, in Book IV, CD No. HSKD17, in the office of Sub Registrar, Hosakote.
9.	Mutation Register extract bearing MR15/03-04 issued by Revenue Inspector, Hosakote.



10.	No Due Certificate bearing No.038 issued by Manager, Hosatoke, PCARDB in the name of Mallamma w/o late Chikkavenkatappa.
11.	Cancellation of Will dated 07.07.2006 executed by Ramiah s/o Munipapaiah.
12.	Mutation Register extract bearing MR15/03-04 issued by Village Accountant, Hosakote.
13.	Tippani and Hissa Tippani extract issued Inspector, Land Acquisition Office, Hosakote.
14.	Mutation Register extract bearing MR13/09-10 issued by Revenue Inspector, Hosakote.
15.	Joint Development Agreement dated 22.05.2014 executed by a) Rathnamma w/o late Ramaiah, b) Narayanamma, c) Yellamma, d) Muniraju, e) Renukamma, f) Nagesh, g) Venkataramana and h) Gowrish (SI No. b to h-all are children of late Ramaiah), in favour of M/s.Haarithaa Developers represented by its Managing Partner V.Krishnaiah and Dr.Ramanjaneya registered as Document No.HSK-1-01047/14-15, in Book I, CD No.HSKD458, in the office of Sub Registrar, Hosakote.
16.	General Power of Attorney dated 22.05.2014 executed by a) Rathnamma w/o late Ramaiah, b) Narayanamma, c) Yellamma, d) Muniraju, e) Renukamma, f) Nagesh, g) Venkataramana and h) Gowrish (SI No. b to h- all are children of late Ramaiah), in favour of M/s.Haarithaa Developers represented by its Managing Partner V.Krishnaiah and Dr.Ramanjaneya registered as Document No.HSK-4-00140/14-15, in Book IV, CD No.HSKD459, in the office of Sub Registrar, Hosakote.
17.	Deed of Cancellation of Joint Development Agreement dated 29.06.2020 executed by a) Rathnamma w/o late Ramaiah, b) Narayanamma, c) Yellamma, d) Muniraju, e) Renukamma, f) Nagesh, g) Venkataramana and h) Gowrish (SI No. b to h- all are children of late Ramaiah), in favour of M/s.Haarithaa Developers represented by its Managing Partner B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-1-01673/20-21, in Book I, CD No.HSKD1040, in the office of Sub Registrar, Hosakote.
18.	Deed of Revocation of General Power of Attorney dated 29.06.2020 executed by a) Rathnamma w/o late Ramaiah, b) Narayanamma, c) Yellamma, d) Muniraju, e) Renukamma, f) Nagesh, g) Venkataramana and h) Gowrish (SI No. b to h- all are children of late Ramaiah), in favour of M/s.Haarithaa Developers represented by its Managing Partner B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-4-00194/20-21, in Book IV, CD No.HSKD1040, in the office of Sub Registrar, Hosakote.
19.	Family Tree of Chikka Venkataswamy.
20.	Death Certificate of Chikka Venkataswamy



21.	Mutation Register extract bearing MRH3/14-15 issued by Revenue Inspector, Hosakote.
22.	Mutation Register extract bearing MRT17/14-15 issued by Revenue Inspector, Hosakote.
23.	Sale Agreement dated 25.07.2014 executed by a) Mallamma w/o late Chikkavenkatashamappa, b) Narayanamma, c) Meenakshi, d) Appajah, e) Muniraju @ Aiahappa, f) Rama (Ramamurthy) and g) Lakshmamma (Sl no.b to g all are children of late Chikkavenkatashamappa) in favour of V.Krishnaiah s/o late V.Beemaiah registered as Document No.HSK-1-03006/14-15, in Book I, CD No.HSKD462, in the office of Sub Registrar, Hosakote.
24.	General Power of Attorney dated 25.07.2014 executed by a) Mallamma w/o late Chikkavenkatashamappa, b) Narayanamma, c) Meenakshi, d) Appajah, e) Muniraju @Aiahappa, f) Rama (Ramamurthy) and g) Lakshmamma (Sl no.b to g all are children of late Chikkavenkatashamappa) in favour of V.Krishnaiah s/o late V.Beemaiah registered as Document No.HSK-4-00417/14-15, in Book IV, CD No.HSKD462, in the office of Sub Registrar, Hosakote.
25.	Copy of Memo in PTCL:SR (H) 10/2019 filed in the Court of the Assistant Commissioner, Doddaballapura Sub Division.
26.	Order dated 15.07.2023 by Tahsildar, Doddaballapura Sub Division.
27.	Mutation Register extract bearing MRT11 issued by Revenue Inspector, Hosakote.
28.	Full Settlement Agreement dated 29.06.2020 executed by a) Rathnamma w/o late Ramaiah, b) Naryanamma d/o late Ramaiah, c) Yellamma d/o late Ramaiah, d) Muniraju s/o late Ramaiah, e) Manjula w/o Muniraju, f) Asha P.M d/o Muniraj, g) Renuka d/o late Ramaiah, h) Nagesh s/o late Ramaiah, g) Munirathnamma w/o Nagesh, h) Tejeswini. P.N. d/o Nagesh, i) Kavyashri.P.N. d/o Nagesh.R, j) Akash P.N. since minor represented by natural guardian and father Nagesh, k) R.Venkataramana s/o late Ramaiah, l) Umadevi w/o R.Venkataramana, m) Bhavana.V, n) Pavan.V (Sl.No.m and n are minors, represented by their father and natural guardian R.Venkataramana, o) Gowrish.R s/o late Ramaiah and p) Shashikala.S.M w/o Gowrish and M/s. Haarithaa Developers represented by its Managing Partner B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-1-01677/20-21, in Book I, CD No.HSKD1040, in the office of Sub Registrar, Hosakote.
29.	Irrevocable General Power of Attorney dated 29.06.2020 executed by a) Rathnamma w/o late Ramaiah, b) Naryanamma d/o late Ramaiah, c) Yellamma d/o late Ramaiah, d) Muniraju s/o late Ramaiah, e) Manjula w/o Muniraju, f) Asha P.M d/o Muniraj, g) Renuka d/o late Ramaiah h) Nagesh s/o late Ramaiah, g) Munirathnamma w/o



	Nagesh, h) Tejeswini.P.N. d/o Nagesh, i) Kavyashri.P.N. d/o Nagesh.R, j) Akash P.N. since minor represented by natural guardian and father Nagesh, k) R.Venkataramana s/o late Ramaiah, l) Umadevi w/o R.Venkataramana, m) Bhavana.V, n) Pavan.V (Sl.No.m and n are minors, represented by their father and natural guardian R.Venkataramana, o) Gowrish.R s/o late Ramaiah and p) Shashikala.S.M w/o Gowrish and M/s. Haarithaa Developers represented by its Managing Partner B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-4-00195/20-21, in Book IV, CD No.HSKD1040, in the office of Sub Registrar, Hosakote.
30.	General Power of Attorney dated 21.08.2022 executed by 1) Rathnamma w/o late Ramaiah, 2) Naryanamma d/o late Ramaiah, 3) Yellamma d/o late Ramaiah, 4) Renuka d/o late Ramaiah, 5) Muniraj s/o late Ramaiah, 6) Asha P.M d/o Muniraj, 7) Amar. P.M, 8) Nagesh.R s/o late Ramaiah, 9) Tejeswini.P.N d/o Nagesh, 10) Kavyashri.P.N d/o Nagesh.R, 11) Akash.P.N s/o Nagesh, 12) R.Venkataramana s/o late Ramaiah, 13) Bhavana.V d/o R.Venkataramana, 14) Pavan.V since minor represented by natural guardian and father R.Venkataramana, 15) Gourish.R s/o late Ramaiah, 16) Nishuanth since minor represented by natural guardian and father Gourish.R) in favour of B.Suman Shatanand s/o B.Govardhana Chary registered as Document No.HSK-4-00297/22-23, in Book IV, CD No.HSKD1597, in the office of Sub Registrar, Hosakote.
31.	Deemed Conversion order dated 30.08.2022 bearing No.391126 issued by Deputy Commissioner, Bangalore Rural District.
32.	Deemed Conversion order dated 30.08.2022 bearing No.391127 issued by Deputy Commissioner, Bangalore Rural District.
33.	Deemed Conversion order dated 05.12.2022 bearing No.409043 issued by Deputy Commissioner, Bangalore Rural District.
34.	Sale Deed dated 08.06.2023 executed by 1) Rathnamma w/o late Ramaiah, 2) Naryanamma d/o late Ramaiah, 3) Yellamma d/o late Ramaiah, 4) Renuka d/o late Ramaiah, 5) Muniraj s/o late Ramaiah, 6) Asha P.M d/o Muniraj, 7) Amar. P.M, 8) Nagesh.R s/o late Ramaiah, 9) Tejeswini.P.N d/o Nagesh, 10) Kavyashri.P.N d/o Nagesh.R, 11) Akash.P.N s/o Nagesh, 12) R.Venkataramana s/o late Ramaiah, 13) Bhavana.V d/o R.Venkataramana, 14) Pavan.V since minor represented by natural guardian and father R.Venkataramana, 15) Gourish.R s/o late Ramaiah, 16) Nishuanth since minor represented by natural guardian and father Gourish.R) all represented by their GPA holder B.Suman Shatanand in favour of B.Suman Shatanand s/o Govardhana Chary registered as Document No.HSK-1-02724/23-24, in Book I, in the office of Sub Registrar, Hosakote.



35.	Sale Deed dated 08.06.2023 executed by executed by a) Rathnamma w/o late Ramaiah, b) Naryanamma d/o late Ramaiah, c) Yellamma d/o late Ramaiah, d) Muniraju s/o late Ramaiah, e) Manjula w/o Muniraju, f) Asha P.M d/o Muniraj, g) Renuka d/o late Ramaiah h) Nagesh s/o late Ramaiah, g) Munirathnamma w/o Nagesh, h) Tejeswini.P.N. d/o Nagesh, i) Kavyashri.P.N. d/o Nagesh.R, j) Akash P.N. since minor represented by natural guardian and father Nagesh, k) R.Venkataramana s/o late Ramaiah, l) Umadevi w/o R.Venkataramana, m) Bhavana.V, n) Pavan.V (Sl.No.m and n are minors, represented by their father and natural guardian R.Venkataramana, o) Gowrish.R s/o late Ramaiah and p) Shashikala.S.M w/o Gowrish represented by their GPA holder M/s. Haarithaa Developers represented by its Managing Partner B.Govardhana Chary and V.Ganesh Kumar, q) Amar P.M s/o Muniraj in favour of M/s. Haarithaa Developers represented by its Managing Partner B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-1-02715/23-24, in Book I, in the office of Sub Registrar, Hosakote.
36.	Confirmation Deed dated 17.10.2023 executed by 1) Rathnamma w/o late Ramaiah, 2) Yellamma d/o late Ramaiah, 3) Muniraj s/o late Ramaiah, 4) Manjula w/o Muniraj, 5) Asha P.M. d/o Muniraj, 6) Renuka d/o late Ramaiah, 7) Nagesh s/o late Ramaiah, 8) Munirathnamma w/o Nagesh.R, 9) Tejeswini.P.N. d/o Nagesh.R, 10) Kavyashri.P.N d/o Nagesh.R, 11) R.Venkataramana s/o late Ramaiah, 12) Umadevi w/o R.Venkataramana, 13) Gourish.R s/o late Ramaiah, 14) Shashikala S.M, 15) Amar.P.M s/o Muniraj, 16) Roopa devi d/o late Narayanamma, 17) Shashi Kumar.N s/o late Narayanamma, 18) Hari Krishna s/o late Narayanamma, 19) Manjula.N. d/o late Narayanamma in favour of M/s. Haarithaa Developers represented by its Managing Partner V.Ganesh Kumar registered as Document No.HSK-1-10013/23-24, in Book I, in the office of Sub Registrar, Hosakote.
37.	Sale Deed dated 10.07.2024 executed by a) Mallamma w/o late Chikkavenkatashamappa, b) Narayanamma, c) Meenakshi, d) Appaiah, e) Muniraju @Aiahppa, f) Rama (Ramamurthy) and g) Lakshmamma (Sl no.b to g all are children of late Chikkavenkatashamappa)all represented by GPA holder V.Krishnaiah in favour of V.Krishnaiah s/o late V.Beemaiah registered as Document No.HSK-1-6213/24-25, in Book I, in the office of Sub Registrar, Hosakote.
38.	Deed of Confirmation dated 12.08.2024 executed by R.Pushpa w/o Shankar in favour of B.Suman Shatanand s/o B.Govardhana Chary registered as Document No.8220/24-25, in Book I, in the office of Sub Registrar, Hosakote.
39.	Deed of Reconstitution dated 20.07.2021 executed between 1) V.Krishnaiah s/o late Bheemaiah, 2) Boddupally Govardhana Chary s/o Laxmana Chary, 3) V.Ganesh Kumar



	s/o V.Krishnaiah, 4) Boddupally Suman Shatanand s/o Govardhanana Chary and 5) Boddupally Jai Raj Saathwik s/o B.Govardhana Chary.
40.	Form D dated 02.08.2021 issued by Registrar of Firms, records the Reconstitution of the Firm.
41.	Deed of Rectification dated 29.06.2025 executed by a) Mallamma w/o late Chikkavenkatashamappa, b) Narayanamma, c) Meenakshi, d) Appaiah, e) Muniraju @Aiahppa, f) Rama (Ramamurthy) and g) Lakshamma (SI no.b to g all are children of late Chikkavenkatashamappa)all represented by GPA holder V.Krishnaiah in favour of V.Krishnaiah s/o late V.Beemaiah registered as Document No.HSK-1-04795/25-26, in Book I, in the office of Sub Registrar, Hosakote.
42.	Sale Agreement dated 29.06.2025 executed by V.Krishnaiah s/o late V.Beemaiah in favour of M/s. Sowparnika Homes Private Limited registered as Document No.HSK-1-04796/25-26, in Book I, in the office of Sub Registrar, Bangalore Rural (Hosakote).
43.	Sale Deed dated 28.07.2025 executed by Mallamma w/o late Chikkavenkatashamappa and V.Krishnaiah s/o late Beemaiah in favour of M/s. Sowparnika Homes Private Limited represented by Meenakshi Ramji registered as Document No.HSK-1-06216/25-26, in Book I, in the office of Sub Registrar, Hosakote.
44.	Sale Deed dated 24.11.2025 executed by Pushpa.R and B.Suman Shatanand s/o B.Govardhana Chary in favour of M/s. Sowparnika Homes Private Limited represented by Meenakshi Ramji registered as Document No.HSK-1-13324/25-26, in Book I, in the office of Sub Registrar, Hosakote.
45.	Sale Deed dated 28.07.2025 executed by Rathnamma w/o late Ramaiah and M/s.Haarithaa Developers represented by B.Govardhana Chary and V.Ganesh Kumar in favour of M/s. Sowparnika Homes Private Limited represented by Meenakshi Ramji registered as Document No.HSK-1-06790/25-26, in Book I, in the office of Sub Registrar, Hosakote.
46.	Relinquishment Deed dated 18.03.2026 executed by a) M/s. Sowaparnika Homes Private Limited, b) Meenakshi Ramji and c) Sreenivas registered as Document No.HSK-1-19788/25-26.
47.	Hissa Tippani extract issued by Inspector, Land Acquisition office, Hosakote.
48.	Akarbandh extract issued by Inspector, Land Acquisition office, Hosakote.
49.	Akarbandh extract issued by Inspector, Land Acquisition office, Hosakote.
Records of Rights, Tenancy and Crops ("RTC")	
50.	RTCs for the period from 1997-98 to 2007-08 with regard to Survey No.27 P19.
51.	RTCs for the period from 2008-09 to 2014-15 with regard to Survey No.143.
52.	RTCs for the period from 2015-16 to 2023-24 with regard to Survey No.143/1.



53.	RTCs for the period from 2015-16 to 2023-24 with regard to Survey No.143/2.
54.	RTCs for the period from 2021-22 to 2023-24 with regard to Survey No.143/2.
55.	RTCs for the period from 2022-23 to 2024-25 with regard to Survey No.143/3.
Encumbrance Certificate:	
56.	Encumbrance Certificate for the period covering from 01.04.1950 to 31.03.1978 with regard to Survey No.143.
57.	Encumbrance Certificate for the period covering from 01.04.1982 to 31.03.2004 with regard to Survey No.143.
58.	Encumbrance Certificate for the period covering from 19.07.2021 to 17.02.2023 with regard to Survey No.143.
59.	Encumbrance Certificate for the period covering from 01.04.2015 to 14.03.2024 with regard to Survey No.143/1.
60.	Encumbrance Certificate for the period covering from 15.03.2024 to 15.04.2024 with regard to Survey No.143/1.
61.	Encumbrance Certificate for the period covering from 01.04.2015 to 14.03.2024 regard to Survey No.143/2.
62.	Encumbrance Certificate for the period covering from 15.03.2024 to 15.04.2024 regard to Survey No.143/2.
63.	Encumbrance Certificate for the period covering from 24.01.2023 to 14.03.2024 regard to Survey No.143/3.
64.	Encumbrance Certificate for the period covering from 15.03.2024 to 15.04.2024 regard to Survey No.143/3.
65.	Encumbrance Certificate for the period covering from 01.01.2024 to 07.05.2025 regard to Survey No.143/3.
66.	Encumbrance Certificate for the period covering from 01.04.2004 to 21.05.2025 with regard to Survey No.143/1, 143/2 and 143/3.
67.	Encumbrance Certificate for the period covering from 01.04.2025 to 04.05.2026 with regard to Survey No.143/1.
68.	Encumbrance Certificate for the period covering from 01.04.2025 to 04.05.2026 with regard to Survey No.143/2.
69.	Encumbrance Certificate for the period covering from 01.04.2025 to 04.05.2026 with regard to Survey No.143/3.



III. TRACING OF TITLE

1. Originally the land in Survey No.27 measuring 33 Acres 01 Guntas situated at Pujenaagrahara Village, Kasaba Hobli, Hosakote Taluk was a Gomala Land ("**Larger Property**"). Later one Ramaiah s/o Munipapaiah made an application to Tahsildar, Hosakote Taluk and he was granted a portion of Larger Property i.e., Survey No.27 measuring 02 Acres 28 Guntas ("**Said Property**") with a condition of non-alienation period of 15 years vide Grant Certificate dated 24.08.1982 bearing No. LN DSR.107/78-79.
2. Further we note that there was Panchayath Parikath executed between Ramaiah s/o Munipapaiah and Chikkavenkataswamappa s/o Nagappa wherein Said property measuring 01 Acre 14 Guntas was allotted to Ramaiah under 'A' Schedule and remaining extent of said property measuring 01 Acre 14 Guntas was allotted to Chikkavenkataswamappa under 'B' Schedule. Accordingly, the katha was transferred in the name of Ramaiah and Chikkavenkataswamappa vide Mutation Register extract bearing MR27/97-98.
3. Family Tree of Ramaiah bearing No. RD0038569118652, dated 21-08-2019, records that Ramaiah was married to Rathnamma and they had six children namely:
 - a. Narayanamma
 - b. Yellamma
 - c. Muniraju was married to Manjula and they had three children namely:
 - Asha P.M
 - Amar P.M
 - Renuka
 - d. Nagesh.R was married to Munirathanamma and they had three children namely:
 - Tejaswini.P.S
 - Kavya P.S.
 - Akash P.S
 - e. R.Venkataramana was married to Umadevi and they had two children namely:
 - Bhavana.V
 - Pavan.V
 - f. Gowrish married to Shashikala



4. Later Sale permission was obtained by Ramaiah vide Official Memorandum dated 12.06.1997 bearing No.98/96-97 issued by Deputy Commissioner, Bangalore Rural District, to sell the said property after completion of bar on alienation period.
5. Thereafter Ramaiah had executed a Will dated 09.07.2004 registered as Document No.HSK-3-00026/04-05, in Book III, CD No. HSKD17, in the office of Sub Registrar, Hosakote there by bequeathing Survey No.27/P19 measuring 20 Guntas out of 01 Acre 14 Guntas in favour Pushpa w/o Shankar.
6. Family Tree of Shankar records that Shankar was married to Pushpa and they had three children namely:
 - a. Amruth H.S
 - b. Anjusri H.S
 - c. Varun H.S
7. Further Ramaiah along with his children Yellamma and Muniraju executed a General Power of Attorney in favour of R. Pushpa authorizing her to deal with regard to Survey No.27/P19 measuring 20 Guntas, vide General Power of Attorney dated 09.07.2004 registered as Document No.-4-00022/04-05, in Book IV, CD No. HSKD17, in the office of Sub Registrar Hosakote.
8. Ramaiah s/o Munipapaiah wanted to enjoy and possess Survey No.27/P19 measuring 20 Guntas so later he cancelled the will dated 09.07.2004 by executing a Cancellation of Will dated 07.07.2006 in favour of Pushpa.
9. The Mutation Register extract bearing MR15/03-04 issued by Village Accountant, Hosakote, records that Chikkavenkataswamappa had mortgaged Survey No.27/P19 in favour of PCARDB. Further we have been furnished with a No Due Certificate issued by Manager, Hosatoke, PCARDB in the name of Mallamma w/o late Chikkavenkatappa stating that the mortgage has been discharged.
10. Tippani and Hissa Tippani issued by Inspector, Land Acquisition Office, Hosakote records that on 01.08.2007 Survey No.27 measuring 02 Acres 28 Guntas was assigned New Survey No.143.



11. Mutation Register extract bearing MR13/09-10 issued by Revenue Inspector, Hosakote, records the death of Ramaiah and transfer of katha in the name of his wife Rathnamma vide IHC 05/09-10 with regard to Survey No.143 measuring 01 Acre 14 Guntas.

12. Thereafter, a) Rathnamma w/o late Ramaiah, b) Narayanamma, c) Yellamma, d) Muniraju, e) Renukamma, f) Nagesh, g) Venkataramana and h) Gowrish (SI No. b to h all are children of late Ramaiah), executed both:

a) Joint Development Agreement (**JDA**) dated 22.05.2014 registered as Document No.HSK-1-01047/14-15, in Book I, CD No. HSKD458, in the office of Sub Registrar, Hosakote and

b) General Power of Attorney (**GPA**) dated 22.05.2014 registered as Document No.HSK-4-00140/14-15, in Book IV, CD No. HSKD459, in the office of Sub Registrar, Hosakote,

in favour of M/s.Haarithaa Developers represented by its Managing Partner V.Krishnaiah and Dr.Ramanjaneya thereby authorizing them to deal and develop Survey No.143 measuring 01 Acre 14 Guntas into a Residential Layout Project.

13. Subsequently, the Residential Layout Project as referred above could not be implemented and the aforesaid JDA and GPA were cancelled with regard to Survey No.143 measuring 01 Acre 14 Guntas vide:

a) Deed of Cancellation of Joint Development Agreement dated 29.06.2020 registered as Document No.HSK-1-01673/20-21, in Book I, CD No.HSKD1040, in the office of Sub Registrar Hosakote.

b) Deed of Revocation of General Power of Attorney dated 29.06.2020 registered as Document No.HSK-4-00194/20-21, in Book IV, CD No.HSKD1040, in the office of Sub Registrar, Hosakote.

14. Family Tree of Chikka Venkataswamy records as follows:

Chikka Venkataswamy @ Chikka Venkataswamappa is married to Mallamma and they have six children namely:

➤ Narayanamma

➤ Meenkashi

➤ Appaiah.C was married to Rukmini (dead) and they have two children namely:

• Basavaraju P.A and

• Mohan

➤ Ayyappa married to Manjula and they have two children namely:

- Nayana.A
 - Tarun.A.P
 - Lakshmi
 - Ramamurthy married to Manjula and they have three children namely:
 - Charulatha
 - Sanvi
 - Gautam
15. Death Certificate of Chikka Venkataswamy issued by Chief Registrar of Birth and Death records the date of death as on 14.06.2011.
16. Mutation Register extract bearing MRH3/14-15 issued by Revenue Inspector, Hosakote records, the death of Chikka Venkataswamy and transfer of katha in the name of his wife Mallamma with regard to Survey No.143 measuring 01 Acre 14 Guntas.
17. Mutation Register extract bearing MRT17/14-15 issued by Revenue Inspector, Hosakote records Phodi and bifurcation of Survey No.143 into:
- Survey No.143/1 measuring 01 Acre 14 Guntas in the name of Mallamma w/o late Chikka Venkatashamappa and
 - Survey No.143/2 measuring 01 Acre 14 Guntas in the name of Rathnamma w/o late Ramaiah.
18. Thereafter, a) Mallamma w/o late Chikkavenkatashamappa, b) Narayanamma, c) Meenakshi, d) Appaiah, e) Muniraju @Aiahppa, f) Rama (Ramamurthy) and g) Lakshamma (Sl no.b to g all are children of late Chikkavenkatashamappa) executed a Sale Agreement dated 25.07.2014 registered as Document No.HSK-1-03006/14-15, in Book I, CD No.HSKD462, in the office of Sub Registrar, Hosakote in favour of V.Krishnaiah s/o late V.Beemaiah with regard to Survey No.143 measuring 01 Acre 14 Guntas (**Item No.1**). Also a General Power of Attorney dated 25.07.2014 was executed by a) Mallamma w/o late Chikkavenkatashamappa, b) Narayanamma, c) Meenakshi, d) Appaiah, e) Muniraju @ Aiahppa, f) Rama (Ramamurthy) and g) Lakshamma (Sl no.b to g all are children of late Chikkavenkatashamappa) in favour of V.Krishnaiah s/o late V.Beemaiah registered as Document No.HSK-4-00417/14-15, in Book IV, CD No.HSKD462, in the office of Sub Registrar, Hosakote thereby authorizing V.Krishnaiah to manage deal and dispose of Item No.1.



19. Copy of Memo dated 15-07-2023, filed in PTCL:SR (H) 10/2019 filed in the Court of the Assistant Commissioner, Doddaballapura Sub Division between Rathnamma (Petitioner) and Mallamma and others (Respondents) records that the case is posted for next hearing on 15.07.2023. Later an order was passed on 15.07.2023 by Tahsildar, Doddaballapura Sub Division wherein a memo was filed for withdrawing the case and the case was closed.
20. Mutation Register extract bearing MRT11/19-20 issued by Revenue Inspector, Hosakote records that Survey No.143/2 measuring 01 Acre 14 Guntas was further phoddied and bifurcated into:
- 143/2 measuring 29 Guntas in the name of Pushpa (**Item No.2**) and
 - 143/3 measuring 34 Guntas in the name of Rathnamma (**Item No.3**).

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

21. Thereafter, a) Rathnamma w/o late Ramaiah, b) Naryanamma d/o late Ramaiah, c) Yellamma d/o late Ramaiah, d) Muniraju s/o late Ramaiah, e) Manjula w/o Muniraju, f) Asha P.M d/o Muniraj, g) Renuka d/o late Ramaiah h) Nagesh s/o late Ramaiah, g) Munirathnamma w/o Nagesh, h) Tejeswini.P.N. d/o Nagesh, i) Kavyashri.P.N. d/o Nagesh.R, j) Akash P.N. since minor represented by natural guardian and father Nagesh, k) R.Venkataramana s/o late Ramaiah, l) Umadevi w/o R.Venkataramana, m) Bhavana.V, n) Pavan.V (Sl.No.m and n are minors, represented by their father and natural guardian R.Venkataramana, o) Gowrish.R s/o late Ramaiah and p) Shashikala.S.M w/o Gowrish executed a Full Settlement Agreement dated 29.06.2020 registered as Document No.HSK-1-01677/20-21, in Book I, CD No.HSKD1040, in the office of Sub Registrar, Hosakote in favour of M/s. Haarithaa Developers represented by its Managing Partner B.Govardhana Chary and V.Ganesh Kumar with regard to **Item No.3. (Note: here the entire Sale Consideration was paid fully to the vendors).**
22. a) Rathnamma w/o late Ramaiah, b) Narayanamma d/o late Ramaiah, c) Yellamma d/o late Ramaiah, d) Muniraju s/o late Ramaiah, e) Manjula w/o Muniraju, f) Asha P.M d/o Muniraj, g) Renuka d/o late Ramaiah h) Nagesh s/o late Ramaiah, g) Munirathnamma w/o Nagesh, h) Tejeswini.P.N. d/o Nagesh, i) Kavyashri.P.N. d/o Nagesh.R, j) Akash P.N. since minor represented by natural guardian and father Nagesh, k) R.Venkataramana s/o late Ramaiah, l) Umadevi w/o R.Venkataramana, m) Bhavana.V, n) Pavan.V (Sl.No.m and n are minors, represented by their father and natural guardian R.Venkataramana, o) Gowrish.R s/o late Ramaiah and p) Shashikala.S.M w/o Gowrish executed Irrevocable General Power of



Attorney dated 29.06.2020 registered as Document No.HSK-4-00195/20-21, in Book IV, CD No.HSKD1040, in the office of Sub Registrar, Hosakote in favour of M/s. Haarithaa Developers represented by its Managing Partner B.Govardhana Chary and V.Ganesh Kumar thereby authorizing M/s. Haarithaa Developers to deal, develop represent them, to transfer or convey by way of Sale, pay taxes etc., with regard to **Item No.3.**

23. The said 1) Rathnamma w/o late Ramaiah, 2) Naryanamma d/o late Ramaiah, 3) Yellamma d/o late Ramaiah, 4) Renuka d/o late Ramaiah, 5) Muniraj s/o late Ramaiah, 6) Asha P.M d/o Muniraj, 7) Amar. P.M, 8) Nagesh.R s/o late Ramaiah, 9) Tejeswini.P.N d/o Nagesh, 10) Kavyashri.P.N d/o Nagesh.R, 11) Akash.P.N s/o Nagesh, 12) R.Venkataramana s/o late Ramaiah, 13) Bhavana.V d/o R.Venkataramana, 14) Pavan.V since minor represented by natural guardian and father R.Venkataramana, 15) Gourish.R s/o late Ramaiah, 16) Nishuanth since minor represented by natural guardian and father Gourish.R) executed a General Power of Attorney dated 21.08.2022 registered as Document No.HSK-4-00297/22-23, in Book IV, CD No.HSKD1597, in the office of Sub Registrar, Hosakote in favour of B.Suman Shatanand s/o B.Govardhana Chary thereby authorizing B.Suman Shatanand to deal, develop represent them, to transfer or convey by way of Sale, pay taxes etc., with regard to **Item No.2.**
24. Mallamma w/o Chikka Venkatasamappa made an application to Deputy Commissioner, Bangalore Rural District and upon payment of requisite fee Item No.1 was converted from agricultural to non-agricultural Layout-Residential Purpose vide Deemed Conversion order dated 30.08.2022 bearing No.391126 issued by Deputy Commissioner, Bangalore Rural District.
25. Pushpa w/o Shankar Venkatasamappa made an application to Deputy Commissioner, Bangalore Rural District and upon payment of requisite fee Item No.2, was converted from agricultural to non-agricultural Layout-Residential Purpose vide Deemed Conversion order dated 05.12.2022 bearing No.409043 issued by Deputy Commissioner, Bangalore Rural District.
26. Rathnamma w/o late Ramaiah made an application to Deputy Commissioner, Bangalore Rural District and upon payment of requisite fee Item No.3 was converted from agricultural to non-agricultural Layout-Residential Purpose vide Deemed Conversion order dated 30.08.2022 bearing No.391127 issued by Deputy Commissioner, Bangalore Rural District.



27. The said 1) Rathnamma w/o late Ramaiah, 2) Naryanamma d/o late Ramaiah, 3) Yellamma d/o late Ramaiah, 4) Renuka d/o late Ramaiah, 5) Muniraj s/o late Ramaiah, 6) Asha P.M d/o Muniraj, 7) Amar. P.M, 8) Nagesh.R s/o late Ramaiah, 9) Tejeswini.P.N d/o Nagesh, 10) Kavyashri.P.N d/o Nagesh.R, 11) Akash.P.N s/o Nagesh, 12) R.Venkataramana s/o late Ramaiah, 13) Bhavana.V d/o R.Venkataramana, 14) Pavan.V since minor represented by natural guardian and father R.Venkataramana, 15) Gourish.R s/o late Ramaiah, 16) Nishuanth since minor represented by natural guardian and father Gourish.R) all represented by their GPA holder B.Suman Shatan and sold Item No.2, under a Sale Deed dated 08.06.2023 in favour of Suman Shatanand s/o Govardhana Chary registered as Document No.HSK-1-02724/23-24, in Book I, in the office of Sub Registrar, Hosakote.

Note: In the recitals of the aforesaid Sale Deed dated 08.06.2023 we note that after the death of Ramaiah, Pushpa managed to get the revenue records in her name vide MR No.T11/19-20 basis as per the order in R.A(H)318/16-17 dated 20.06.2017 and the Will dated 07.07.2006. Pursuant thereto the vendor filed Revision Petition before the Deputy Commissioner Bangalore Rural District in R.P. No.91/2019 and accordingly, the Deputy Commissioner passed the order dated 15.03.2022 to set aside the orders in R.A(H)318/16-17 and accordingly, the vendors became the owner thereon.

28. Thereafter, a) Rathnamma w/o late Ramaiah, b) Naryanamma d/o late Ramaiah, c) Yellamma d/o late Ramaiah, d) Muniraju s/o late Ramaiah, e) Manjula w/o Muniraju, f) Asha P.M d/o Muniraj, g) Renuka d/o late Ramaiah h) Nagesh s/o late Ramaiah, g) Munirathnamma w/o Nagesh, h) Tejeswini.P.N. d/o Nagesh, i) Kavyashri.P.N. d/o Nagesh.R, j) Akash P.N. since minor represented by natural guardian and father Nagesh, k) R.Venkataramana s/o late Ramaiah, l) Umadevi w/o R.Venkataramana, m) Bhavana.V, n) Pavan.V (Sl.No.m and n are minors, represented by their father and natural guardian R.Venkataramana, o) Gowrish.R s/o late Ramaiah and p) Shashikala.S.M w/o Gowrish represented by their GPA holder M/s. Haarithaa Developers represented by its Managing Partner B.Govardhana Chary and V.Ganesh Kumar, q) Amar P.M s/o Muniraj conveyed Item No.3 in favour of M/s. Haarithaa Developers represented by its Managing Partner B.Govardhana Chary and V.Ganesh Kumar under a Sale Deed dated 08.06.2023 registered as Document No.HSK-1-02715/23-24, in Book I, in the office of Sub Registrar, Hosakote. In the aforesaid manner Suman Shatanand became owner of Item No.2 and M/s. Haarithaa Developers become owner of Item No.3.

29. Later, 1) Rathnamma w/o late Ramaiah, 2) Yellamma d/o late Ramaiah, 3) Muniraj s/o late Ramaiah, 4) Manjula w/o Muniraj, 5) Asha P.M. d/o Muniraj, 6) Renuka d/o late Ramaiah, 7) Nagesh s/o late Ramaiah, 8) Munirathnamma w/o Nagesh.R, 9) Tejeswini.P.N. d/o Nagesh.R,



- 10) Kavyashri.P.N d/o Nagesh.R, 11) R.Venkataramana s/o late Ramaiah, 12) Umadevi w/o R.Venkataramana, 13) Gourish.R s/o late Ramaiah, 14) Shashikala S.M, 15) Amar.P.M s/o Muniraj, 16) Roopa devi d/o late Narayanamma, 17) Shashi Kumar.N s/o late Narayanamma, 18) Hari Krishna s/o late Narayanamma, 19) Manjula.N. d/o late Narayanamma were not present at the time of registration of Sale Deed dated 08.06.2023 registered as Document No.HSK-1-02715/23-24, in Book I, in the office of Sub Registrar, Hosakote, with regard to Item No.3. Hence, executed a Confirmation Deed dated 17.10.2023 registered as Document No.HSK-1-10013/23-24, in Book I, in the office of Sub Registrar, Hosakote in favour of M/s. Haarithaa Developers represented by its Managing Partner V.Ganesh Kumar thereby confirming the Sale Deed.
30. The said Mallamma along with her family members represented by V.Krishnaiah s/o late V.Beemaiah conveyed Item No.1, in favour of V.Krishnaiah s/o late V.Beemaiah registered as Document No.HSK-1-6213/24-25, in Book I, in the office of Sub Registrar, Hosakote. In this manner V.Krishnaiah became the owner of Item No.1.
31. The said R.Pushpa w/o Shankar executed a Deed of Confirmation dated 12.08.2024 registered as Document No.8220/24-25, in Book I, in the office of Sub Registrar, Hosakote in favour of B.Suman Shatanand s/o B.Govardhana Chary thereby confirming the Sale Deed dated 08.06.2023 registered as Document No.HSK-1-02724/23-24, in Book I, in the office of Sub Registrar, Hosakote, with regard to Item No.2.
32. The Deed of Reconstitution dated 20.07.2021 executed amongst 1) V.Krishnaiah s/o late Bheemaiah, 2) Boddupally Govardhana Chary s/o Laxmana Chary, 3) V.Ganesh Kumar s/o V.Krishnaiah, 4) Boddupally Suman Shatanand s/o Govardhanana Chary and 5) Boddupally Jai Raj Saathwik s/o B.Govardhana Chary records the death of B.Aruna one of the Partners of the firm as on 23.04.2021 and it has become mandatory to reconstitute the firm by inducting the second and third party i.e, (Boddupally Govardhana Chary s/o Laxmana Chary and V.Ganesh Kumar s/o V.Krishnaiah) into the Partnership Firm.
33. Form D dated 02.08.2021 issued by Registrar of Firms, records the Reconstitution of the Firm.
34. Upon review of Rectification dated 29.06.2025 executed by a) Mallamma w/o late Chikkavenkatashamappa, b) Narayanamma, c) Meenakshi, d) Appaiah, e) Muniraju @Aiahppa, f) Rama (Ramamurthy) and g) Lakshamma (Sl no.b to g all are children of late Chikkavenkatashamappa)all represented by GPA holder V.Krishnaiah in favour of



V.Krishnaiah s/o late V.Beemaiah registered as Document No.HSK-1-04795/25-26, in Book I, in the office of Sub Registrar, Hosakote we note that in Principal Sale Deed dated 10.07.2024 registered as Document No.HSK-1-6213/24-25, in Book I, in the office of Sub Registrar, Hosakote there was a typographical error in Para No.3 and 4 in Page No.5 wherein Ramaiah's father's name was wrongly mentioned as late Munipoojappa instead of Munipaapaiah. The same was rectified under the said Rectification Deed with regard to Item No.1.

35. V.Krishnaiah s/o late V.Beemaiah entered into an Agreement to sell Item No.1 in favour of M/s. Sowparnika Homes Private Limited vide Sale Agreement dated 29.06.2025 registered as Document No.HSK-1-04796/25-26, in Book I, in the office of Sub Registrar, Bangalore Rural (Hosakote).

36. The said Mallamma w/o late Chikkavenkatashamappa and V.Krishnaiah s/o late Beemaiah executed a Sale Deed dated 28.07.2025 in favour of M/s. Sowparnika Homes Private Limited represented by Meenakshi Ramji registered as Document No.HSK-1-06216/25-26, in Book I, in the office of Sub Registrar, Hosakote and conveyed Item No.1.

It is noted that previously V.Krishnaiah had acquired Item No.1 through GPA, so Mallamma being a previous owner was made as one of the Vendor for proper conveyance of title with regard to Item No.1.

37. The said Pushpa.R and B.Suman Shatanand s/o B.Govardhana Chary sold Item No.2 in favour of M/s. Sowparnika Homes Private Limited represented by Meenakshi Ramji under a Sale Deed dated 24.11.2025 registered as Document No.HSK-1-13324/25-26, in Book I, in the office of Sub Registrar, Hosakote.

It is noted that previously B.Suman Shatanand s/o B.Govardhana Chary had acquired Item No.2 through GPA, so Pushpa.R being a previous owner was made as one of the Vendor for proper conveyance of title with regard to Item No.2.

38. Further Rathnamma w/o late Ramaiah and M/s.Haarithaa Developers represented by B.Govardhana Chary and V.Ganesh Kumar executed a Sale Deed dated 28.07.2025 registered as Document No.HSK-1-06790/25-26, in Book I, in the office of Sub Registrar, Hosakote with regard to Item No.3 in favour of M/s. Sowparnika Homes Private Limited represented by Meenakshi Ramji.



It is noted that previously M/s.Haarithaa Developers had acquired Item No.3 through GPA, so Rathnamma w/o late Ramaiah being a previous owner was made as one of the Vendor for proper conveyance of title with regard to Item No.3.

In this manner **M/s. Sowparnika Homes Private Limited** became owner of Schedule property.

39. M/s. Sowparnika Homes Private Limited, b) Meenakshi Ramji, and c) S. Sreenivas executed a **Relinquishment Deed** dated **18.03.2026**, registered as **Document No. HSK-1-19788/25-26**, in respect of **Survey Nos. 143/1** measuring **1 Acre 14 Guntas**, **Survey No. 143/2** measuring **20 Guntas**, **Survey No. 143/3** measuring **34 Guntas**, **Survey No. 144/1** measuring **1 Acre 14 Guntas**, **Survey No. 144/2** measuring **1 Acre 14 Guntas**, **Survey No. 145/1** measuring **8 Guntas**, **Survey No. 145/2** measuring **1 Acre 14 Guntas**, **Survey No. 145/4** measuring **8 Guntas**, **Survey No. 145/5** measuring **30 Guntas**, **Survey No. 161/1** measuring **1 Acre 14 Guntas**, and **Survey No. 161/2** measuring **1 Acre 14 Guntas**, totally measuring **10 Acres 24 Guntas**, whereby they relinquished the following portions carved out of the aforesaid lands in favour of the **Satellite Town Ring Road Planning Authority (STRRPA)** for public purposes:

Purpose	Extents Relinquished
Parks and open spaces	4290 Sq Mtrs
STRR/land banks	2145.34Sq Mtrs
District Highways	2868.51 Sq Mtrs

40. Hissa Tippani extract issued by Inspector, Land Acquisition office Hosakote records phodi and bifurcation of Survey No.143/2 into Survey No.143/3, i.e.,
- Survey No.143/2 measuring 20 Guntas stands in the name of Pushpa and
 - Survey No.143/3 measuring 34 Guntas stands in the name of Rathnamma.
41. Akarbandh extract issued by Inspector, Land Acquisition office, Hosakote records the actual extent of Survey No.143/2 as 20 Guntas and there being no Kharab.
42. Akarbandh extract issued by Inspector, Land Acquisition office, Hosakote records the actual extent of Survey No.143/3 as 34 Guntas and there being no Kharab.



43. PUBLIC NOTICE:

- Public Notice was published on 01.07.2025 in daily newspapers "Times of India" and "Vijaya Karnataka" calling for objections from the persons having any claims over the lands comprising the Schedule Property.
- Further No claim Certificate dated 15.05.2026 issued by Mr. Dhirendra N.Katti Advocate, KKC Advocates, it is confirmed that no claims, objections, notices or representations from any person, authority or entity with respect to the Schedule Property is received.

44. LITIGATION SEARCH:

We have conducted litigation search in Bangalore District Courts, Consumer Court, ITAT/CESTAT, NCLT/NCLAT, DRT/DRAT, RERA NGT/others, High Court of Karnataka and Supreme Court of India based on the search, we note that there are 07 Cases filed in the name of Sowparnika Homes Private Limited. However, we have been informed by our clients that the same is not related to Schedule Property.

45. CERSAI SEARCH:

We have conducted CERSAI Searches in the name of Sowparnika Homes Private Limited and based on the search reports dated 12.05.2026, issued by Cubictree Technology Solutions Pvt. Ltd., it is noted that there are no charges existing with respect to Schedule Property.

46. Records of Rights, Tenancy, and Crops ("RTC"):

- a) Records of Rights, Tenancy, and Crops ("RTC") for the period mentioned below with respect to with respect to Survey No. 27 (27/P19) measuring 2 Acres 28 Guntas discloses as follows:

SL No.	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	1997-98 to 2007-08	Shirestedhar Hosakote Taluk and Digital copy	Ramaiah and Chikka Venakatashamappa

- b) RTC for the period mentioned below with respect to Survey No.143 measuring 2 Acres 28 Guntas discloses as follows:



SL No.	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	2008-09 to 2014-15	Digital Copy	Ramaiah, Chikka Venakatashamappa, Rathnamma w/o Ramaiah,

- c) RTC for the period mentioned below with respect to Survey No. 143/1 measuring 01 Acre 14 Guntas discloses as follows:

SL No.	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	2015-16 to 2023-24	Digital Copy	Mallamma w/o Chikka Venkatashamappa

- d) RTC for the period mentioned below with respect to Survey No. 143/2 measuring 01 Acre 14 Guntas discloses as follows:

SL No.	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	2015-16 to 2023-24	Digital Copy	Rathnamma w/o late Ramaiah

- e) RTC for the period mentioned below with respect to Survey No. 143/2 measuring 20 Guntas discloses as follows:

SL No.	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	2021-22 to 2023-24	Digital Copy	Pushpa

- f) RTC for the period mentioned below with respect to Survey No. 143/3 measuring 34 Guntas discloses as follows:

SL No.	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	2022-23 to 2024-25	Digital Copy	Rathnamma w/o late Ramaiah



47. We have been furnished with the following Encumbrance Certificates for the period mentioned below:

Survey No. 143.			
Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.04.1950 to 31.03.1978	Hosakote	"Nil"
2.	01.04.1982 to 31.03.2004	Hosakote	"Nil"
3.	19.07.2021 to 17.02.2023	Hosakote	"Nil"
Survey No.143/1			
4.	01.04.2015 to 14.03.2024	Hosakote	Deed of Cancellation of Joint Development Agreement dated 29.06.2020 registered as Document No.HSK-1-01673/20-21, in Book I, CD No.HSKD1040, in the office of Sub Registrar, Hosakote.
5.	15.03.2024 to 15.04.2024	Hosakote	"Nil"
Survey No.143/2			
6.	01.04.2015 to 14.03.2024	Hosakote	a) Sale Deed dated 09.06.2023 registered as Document No.HSK-1-02724/23-24. b) Deed of Cancellation of Joint Development Agreement dated 29.06.2020 registered as Document No.HSK-1-01673/20-21.
7.	15.03.2024 to 15.04.2024	Hosakote	"Nil"
Survey No.143/3			
8.	24.01.2023 to 14.03.2024	Hosakote	Sale Deed dated 09.06.2023 registered as Document No.HSK-1-02715/23-24
9.	15.03.2024 to 15.04.2024	Hosakote	"Nil"

10.	01.01.2024 to 07.05.2025	Hosakote	"Nil"
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48. We have been furnished with the following Encumbrance Certificates for the period mentioned below with regard to Survey Nos.143/1, 143/2 and 143/3:

Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
11.	01.04.2004 to 21.05.2025	Digitally signed copy	a) Sale Deed dated 08.06.2023 registered as Document No.HSK-1-02715/23-24, in Book I, in the office of Sub Registrar, Hosakote. b) Sale Deed dated 08.06.2023 registered as Document No.HSK-1-02724/23-24, in Book I, in the office of Sub Registrar, Hosakote. c) Deed of Cancellation of Joint Development Agreement dated 29.06.2020 registered as Document No.HSK-1-01673/20-21, in Book I, CD No. HSKD1040, in the office of Sub Registrar, Hosakote. d) Full Settlement Agreement dated 29.06.2020 registered as Document No.HSK-1-01677/20-21, in Book I, CD No. HSKD1040, in the office of Sub Registrar, Hosakote. e) Sale Agreement dated 25.07.2014 registered as Document No.HSK-1-03006/14-15, in Book I, CD No. HSKD462, in the office of Sub Registrar, Hosakote. f) Joint Development Agreement dated 22.05.2014 registered as Document



			No.HSK-1-01047/14-15, in Book I, CD No. HSKD458, in the office of Sub Registrar, Hosakote.
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49. We have been furnished with the following Encumbrance Certificates for the period mentioned below with regard to Survey No.143/1:

Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.04.2025 to 04.05.2026	Digitally signed copy	a) Release Deed dated 18.03.2026 registered as Document No.HSK-1-19788/25-26. b) Sale Deed dated 16.07.2025 registered as Document No.HSK-1-06216/25-26. c) Deed of Rectification dated 29.06.2025 registered as Document No.HSK-1-04795/25-26. d) Sale Agreement dated 02.06.2025 registered as Document No.HSK-1-04796/25-26.

50. We have been furnished with the following Encumbrance Certificates for the period mentioned below with regard to Survey No.143/2:

Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.04.2025 to 04.05.2026	Digitally signed copy	Sale Deed dated 24.11.2025 registered as Document No.HSK-1-13324/25-26, in Book I, in the office of Sub Registrar, Hosakote.

51. We have been furnished with the following Encumbrance Certificates for the period mentioned below with regard to Survey No.143/3:



Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
2.	01.04.2025 to 04.05.2026	Digitally signed copy	a) Release Deed dated 18.03.2026 registered as Document No.HSK-1-19788/25-26. b) Sale Deed dated 28.07.2025 registered as Document No.HSK-1-06790/25-26, in Book I, in the office of Sub Registrar, Hosakote.

IV. OPINION AND RECOMMENDATIONS

Upon review and scrutiny of the documents furnished to us, we are of the opinion that M/s. Sowparnika Homes Private Limited represented by its Director Meenakshi Ramji is the absolute owner of Schedule Property and they have clear marketable title over the same.

It is recommended to obtain latest E.Katha and Tax paid receipt in the name of M/s. Sowparnika Homes Private Limited.

V. OUR UNDERSTANDING

We understand that M/s. Sowparnika Homes Private Limited (the "Client") 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.



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

With a view to check and 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 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 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

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 are 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 the 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 1982. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of the 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 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.



VIII. CONTACT DETAILS

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

S. T. Prashantha Kumar
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For Fox Mandal and Associates

Naga Champa B.N.
Naga Champa B.N.
Associate Partner



September 08th, 2026

To,

M/s. Sowparnika Homes Private Limited.

Hereunder referred to as 'the Client'

Dear Sir,

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

Item No.1

ALL THAT PIECE AND PARCEL Residentially converted undeveloped land bearing Survey No. 144/1 measuring to an extent of 01 Acre 14 Guntas situated at Pujena Agrahara Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District and bounded on the:

East by	Land in Sy No.27 and Kodihalli Border ;
West by	Land in Sy No.27;
North by	Land in Sy No.161/2;
South by	Land in Sy No.144/2;

Note : Boundaries are derived from Sale Deed dated 14.08.2025 registered as Document No.HSK-1-07245/25-26, in Book I, in the office of Sub Registrar, Hosakote.

Item No.2

ALL THAT PIECE AND PARCEL Residentially converted undeveloped land bearing Survey No. 144/2 measuring to an extent of 01 Acre 14 Guntas, situated at Pujena Agrahara Village, Kasaba Hobli, Hosakote Taluk, Bangalore District and bounded on the:

East by	Land in Sy No.27 and Kodihalli Border;
West by	Land in Sy No.27 ;
North by	Land in Sy No.144/1 ;
South by	Land in Sy No.27 and 145 ;

Note : Boundaries are derived from Sale Deed dated 20.08.2025 registered as Document No.HSK-1-07844/25-26, in Book I, in the office of Sub Registrar, Hosakote.

II. DOCUMENTS FURNISHED FOR SCRUTINY

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Grant Certificate dated 24.08.1982 bearing No. LN DSR.107/78-79, issued by the office of Tahsildar, Hosakote Taluk.
2.	Death Certificate of Muniyellappa.
3.	Family Tree of G.Chandrappa.

4.	Family Tree of M.Venkataramanappa.
5.	Official Memorandum dated 19.06.1997 bearing No.LND SR (HK) 111/96-97 issued by the office of Deputy commissioner, Bangalore Rural District.
6.	Mutation Register extract bearing MR 29/97-98 issued by the office of Tahsildar, Hosakote Taluk.
7.	Hissa Survey Tippani extract dated 01.08.2007 issued by Inspector, Land Records, Hosakote.
8.	Discharge Deed dated 18.07.2008 (registered on 24.09.2008) executed by SCFs Co-operative Bank Ltd in favour of Venkataramanappa registered as Document No.HSK-1-02777/08-09, in Book I, CD No. HSKD117, in the office of Sub Registrar, Hosakote.
9.	Mutation Register extract bearing MRT15, issued by Revenue Inspector, Hosakote.
10.	Joint Development Agreement dated 22.05.2014 executed by M.Venkataramanappa and others in favour of M/s.Haaritha Developers represented by its Managing Partners V.Krishnaiah and Ramanjeneya registered as Document No.HSK-1-01049/14-15, in Book I, CD No.HSKD459, in the office of Sub Registrar, Hosakote.
11.	General Power of Attorney dated 22.05.2014 executed by M.Venkataramanappa and others in favour of M/s. Haaritha Developers represented by its Managing Partners V.Krishnaiah and Ramanjeneya registered as Document No.HSK-4-00141/14-15, in Book IV, CD No.HSKD459, in the office of Sub Registrar, Hosakote.
12.	Joint Development Agreement dated 22.05.2014 executed by G.Chandrappa and others in favour of M/s.Haaritha Developers represented by its Managing Partners V.Krishnaiah and Ramanjeneya registered as Document No.HSK-1-01056/14-15, in Book I, CD No.HSKD459, in the office of Sub Registrar, Hosakote.
13.	General of Power of Attorney dated 22.05.2014 executed by G.Chandrappa and others in favour of M/s.Haaritha Developers represented by its Managing Partners V.Krishnaiah and Ramanjeneya registered as Document No.HSK-4-00146/14-15, in Book IV, CD No.HSK-4-00146/14-15, in Book IV, CD No.HSKD459, in Book I, CD No.HSKD459, in the office of Sub Registrar, Hosakote.
14.	Mutation Register bearing MRT9 issued by Revenue Inspector, Hosakote.
15.	Release Deed dated 05.01.2018 executed by Mariyamma w/o Muniyellappa and Muniraju s/o Muniyellappa in favour of M.Venkataramanappa s/o Muniyellappa registered as Document No. HSK-1-08133/17-18, in Book I, CD No.HSKD635, in the office of Sub Registrar, Hosakote.



16.	Mutation Register extract bearing MRH14/17-18, issued by Revenue Inspector, Hosakote.
17.	Deed of Cancellation of Joint Development Agreement dated 13.02.2020 executed by M.Venkataramanappa and others in favour of M/s.Haaritha Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-1-10852/19-20, in Book I, CD No.HSKD964, in the office of Sub Registrar, Hosakote.
18.	Deed of Revocation of General Power of Attorney dated 13.02.2020 executed by M.Venkataramanappa and others in favour of M/s.Haaritha Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-4-01245/19-20, in Book IV, CD No.HSKD964, in the office of Sub Registrar, Hosakote.
19.	Irrevocable General Power of Attorney dated 13.02.2020 executed by M.Venkataramanappa and others in favour of M/s. Haaritha Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-4-01243/19-20, in Book IV, CD No.HSKD964, in the office of Sub Registrar, Hosakote.
20.	Deed of Cancellation of Joint Development Agreement dated 03.03.2020 executed by 1) G.Chandrappa s/o late Gurappa, 2) Latha w/o Gurappa, 3) Vinay Kumar S/o G.Chandrappa, 4) Ms.Lavanya d/o G.Chandrappa, 5) G.Narayanaswamy s/o late Gurappa, 6) Manjula w/o G.Narayanaswamy, 7) Ashoka s/o G.Narayanaswamy, 8) Nanditha, 9) Harshitha (both SI No.8 and 9 are minors hence represented by their Natural guardian and father G.Naryanaswamy), 10) Manjula d/o late Gurappa, 11) Amulya d/o Manjula (since minor represented by her natural guardian and mother, Manjula, 12) Geetha d/o late Gurappa and 13) Ashwath s/o Geetha (since minor represented by his natural guardian and mother Geetha) and M/s.Haaritha Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-1-11556/19-20, in Book I, CD No.HSKD976, in the office of Sub Registrar, Hosakote.
21.	Deed of Revocation of Power of Attorney dated 03.03.2020 executed by 1) G.Chandrappa s/o late Gurappa, 2) Latha w/o Gurappa, 3) Vinay Kumar S/o G.Chandrappa, 4) Ms.Lavanya d/o G.Chandrappa, 5) G.Narayanaswamy s/o late Gurappa, 6) Manjula w/o G.Narayanaswamy, 7) Ashoka s/o G.Narayanaswamy, 8) Nanditha, 9) Harshitha (both SI No.8 and 9 are minors hence represented by their



	Natural guardian and father G.Naryanaswamy), 10) Manjula d/o late Gurappa, 11) Amulya d/o Manjula (since minor represented by her natural guardian and mother, Manjula, 12) Geetha d/o late Gurappa and 13) Ashwath s/o Geetha (since minor represented by his natural guardian and mother Geetha) and M/s.Haaritha Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-4-01356/19-20, in Book IV, CD No.HSKD976, in the office of Sub Registrar, Hosakote.
22.	Irrevocable General Power of Attorney dated 03.03.2020 executed by executed by G.Chandrappa and others in favour of M/s.Haaritha Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-4-01358/19-20, in Book IV, CD No.HSKD976, in the office of Sub Registrar, Hosakote.
23.	Full Settlement Agreement dated 03.03.2020 executed by G.Chandrappa and others in favour of M/s.Haaritha Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-1-11560/19-20 in Book I, CD No.HSKD976, in the office of Sub Registrar, Hosakote.
24.	Mortgage Deed dated 03.10.2020 executed by M.Venkataramanappa in favour of SCFS Co-Operative Society Ltd., Hosakote registered as Document No.HSK-1-04972/20-21, in Book I, CD No.HSKD1109, in the office of Sub Registrar, Hosakote.
25.	Mutation Register extract bearing MR T6/20-21 issued by Revenue Inspector, Hosakote Taluk, Hosakote.
26.	No Due Certificate dated 23.07.2026 issued by Hosakote aTown Multipurpose Primary Rural Agricultural Co-operative Society Ltd., (formerly known as SCFS Co-operative Society Ltd., Hosakote Town).
27.	Official Memorandum dated 07.11.2020 bearing No.690653 issued by Deputy Commissioner, Bangalore Rural District.
28.	Official Memorandum dated 07.11.2020 bearing No.190654 issued by Deputy Commissioner, Bangalore Rural District.
29.	Sale Deed dated 08.06.2023 executed by M.Venkataramanappa and others in favour of M/s.Haaritha Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-1-02711/23-24, in Book I, in the office of Sub Registrar, Hosakote.
30.	Full Settlement Agreement dated 13.02.2024 executed by M.Venkataramanappa and others in favour of M/s.Haaritha Developers represented by its Managing Partners



	B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-1-10847/19-20, in Book I, CD No.HSKD964, in the office of Sub Registrar, Hosakote.
31.	Sale Deed dated 16.07.2024 executed by G.Chandrappa and others in favour of M/s.Haaritha Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-1-06607/24-25, in the office of Sub Registrar, Hosakote.
32.	Deed of Reconstitution dated 20.07.2021 executed between 1) V.Krishnaiah s/o late Bheemaiah, 2) Boddupally Govardhana Chary s/o Laxmana Chary, 3) V.Ganesh Kumar s/o V.Krishnaiah, 4) Boddupally Suman Shatanand s/o Govardhanana Chary and 5) Boddupally Jai Raj Saathwik s/o B.Govardhana Chary.
33.	Form D dated 02.08.2021 issued by Registrar of Firms, records the Reconstitution of the Firm.
34.	Sale Deed dated 14.08.2025 executed by a) Chandrappa.G s/o Gurappa, b) Narayanappa @ Narayanaswamy.G, c) M/s.Haarithaa Developers represented by its Partners B.Govardhana Chary and V.Ganesh Kumar in favour of M/s. Sowparnika Homes Private Limited represent by its Director Meenakshi Ramji registered as Document No.HSK-1-07245/25-26, in Book I, in the office of Sub Registrar, Hosakote.
35.	Sale Deed dated 20.08.2025 executed by a) M.Venkataramanappa s/o late Muniyellappa, b) M/s. Haarithaa Developers represented by B.Govardhana Chary and V.Ganesh Kumar in favour of M/s. Sowparnika Homes Private Limited represent by its Director Meenakshi Ramji registered as Document No.HSK-1-07844/25-26, in Book I, in the office of Sub Registrar, Hosakote.
36.	Relinquishment Deed dated 18.03.2026 executed by a) M/s. Sowaparnika Homes Private Limited, b) Meenakshi Ramji and c) Sreenivas registered as Document No.HSK-1-19788/25-26.
37.	Tippani, Hissa Tippani, RR Pakka Book Nakal and Akarband.
Records of Rights, Tenancy and Crops ("RTC")	
38.	RTCs from 1983-84 to 2007-08 with respect to Survey No. 27 (27/P7) measuring 2 Acres 08 Guntas.
39.	RTCs from 2011-12 to 2014-2015 with respect to Survey No. 144 measuring 2 Acres 08 Guntas.
40.	RTCs from 2014-15 to 2024-25 with respect to Survey No. 144/1 measuring 01 Acre 14 Guntas.



41.	RTCs from 2016-17 to 2024-25 with respect to Survey No. 144/2 measuring 01 Acre 14 Guntas.
Encumbrance Certificate:	
42.	Encumbrance Certificate from 01.04.1982 to 31.03.2004 for Survey No. 144.
43.	Encumbrance Certificate from 01.04.2015 to 14.03.2024 for Survey No.144/2.
44.	Encumbrance Certificate from 01.04.2024 to 07.01.2025 for Survey No.144/1 and 144/2.
45.	Encumbrance Certificate from 01.04.2004 to 21.05.2025 for Survey No.144/1 and 144/2.
46.	Encumbrance Certificate from 01.04.2025 to 04.05.2026 for Survey No.144/1.
47.	Encumbrance Certificate from 01.04.2025 to 04.05.2026 for Survey No.144/2.

III. TRACING OF TITLE

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

- Originally the land in Survey No.27 measuring 33 Acres 01 Guntas situated at Pujenaagrahara Village, Kasaba Hobli, Hosakote Taluk was a Gomala Land ("**Larger Property**"). Thereafter one Muniyellappa s/o Chikkamuniga @ Chikkamuniyappa made an application to Tahsildar, Hosakote Taluk and he was granted a portion of Larger Property i.e., Survey No.27 measuring 02 Acres 28 Guntas ("**Said Property**") with a condition of non-alienation period of 15 years vide Grant Certificate dated 24.08.1982 bearing No. LN DSR.107/78-79.
- Death Certificate issued by Chief Registrar of Births and Deaths Hosakote records the date of death of Muniyellappa as on 05.09.1995.
- Family Tree M.Venkataramanappa records that Muniyellappa (demised) was married to Muniyamma (demised) and they had six children namely:
 - M.Venkataramanappa married to Latha and they have two children namely: Soumya. V and Punith.V
 - Narayanamma
 - Rathnamma
 - Anitha
 - Muniraju married to Munirathna and they have two children namely: Yeshwanth and Monika
 - Renuka



4. Family Tree of G.Chandrappa records that Gurappa is married to Chinnamma and they have four children namely:
 - a) G.Chandrappa married to Latha and they have two children namely:
 - Vinay Kumar and
 - Lavanya
 - b) Narayanaswamy married to Manjula and they have three kids namely:
 - Nanditha,
 - N.Likhith
 - Arpitha
 - c) Manjula
 - d) Geetha
5. Further, we note that Muniyellappa had obtained sale permission to sell Said Property upon completion of bar period vide Official Memorandum dated 19.06.1997 bearing No. LND SR (HK) 111/96-97 issued by the office of Deputy commissioner, Bangalore Rural District.
6. The Mutation Register extract bearing MR 29/97-98 issued by the office of Tahsildar, Hosakote Taluk records that a Panchayathi Parikath was executed amongst late Muniyellappa's family and Gurappa's family where under:
 - Schedule "A" Survey No.27 measuring 01 Acre and 14 Guntas was allotted to Venkataramanappa s/o late Muniyellappa and his mother Mariyamma
 - Schedule "B" Survey No.27 measuring 01 Acre and 14 Guntas was allotted to Gurappa's children Chandrappa and Narayanaswamy.

Observation: We do not have Family Tree to ascertain the relationship between Muniyellappa's family and Gurappa's family.

7. Hissa Survey Tippani extract dated 01.08.2007 issued by Inspector, Land Records, Hosakote, records that on 01.08.2007 Survey No.27 measuring 02 Acres 28 Guntas was assigned New Survey No.144.
8. Further we understand that Discharge Deed dated 18.07.2008 (registered on 24.09.2008) executed by SCFs Co-operative Bank Ltd in favour of Venkataramanappa registered as Document No.HSK-1-02777/08-09, in Book I, CD No.HSKD117, in the office of Sub Registrar, Hosakote records the discharge of Mortgage created by M.Venkataramanappa on 05.06.2002

registered as Document No.583/02-03, with regard to Survey No.27/p7 measuring 01 Acre 14 Guntas. The same has been recorded in Mutation Register extract bearing MRT15.

9. Later, a) M.Venkataramanappa s/o late Muniyellappa, b) Narayanamma d/o late Muniyellappa, c) G.Latha w/o Venkataramanappa, d) Soumya d/o M.Venkataramanappa, e) Punith s/o M.Venkataramanappa, f) Mariyamma w/o late Muniyellappa, g) Rathnamma d/o late Muniyellappa, h) Anitha d/o late Muniyellappa, i) Muniraju s/o late Muniyallppa, j) Renuka d/o late Muniyellappa, k) Rathnamma w/o Muniraju l) Yashwanth, m) Monika (Sl No.i and m are children of Muniraj and are minors they are represented by their father and natural guardian Muniraj), executed a Joint Development Agreement dated 22.05.2014 registered as Document No.HSK-1-01049/14-15, in Book I, CD No.HSKD459, in the office of Sub Registrar, Hosakote in favour of M/s.Haaritha Developers represented by its Managing Partners V.Krishnaiah and Ramanjeneya to develop Survey No.144 measuring 1 Acre 14 Guntas into Residential Sites.
10. The said a) M.Venkataramanappa s/o late Muniyellappa, b) Narayanamma d/o late Muniyellappa, c) G.Latha w/o Venkataramanappa, d) Soumya d/o M.Venkataramanappa, e) Punith s/o M.Venkataramanappa, f) Mariyamma w/o late Muniyellappa, g) Rathnamma d/o late Muniyellappa, h) Anitha d/o late Muniyellappa, i) Muniraju s/o late Muniyallppa, j) Renuka d/o late Muniyellappa, k) Rathnamma w/o Muniraj, l) Yashwanth, m) Monika (Sl No.i and m are children of Muniraj are minors and represented by their father and natural guardian Muniraj), executed a General Power of Attorney dated 22.05.2014 registered as Document No.HSK-4-00141/14-15, in Book IV, CD No.HSKD459, in the office of Sub Registrar, Hosakote in favour of M/s. Haaritha Developers represented by its Managing Partners V.Krishnaiah and Ramanjeneya develop Survey No.144 measuring 1 Acre 14 Guntas and sell the sites formed therein.
11. Subsequently, a) G.Chandrappa, b) Latha w/o Chandrappa, c) Vinay Kumar s/o Chandrappa, d) Lavanya d/o Chandrappa since minor represented by her father and natural guardian G.Chandrappa, e) G.Narayanaswamy s/o Chandrappa, f) Manjula w/o G.Narayanaswamy, g) Nanditha, h) Harshitha, i) Ashoka (Sl.No. g to i all are minors and represented by their father and natural guardian G.Narayanaswamy), j) Manjula d/o late Gurappa, k) Amulya d/o Manjula since minor represented by her mother and natural guardian Manjula), i) Geetha d/o late Gurappa and j) Ashwath s/o Geetha since minor represented by her father and natural Guardian Geetha) executed a Joint Development Agreement dated 22.05.2014 registered as



Document No.HSK-1-01056/14-15, in Book I, CD No.HSKD459, in the office of Sub Registrar, Hosakote in favour of M/s.Haaritha Developers represented by its Managing Partners V.Krishnaiah and Ramanjeneya to develop Survey No.144 measuring 1 Acre 14 Guntas into Residential Sites.

12. The said a) G.Chandrappa, b) Latha w/o Chandrappa, c) Vinay Kumar s/o Chandrappa, d) Lavanya d/o Chandrappa since minor represented by her father and natural guardian G.Chandrappa, e) G.Narayanaswamy s/o Chandrappa, f) Manjula w/o G.Narayanaswamy, g) Nanditha, h) Harshitha, i) Ashoka (Sl.No.g to i all are minors and they are represented by their father and natural guardian G.Narayaswamy), j) Manjula d/o late Gurappa, k) Amulya d/o Manjula since minor represented by her father and natural guardian Manjula), i) Geetha d/o late Gurappa, j) Ashwath s/o Geetha since minor represented by her father and natural Guardian Geetha) and k) _____ s/o Geetha since minor represented by her father and natural Guardian _____) executed an General of Power of Attorney dated 22.05.2014 in favour of M/s.Haaritha Developers represented by its Managing Partners V.Krishnaiah and Ramanjeneya registered as Document No.HSK-4-00146/14-15, in Book IV, CD No. HSKD 459, in the office of Sub Registrar, Hosakote to represent them and develop Survey No.144 measuring 1 Acre 14 Guntas and sell the sites formed therein.

Note: There are few details missing in the deed which we have not highlighted because the Deed is cancelled.

13. Upon review of Mutation Register bearing MRT9/14-15 issued by Revenue Inspector, Hosakote we note that the Survey No.144 measuring 02 Acres 28 Guntas was phoddied into two and assigned new Survey Nos as follows:
- Survey No. 144/1 measuring 01 Acre 14 Guntas (**Item No.1**) wherein the katha stood transferred in the name of Chandrappa s/o Gurappa.
 - Survey No.144/2 measuring 01 Acre 14 Guntas (**Item No.2**) wherein the katha stood transferred in the name of Venkataramanappa s/o Muniyellappa.
14. Mariamma w/o Muniyellappa and Muniraju s/o Muniyellappa executed a Release Deed dated 05.01.2018 in favour of M.Venkataramanappa s/o Muniyellappa registered as Document No. HSK-1-08133/17-18, in Book I, CD No. HSKD635, in the office of Sub Registrar, Hosakote there by releasing their right title and interest in Item No.2. The same can be evidenced from MRH14.



15. Further, a) M.Venkataramanappa s/o late Muniyellappa, b) Narayanamma d/o late Muniyellappa, c) G.Latha w/o Venkataramanappa, d) Soumya d/o M.Venkataramanappa, e) Punith s/o M.Venkataramanappa, f) Mariyamma w/o late Muniyellappa, g) Rathnamma d/o late Muniyellappa, h) Anitha d/o late Muniyellappa, i) Muniraju s/o late Muniyallppa, j) Renuka d/o late Muniyellappa, k) Rathnamma w/o Muniraj, l) Yashwanth, m) Monika (SI No.i and m are children of Muniraj and are minors they are represented by their father and natural guardian Muniraj) have revoked/cancelled both the aforesaid a) Joint Development Agreement dated 22.05.2014 registered as Document No.HSK-1-01049/14-15, in Book I, CD No.HSKD459, in the office of Sub Registrar, Hosakote and b) General Power of Attorney dated 22.05.2014 registered as Document No.HSK-4-00141/14-15, in Book IV, CD No.HSKD459, in the office of Sub Registrar, Hosakote under:

- Deed of Cancellation of Joint Development Agreement dated 13.02.2020 registered as Document No.HSK-1-10852/19-20, in Book I, CD No.HSKD964, in the office of Sub Registrar, Hosakote and
- Deed of Revocation of General Power of Attorney dated 13.02.2020 registered as Document No.HSK-4-01245/19-20, in Book IV, CD No.HSKD964, in the office of Sub Registrar, Hosakote in favour of M/s.Haaritha Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar with regard to Item No.2.

(Item No.1 and Item No.2 are hereinafter collectively referred to as Schedule Property).

16. Thereafter, a) M.Venkataramanappa s/o late Muniyellappa, b) Narayanamma d/o late Muniyellappa, c) G.Latha w/o Venkataramanappa, d) Soumya d/o M.Venkataramanappa, e) Punith s/o M.Venkataramanappa, f) Mariyamma w/o late Muniyellappa, g) Rathnamma d/o late Muniyellappa, h) Anitha d/o late Muniyellappa, i) Muniraju s/o late Muniyallppa, j) Renuka d/o late Muniyellappa, k) Rathnamma w/o Muniraj, l) Yashwanth, m) Monika (SI No.i and m are children of Muniraj and are minors they are represented by their father and natural guardian Muniraj) executed a Irrevocable General Power of Attorney dated 13.02.2020 in favour of M/s. Haaritha Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-4-01243/19-20, in Book IV, CD No.HSKD964, in the office of Sub Registrar, Hosakote with regard to Item No.2 whereby authorizing them to represent, submit applications, deal and form layout consisting of sites and to sell the sites formed therein.



17. Thereafter, 1) G.Chandrappa s/o late Gurappa, 2) Latha w/o Gurappa, 3) Vinay Kumar S/o G.Chandrappa, 4) Ms.Lavanya d/o G.Chandrappa, 5) G.Narayanaswamy s/o late Gurappa, 6) Manjula w/o G.Narayanaswamy, 7) Ashoka s/o G.Narayanaswamy, 8) Nanditha, 9) Harshitha (both SI No.8 and 9 are minors hence represented by their Natural guardian and father G.Narayanaswamy), 10) Manjula d/o late Gurappa, 11) Amulya d/o Manjula (since minor represented by her natural guardian and mother, Manjula, 12) Geetha d/o late Gurappa and 13) Ashwath s/o Geetha (since minor represented by his natural guardian and mother Geetha) executed a Deed of Cancellation of Joint Development Agreement dated 03.03.2020 registered as Document No.HSK-1-11556/19-20, in Book I, CD No.HSKD976, in the office of Sub Registrar, Hosakote in favour of M/s.Haaritha Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar thereby cancelling all the terms and conditions agreed under Joint Development Agreement dated 22.05.2014 registered as Document No.1056/14-15 with regard to Survey No.144 measuring 01 Acre 14 Guntas.
18. Also a Deed of Revocation of Power of Attorney dated 03.03.2020 registered as Document No.HSK-4-01356/19-20, in Book IV, CD No.HSKD976, in the office of Sub Registrar, Hosakote was executed by 1) G.Chandrappa s/o late Gurappa, 2) Latha w/o Gurappa, 3) Vinay Kumar S/o G.Chandrappa, 4) Ms.Lavanya d/o G.Chandrappa, 5) G.Narayanaswamy s/o late Gurappa, 6) Manjula w/o G.Narayanaswamy, 7) Ashoka s/o G.Narayanaswamy, 8) Nanditha, 9) Harshitha (both SI No.8 and 9 are minors hence represented by their Natural guardian and father G.Naryanaswamy), 10) Manjula d/o late Gurappa, 11) Amulya d/o Manjula (since minor represented by her natural guardian and mother, Manjula, 12) Geetha d/o late Gurappa and 13) Ashwath s/o Geetha (since minor represented by his natural guardian and mother Geetha) in favour of M/s.Haaritha Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar thereby cancelling all the terms and conditions agreed under General Power of Attorney dated 22.05.2014 registered as Document No.146/14-15 with regard to Survey No.144 measuring 01 Acre 14 Guntas.
19. The said a) G.Chandrappa, b) Latha w/o Chandrappa, c) Vinay Kumar s/o Chandrappa, d) Lavanya d/o Chandrappa since minor represented by her father and natural guardian G.Chandrappa, e) G.Narayanaswamy s/o Chandrappa, f) Manjula w/o G.Narayanaswamy, g) Nanditha, h) Harshitha, i) Ashoka (SI.No. g to i all are minors and represented by their father and natural guardian G.Narayanaswamy), j) Manjula d/o late Gurappa, k) Amulya d/o Manjula since minor represented by her mother and natural guardian Manjula, l) Geetha d/o late Gurappa, m) Ashwath s/o Geetha since minor represented by his Mother and natural



guardian Geetha) executed an Irrevocable General Power of Attorney dated 03.03.2020 executed by G.Chandrappa and others in favour of M/s.Haaritha Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-4-01358/19-20, in Book IV, CD No.HSKD976, in the office of Sub Registrar, Hosakote with regard to Item No.1 whereby authorizing them to represent, submit applications, deal and form layout consisting of sites and to sell the said sites in favour of prospective purchasers.

20. Upon review of Full Settlement Agreement dated 03.03.2020 executed by G. Chandrappa and others in favour of M/s. Haaritha Developers represented by its Managing Partners B. Govardhana Chary and V. Ganesh Kumar registered as Document No.HSK-1-11560/19-20 in Book I, CD No. HSKD976, in the office of Sub Registrar, Hosakote. It is further noted that the entire Sale consideration for sale of Item No.1 was paid under this deed as full and final settlement.
21. M. Venkataramanappa has mortgaged Item No.2 in favour of SCFS Co-Operative Society Ltd., under Mortgage Deed dated 03.10.2020 registered as Document No.HSK-1-04972/20-21, in Book I, CD No. HSKD1109, in the office of Sub Registrar, Hosakote. The same can be evidenced from Mutation Register extract bearing MR T6/20-21 issued by Revenue Inspector, Hosakote Taluk, Hosakote.
22. The No Due Certificate dated 23.07.2026 issued by Hosakote Town Multipurpose Primary Rural Agricultural Co-operative Society Ltd. (formerly known as SCFS Co-operative Society Ltd., Hosakote Town) records that the loan availed by Venkataramanappa in respect of Survey No. 144/2, measuring 01 Acre 14 Guntas (Item No.2), has been fully repaid.
23. Official Memorandum dated 07.11.2020 bearing No.690653 issued by Deputy Commissioner, Bangalore Rural District records conversion of Item No.1 from agricultural to non-agricultural layout residential purpose in the name of Narayanappa Gurappa and Chandrappa Gurappa.
24. Official Memorandum dated 07.11.2020 bearing No.690654 issued by Deputy Commissioner, Bangalore Rural District records conversion of Item No.2 from agricultural to non-agricultural layout residential purpose in the name of M.Venkataramanappa.



25. Upon review of Full Settlement Agreement dated 13.02.2024 executed by M.Venkataramanappa and others in favour of M/s.Haaritha Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-1-10847/19-20, in Book I, CD No.HSKD964, in the office of Sub Registrar, Hosakote we note that the total Sale consideration for sale of Item No.2 was paid under the this deed as full and final settlement.
26. The said a) M.Venkataramanappa s/o late Muniyellappa, b) Narayanamma d/o late Muniyellappa, c) G.Latha w/o Venkataramanappa, d) Soumya d/o M.Venkataramanappa, e) Punith s/o M.Venkataramanappa, f) Mariyamma w/o late Muniyellappa, g) Rathnamma d/o late Muniyellappa, h) Anitha d/o late Muniyellappa, i) Muniraju s/o late Muniyallppa, j) Renuka d/o late Muniyellappa, k) Rathnamma w/o Muniraj, l) Yashwanth, m) Monika (Sl No.i and m are children of Muniraj and are minors they are represented by their father and natural guardian Muniraj), conveyed Item No.2 in favour of M/s.Haaritha Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar under a Sale Deed dated 08.06.2023 registered as Document No.HSK-1-02711/23-24, in Book I, in the office of Sub Registrar, Hosakote.
27. The said a) G.Chandrappa, b) Latha w/o Chandrappa, c) Vinay Kumar s/o Chandrappa, d) Lavanya d/o Chandrappa since minor represented by her father and natural guardian G.Chandrappa, e) G.Narayanaswamy s/o Chandrappa, f) Manjula w/o G.Narayanaswamy, g) Nanditha, h) Harshitha, i) Ashoka (Sl.No.g to i all are minors and represented by their father and natural guardian G.Narayaswamy), j) Manjula d/o late Gurappa, k) Amulya d/o Manjula since minor represented by her mother and guardian Manjula), i) Geetha d/o late Gurappa and j) Ashwath s/o Geetha since minor represented by his mother and Guardian Geeth) conveyed Item No.1 in favour of M/s.Haaritha Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar vide Sale Deed dated 16.07.2024 registered as Document No.HSK-1-06607/24-25, in the office of Sub Registrar, Hosakote. In the aforesaid manner M/s.Haaritha Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar became the owners of Schedule Property.
28. The Deed of Reconstitution dated 20.07.2021 executed amongst 1) V.Krishnaiah s/o late Bheemaiah, 2) Boddupally Govardhana Chary s/o Laxmana Chary, 3) V.Ganesh Kumar s/o V.Krishnaiah, 4) Boddupally Suman Shatanand s/o Govardhanana Chary and 5) Boddupally Jai Raj Saathwik s/o B.Govardhana Chary records the death of B.Aruna one of the Partners



of the firm as on 23.04.2021 and it has become mandatory to reconstitute the firm by inducting the second and third party i.e, (Boddupally Govardhana Chary s/o Laxmana Chary and V.Ganesh Kumar s/o V.Krishnaiah) into the Partnership Firm.

29. Form D dated 02.08.2021 issued by Registrar of Firms, records the Reconstitution of the Firm.

30. The said a) Chandrappa.G s/o Gurappa, b) Narayanappa @ Narayanaswamy.G, c) M/s.Haarithaa Developers represented by its Partners B.Govardhana Chary and V.Ganesh Kumar conveyed Item No.1 in favour of M/s. Sowparnika Homes Private Limited represent by its Director Meenakshi Ramji under Sale Deed dated 14.08.2025 registered as Document No.HSK-1-07245/25-26, in Book I, in the office of Sub Registrar, Hosakote.

31. The said a) M.Venkataramanappa s/o late Muniyellappa, b) M/s. Haarithaa Developers represented by B.Govardhana Chary and V.Ganesh Kumar conveyed Item No.2 in favour of M/s. Sowparnika Homes Private Limited represent by its Director Meenakshi Ramji under Sale Deed dated 20.08.2025 registered as Document No.HSK-1-07844/25-26, in Book I, in the office of Sub Registrar, Hosakote.

In this manner M/s. Sowparnika Homes Private Limited became owner of Schedule Property.

32. M/s. Sowparnika Homes Private Limited, b) Meenakshi Ramji, and c) S. Sreenivas executed a Relinquishment Deed dated 18.03.2026, registered as Document No. HSK-1-19788/25-26, in respect of Survey Nos. 143/1 measuring 1 Acre 14 Guntas, Survey No. 143/2 measuring 20 Guntas, Survey No. 143/3 measuring 34 Guntas, Survey No. 144/1 measuring 1 Acre 14 Guntas, Survey No. 144/2 measuring 1 Acre 14 Guntas, Survey No. 145/1 measuring 8 Guntas, Survey No. 145/2 measuring 1 Acre 14 Guntas, Survey No. 145/4 measuring 8 Guntas, Survey No. 145/5 measuring 30 Guntas, Survey No. 161/1 measuring 1 Acre 14 Guntas, and Survey No. 161/2 measuring 1 Acre 14 Guntas, totally measuring 10 Acres 24 Guntas, whereby they relinquished the following portions carved out of the aforesaid lands in favour of the Satellite Town Ring Road Planning Authority (STRRPA) for public purposes:

Purpose	Extents Relinquished
Parks and open spaces	4290 Sq Mtrs
STRR/land banks	2145.34Sq Mtrs

District Highways

2868.51 Sq Mtrs

33. Village Map, Tippani, Hissa Tippani and RR Pakka Book Nakal disclose the topography, shape, boundary, extent and Phoddi of Survey No.144 into Survey No. 144/1 and 144/2 and for
- Survey No.144/1 measuring 01 Acre 14 Guntas Chandrappa s/o Gurappa is the hissedar.
 - Survey No.144/2 measuring 01 Acre 14 Guntas Venkataramanappa s/o Muniyellappa is the hissedar.

34. Akarband extract issued by Inspector, Land records Hosakote, discloses the actual extent of Survey No.144/1 as 01 Acre 14 Guntas and Survey No.144/2 as 01 Acre 14 Guntas and there being no kharab.

35. **PUBLIC NOTICE:**

- Public Notice was published on 01.07.2025 in daily newspapers "Times of India" and "Vijaya Karnataka" calling for objections from the persons having any claims over the lands comprising the Schedule Property.
- Further No claim Certificate dated 15.05.2026 issued by Mr. Dharendra N.Katti Advocate, KKC Advocates, it is confirmed that no claims, objections, notices or representations from any person, authority or entity with respect to the Schedule Property is received.

36. **LITIGATION SEARCH:**

We have conducted litigation search in Bangalore District Courts, Consumer Court, ITAT/CESTAT, NCLT/NCLAT, DRT/DRAT, RERA NGT/others, High Court of Karnataka and Supreme Court of India based on the search, we note that there are 07 Cases filed in the name of Sowparnika Homes Private Limited. However, we have been informed by our clients that the same is not related to Schedule Property.

37. **CERSAI SEARCH:**

We have conducted CERSAI Searches in the name of Sowparnika Homes Private Limited and based on the search reports dated 12.05.2026, issued by Cubictree Technology Solutions Pvt. Ltd., it is noted that there are no charges existing with respect to Schedule Property.

38. Records of Rights, Tenancy, and Crops ("RTC"):

- a) Records of Rights, Tenancy, and Crops ("RTC") for the period mentioned below with respect to with respect to Survey No. 27 (27/P7) measuring 2 Acres 08 Guntas discloses as follows:

SL No.	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	1989-90 to 1993-94	Office of the Tahsildar, Hosakote and Digital Copy	Muniyellappa, Mariyamma, Venkataramanappa and Chandrappa.

- b) RTC for the period mentioned below with respect to Survey No.144 measuring 2 Acres 08 Guntas discloses as follows:

SL No.	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	2011-12 to 2014-2015	Digital Copy	Mariyamma, Venkataramanappa and Chandrappa.

- c) RTC for the period mentioned below with respect to Survey No. 144/1 measuring 01 Acre 14 Guntas discloses as follows:

SL No.	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	2014-15 to 2024-25	Digital Copy	Chandrappa and Narayanappa.

- d) RTC for the period mentioned below with respect to Survey No. 144/2 measuring 01 Acre 14 Guntas discloses as follows:

SL No.	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	2016-17 to 2024-25	Digital Copy	Mariyamma and Venkataramanappa.

39. We have been furnished with the following Encumbrance Certificates for the period mentioned below:

Survey No. 144.

Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.04.1982 to 31.03.2004	Bangalore Rural District, Hosakote	Nil
Survey No.144/2.			
1.	01.04.2015 to 14.03.2024	Hosakote	a) Sale Deed dated 08.06.2023 registered as Document No.HSK-1-02711/23-24, in Book I, in the office of Sub Registrar, Hosakote. b) Mortgage Deed dated 03.10.2020 registered as Document No.HSK-1-04972/20-21, in Book I, CD No. HSKD1109, in the office of Sub Registrar, Hosakote. c) Cancellation of Deed by G.Naryanaswamy and others in favour of M/s.Haaritha Developers registered as Document No.HSK-1-11556/19-20. d) Full Settlement Agreement dated 13.02.2024 registered as Document No.HSK-1-10847/19-20,in Book I, CD No.HSKD964, in the office of Sub Registrar, Hosakote. e) Deed of Cancellation of Joint Development Agreement dated 13.02.2020 registered as Document No.HSK-1-10852/19-20, in Book I, CD No.HSKD964, in the office of Sub Registrar, Hosakote. f) Release Deed dated 05.01.2018 registered as Document No. HSK-1-08133/17-18, in Book I, CD No.HSKD635, in the office of Sub Registrar, Hosakote.
Survey No.144/1 and 144/2.			

1.	01.04.2024 to 07.01.2025	Hosakote	Nil
Survey No.144/1			
1.	01.01.2004 to 07.05.2025	Hosakote	a) Agreement of Sale dated 03.03.2020 registered as Document No.HSK-1-11560/19-20 in Book I, CD No.HSKD976, in the office of Sub Registrar, Hosakote. b) Deed of Cancellation of Joint Development Agreement dated 03.03.2020 registered as Document No.HSK-1-11556/19-20, in Book I, CD No.HSKD976, in the office of Sub Registrar, Hosakote. c) Deed of Cancellation of Joint Development Agreement dated 13.02.2020 registered as Document No.HSK-1-10852/19-20, in Book I, CD No.HSKD964, in the office of Sub Registrar, Hosakote. d) Joint Development Agreement dated 22.05.2014 registered as Document No.HSK-1-01056/14-15, in Book I, CD No.HSKD459, in the office of Sub Registrar, Hosakote. e) Joint Development Agreement dated 22.05.2014 registered as Document No.HSK-1-01049/14-15, in Book I, CD No.HSKD459, in the office of Sub Registrar, Hosakote.
Survey No.144/2.			
2.	01.01.2004 to 07.05.2025	Hosakote	a) Sale Deed dated 08.06.2023 registered as Document No.HSK-1-02711/23-24, in Book I, in the office of Sub Registrar, Hosakote. b) Mortgage Deed dated 03.10.2020 registered as Document No.HSK-1-04972/20-21, in Book I, CD No.HSKD1109, in the office of Sub Registrar, Hosakote.



			c) Deed of Cancellation of Joint Development Agreement dated 03.03.2020 registered as Document No.HSK-1-11556/19-20, in Book I, CD No.HSKD976, in the office of Sub Registrar, Hosakote. d) Full Settlement Agreement dated 13.02.2024 registered as Document No.HSK-1-10847/19-20,in Book I, CD No.HSKD964, in the office of Sub Registrar, Hosakote. e) Deed of Cancellation of Joint Development Agreement dated 13.02.2020 registered as Document No.HSK-1-10852/19-20, in Book I, CD No.HSKD964, in the office of Sub Registrar, Hosakote. f) Release Deed dated 05.01.2018 registered as Document No. HSK-1-08133/17-18, in Book I, CD No.HSKD635, in the office of Sub Registrar, Hosakote. g) Joint . Development Agreement dated 22.05.2014 registered as Document No.HSK-1-01056/14-15, in Book I, CD No.HSKD459, in the office of Sub Registrar, Hosakote. h) Joint Development Agreement dated 22.05.2014 registered as Document No.HSK-1-01049/14-15, in Book I, CD No.HSKD459, in the office of Sub Registrar, Hosakote.
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40. We have been furnished with the following Encumbrance Certificate for the period mentioned below:

Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction



1.	01.04.2004 to 21.05.2025	Digitally Signed	a) Sale Deed dated 08.06.2023 registered as Document No.HSK-1-02711/23-24, in Book I, in the office of Sub Registrar, Hosakote. b) Mortgage Deed dated 03.10.2020 registered as Document No.HSK-1-04972/20-21, in Book I, CD No. HSKD1109, in the office of Sub Registrar, Hosakote. c) Full Settlement Agreement dated 03.03.2020 registered as Document No.HSK-1-11560/19-20 in Book I, CD No. HSKD976, in the office of Sub Registrar, Hosakote. d) Deed of Cancellation of Joint Development Agreement dated 03.03.2020 registered as Document No.HSK-1-11556/19-20, in Book I, CD No. HSKD976, in the office of Sub Registrar, Hosakote. e) Deed of Cancellation of Joint Development Agreement dated 13.02.2020 registered as Document No.HSK-1-10852/19-20, in Book I, CD No. HSKD964, in the office of Sub Registrar, Hosakote. f) Release Deed dated 05.01.2018 registered as Document No. HSK-1-08133/17-18, in Book I, CD No. HSKD635, in the office of Sub Registrar, Hosakote. g) Joint Development Agreement dated 22.05.2014 registered as Document No.HSK-1-01056/14-15, in Book I, CD No. HSKD459, in the office of Sub Registrar, Hosakote. h) Joint Development Agreement dated 22.05.2014 registered as Document No.HSK-1-01049/14-15, in Book I, CD No.
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			HSKD459, in the office of Sub Registrar, Hosakote.
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41. We have been furnished with the following Encumbrance Certificate for the period mentioned below:

Survey No.144/1			
Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.04.2025 to 04.05.2026	Digitally Signed	a) Release Deed dated 18.03.2026 registered as Document No.HSK-1-19788/25-26. b) Sale Deed dated 14.08.2025 Chary and V.Ganesh Kumar in favour of M/s. Sowparnika Homes Private Limited represent by its Director Meenakshi Ramji registered as Document No.HSK-1-07245/25-26, in Book I, in the office of Sub Registrar, Hosakote.
Survey No.144/2			
2.	01.04.2025 to 04.05.2026	Digitally Signed	a) Release Deed dated 18.03.2026 registered as Document No.HSK-1-19788/25-26. b) Sale Deed dated 20.08.2025 registered as Document No.HSK-1-07844/25-26, in Book I, in the office of Sub Registrar, Hosakote.

IV. OPINION AND RECOMMENDATIONS

Upon review and scrutiny of the documents furnished to us, we are of the opinion that M/s. Sowparnika Homes Private Limited is the absolute owner of Schedule Property.

It is recommended to obtain latest E.Katha and Tax paid receipt in the name of M/s. Sowparnika Homes Private Limited.

V. OUR UNDERSTANDING

We understand that M/s. Sowparnika Homes Private Limited (the "Client") 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.

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

With a view to check and 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 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 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

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 are 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 the 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 1982. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of the Report.
4. We have retained the units of measurement as it appears in the different title deeds.



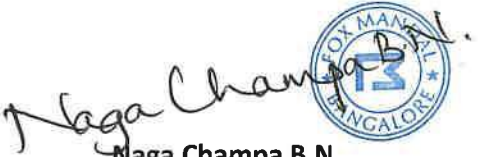
5. The Report gives only a gist of certain issues and matters considered important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions, and disclaimers.

VIII. CONTACT DETAILS

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

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For Fox Mandal and Associates


Naga Champa B.N.
Associate Partner

September 08th, 2026

To,

M/s. Sowparnika Homes Private Limited.

Hereunder referred to as 'the Client'

Dear Sir,

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

Item No.1

ALL THAT PIECE AND PARCEL agricultural land bearing Survey No. 145/1 measuring to an extent of 08 Guntas, situated at Pujena Agrahara Village, Kasaba Hobli, Hosakote Taluk, Bangalore District and bounded on the:

East by	Property bearing Survey No.145/3 belonging to Lakshmi;
West by	Property bearing Survey No.145/2 belonging to Ramaiah;
North by	Property bearing Survey No.144 belonging to Venkataramana;
South by	Kodihalli Road;

Boundaries of the Item No.1 is ascertained from Sale Deed dated 01.03.2025 registered as Document No.HSK-1-19253/24-25.

Item No.2

ALL THAT PIECE AND PARCEL Residentially converted undeveloped land bearing Survey No. 145/2 measuring to an extent of 01 Acre 14 Guntas, situated at Pujena Agrahara Village, Kasaba Hobli, Hosakote Taluk, Bangalore District and bounded on the:

East by	Land bearing Sy No. 145/1;
West by	Land bearing Sy No. 117 and 27;
North by	Land bearing Sy No. 144/2 and 27;
South by	Road and Land in the Sy No. 27.

Boundaries of the Item No.2 is confirmed by our client.

Item No.3

ALL THAT PIECE AND PARCEL Residentially converted undeveloped land bearing Survey No. 145/4 measuring to an extent of 08 Guntas, situated at Pujena Agrahara Village, Kasaba Hobli, Hosakote Taluk, Bangalore District and bounded on the:

East by	Land belonging to Muniyellappa;
West by	Land belonging to Lakshmi;
North by	Land in Survey No.144/1;
South by	Govt Road;

Boundaries of the Item No.4 is ascertained from Official Memorandum dated 26.06.2025 bearing No.773212 issued by Deputy Commissioner, Bangalore Rural District.

Item No.4

ALL THAT PIECE AND PARCEL Residentially converted undeveloped land bearing Survey No. 145/5 measuring to an extent of 30 Guntas, situated at Pujena Agrahara Village, Kasaba Hobli, Hosakote Taluk, Bangalore District and bounded on the:

East by	Kodihalli Village boundary;
West by	Land belonging to Sumithra;
North by	Land in Survey No.144/1;
South by	Govt Road;

Boundaries of the Item No.5 is ascertained from Official Memorandum dated 26.06.2025 bearing No.773214 issued by Deputy Commissioner, Bangalore Rural District.

Item No.1, Item No.2, Item No.3 and Item No.4 are hereinafter collectively referred to as Schedule Property.

II. DOCUMENTS FURNISHED FOR SCRUTINY

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Grant Certificate dated 24.08.1982 bearing No. LN DSR.107/78-79, issued by the office of Tahsildar, Hosakote Taluk.
2.	Official Memorandum dated 12.06.1997 bearing No.100/96-97 issued by Deputy Commissioner, Bangalore Rural District.
3.	Family Tree of Motappa.
4.	Family Tree of Ramaiah.
5.	Copy of orders passed in OS No.1/2006 filed in the Court of Civil Judge (Jr Dn) and J.M.F.C Hosakote.
6.	Order passed in RA(Ho)38/07-08, filed before Assistant Commissioner, Doddaballapura.
7.	Compromise Petition dated 18.08.2007 filed in the Court of Civil Judge (Jr Dn) Hosakote.
8.	Decree passed in OS No.1/2006 before the Court of Civil Judge (Jr Dn) and J.M.F.C Hosakote.
9.	Tippani extract dated 01.08.2007 issued by Inspector, Land Acquisition officer, Hosakote.



10.	Revision Petition No. REVN.PETN135/14-15, in the Court of the Deputy Commissioner, Bangalore Rural District.
11.	Tippani extract issued by the office of Inspector, Land Acquisition office Hosakote.
12.	Death Certificate of Motappa.
13.	Mutation Register extract bearing MRT10/19-20.
14.	Mutation Register extract bearing MRH25/21-22.
15.	Joint Development Agreement dated 18.11.2014 executed by a) Ramaiah s/o Palkannappa, b) Chandrashekar s/o Ramaiah for self and as Natural Guardian of his minor daughter Ganavi and M/s.Haarithaa Developers represented by its Managing Partner V.Krishnaiah and Dr.Ramanjaneya registered as Document No.HSK-1-06023/14-15, in Book I, HSKD477, in the office of Sub Registrar, Hosakote.
16.	General Power of Attorney dated 12.11.2014 executed by a) Ramaiah s/o Palkannappa, b) Chandrashekar s/o Ramaiah for self and as Natural Guardian of his minor daughter Ganavi and M/s.Haarithaa Developers represented by its Managing Partner V.Krishnaiah and Dr.Ramanjaneya registered as Document No.HSK-4-00846/14-15, in Book IV, CD No. HSKD477, in the office of Sub Registrar, Hosakote.
17.	Official Memorandum bearing No.145880 dated 28.02.2020 issued by Deputy Commissioner, Bangalore Rural District.
18.	Death Certificate of Ramaiah.
19.	Partition Deed dated 08.09.2022 executed amongst a) Muniyamma w/o late Motappa, b) Saroja, c) Muniyellappa, d) Lakshmi, and e) Sumithra (Sl.No.b to e are children of late Motappa) registered as Document No.HSK-1-08033/22-23, in Book I, CD No. HSKD1635, in the office of Sub Registrar, Hosakote.
20.	Joint Development Agreement dated 27.09.2023 executed by a) Muniyellappa s/o late Motappa, b) Lakshmi w/o Muniyellappa, c) Yeshwanth, d) Renumadhan (Sl.No.c and d are minors hence represented by father and natural guardian Muniyellappa), and e) Sumithra d/o late Motappa and V.Ganesh Kumar s/o V.Krishnaiah registered as Document No.HSK-1-08979/23-24, in Book I, in the office of Sub Registrar, Hosakote.
21.	General Power of Attorney dated 27.09.2023 executed by a) Muniyellappa s/o late Motappa, b) Lakshmi w/o Muniyellappa, c) Yeshwanth, d) Renumadhan (Sl.No.c and d are minors hence represented by father and natural guardian Muniyellappa), and e) Sumithra d/o late Motappa and V.Ganesh Kumar s/o V.Krishnaiah registered as Document No.HSK-4-00435/23-24, in Book IV, in the office of Sub Registrar, Hosakote.
22.	Mutation Register extract bearing MRT32/23-24 issued by Revenue Inspector, Hosakote.
23.	Sale Deed dated 01.03.2025 executed by 1) Saroja d/o late Motappa, 2) Srinivas s/o Annappa, 3) Sowmya P.S d/o Srinivas.A, 4) Madhukumari P.S. d/o Srinivas.A and 5) Balaji Prasad P.S in favour of Aluvala Aruna w/o Yathish Kumar Aluvala registered as



	Document No.HSK-1-19253/24-25, in Book I, in the office of Sub Registrar, Bengaluru Rural (Hosakote).
24.	Official Memorandum dated 26.06.2025 bearing No.773212 issued by Deputy Commissioner, Bangalore Rural District with regard to Survey No.145/4 measuring 08 Guntas.
25.	Official Memorandum dated 26.06.2025 bearing No.773214 issued by Deputy Commissioner, Bangalore Rural District with regard to Survey No.145/5 measuring 30 Guntas.
26.	Official Memorandum dated 31.12.2025 bearing No.810566 issued by Deputy Commissioner, Bangalore Rural District with regard to Survey No.145/1 measuring 08 Guntas.
27.	Deed of Reconstitution dated 20.07.2021 executed between 1) V.Krishnaiah s/o late Bheemaiah, 2) Boddupally Govardhana Chary s/o Laxmana Chary, 3) V.Ganesh Kumar s/o V.Krishnaiah, 4) Boddupally Suman Shatanand s/o Govardhanana Chary and 5) Boddupally Jai Raj Saathwik s/o B.Govardhana Chary.
28.	Form D dated 02.08.2021 issued by Registrar of Firms, records the Reconstitution of the Firm.
29.	Sale Deed dated 29.07.2025 executed by Sumithra.M d/o late Motappa, Ganesh Kumar s/o V.Krishnaiah (Confirming Party) in favour of M/s.Sowparnika Homes Private Limited represented by its Director Meenakshi Ramji registered as Document No.HSK-1-06274/25-26, in Book I, in the office of Sub Registrar, Bangalore Rural (Devanahalli).
30.	Addendum to Joint Development Agreement dated 29.07.2025 executed by Muniyellappa and others and V.Ganesh Kumar s/o V.Krishnaiah registered as Document No.HSK-1-06273/25-26, in Book I, in the office of Sub Registrar, Bangalore Rural (Hosakote).
31.	Deed of Cancellation of Joint Development Agreement 25.08.2025 executed by and between M/s.Haarithaa Developers represented by its Managing Partner B.Govardhana Chary and V.Ganesh Kumar and Chandrashekar s/o Ramaiah for self and as Natural Guardian of his minor daughter Ganavi registered as Document No.DNH-1-10020/25-26, in Book I, in the office of Sub Registrar, Senior Sub Registrar, Devanahalli.
32.	Cancellation of General Power of Attorney dated 25.08.2025 executed by and between M/s.Haarithaa Developers represented by its Managing Partner B.Govardhana Chary and V.Ganesh Kumar and Chandrashekar s/o Ramaiah for self and as Natural Guardian of his minor daughter Ganavi registered as Document No.DNH-4-00833/25-26, in Book IV, in the office of Sub Registrar, Senior Sub Registrar, Devanahalli.
33.	Release Deed dated 19.08.2025 Muniyamma w/o late P.Ramaiah and Pushpa.R w/o Shankar and D/o late P.Ramaiah in favour of Chandrashekar.R s/o late P.Ramaiah



	registered as Document No.HSK-1-07422/25-26, in Book I, in the office of Sub Registrar, Hosakote.
34.	Sale Deed dated 25.08.2025 executed by a) R.Chandrashekar s/o late Ramaiah, b) Chayadevi.S w/o R.Chandrashekar, c) Ganavi and d) Kalyan Krish (SI No. a and d are minor children of R.Chandrashekar and they are represented by their father and natural guardian R.Chandrashekar) in favour of a) V.Ganesh Kumar s/o V.Krishnaiah and b) Meenakshi Ramji w/o Ramji Subramaniam registered as Document No.DNH-1-09870/25-26, in Book I, in the office of Sub Registrar, Bangalore Rural (Devanahalli).
35.	Cancellation of General Power of Attorney dated 07.11.2025 executed by V.Ganesh Kumar s/o Krishnaiah in favour of Muniyellappa and others registered as Document No.HSK-4-00796/25-26, in Book IV, in the office of Sub Registrar, Bangalore Rural (Hosakote).
36.	Cancellation of Joint Development Agreement dated 07.11.2025 executed by V.Ganesh Kumar s/o Krishnaiah in favour of Muniyellappa and others registered as Document No.HSK-1-12773/25-26, in Book I, in the office of Sub Registrar, Bangalore Rural (Hosakote).
37.	Sale Deed dated 07.11.2025 executed by Aluvala Aruna w/o Yathish Kumar Aluvala in favour of M/s.Sowparnika Homes Private Limited represented by its Director Meenakshi Ramji registered as Document No.HSK-1-12164/25-26, in Book I, in the office of Sub Registrar, Hosakote.
38.	Sale Deed dated 07.11.2025 executed by a) Muniyallappa s/o Motappa, b) Lakshmi w/o Muniyallappa, c) Yeshwanth and d) Renumadan both minor children of Muniyallappa are represented by their father and natural guardian Muniyallappa, e) Ganesh Kumar s/o Krishnaiah (Confirming Party) in favour of M/s.Sowparnika Homes Private Limited registered as Document No.HSK-1-2774/25-26, in Book I, in the office of Sub Registrar, Bangalore Rural (Hosakote).
39.	Irrevocable General Power of Attorney dated 05.02.2026 executed by V.Ganesh Kumar s/o V.Krishnaiah and Meenakshi Ramji w/o Ramji Subramaniam in favour of M/s.Sowparnika Homes Private Limited represented by authorized Director S.Sreenivasan registered as Document No.HSK-4-01064/25-26, Book IV, in the office of Sub Registrar, Bangalore Rural Hosakote.
40.	Sale Deed dated 18.03.2026 executed by a) V.Ganesh Kumar s/o Krishnaiah and b) Meenakshi Ramji w/o Ramji Subramaniam in favour of M/s.Sowparnika Homes Private Limited represented by authorized Director S.Sreenivasan registered as Document No.HSK-1-19768/25-26, in Book I, in the office of Sub Registrar, Bangalore Rural (Hosakote).
41.	Relinquishment Deed dated 18.03.2026 executed by a) M/s. Sowaparnika Homes Private Limited, b) Meenakshi Ramji and c) Sreenivas registered as Document No.HSK-1-19788/25-26.
42.	Hissa Tippani extract issued by Inspector, Land Acquisition office, Hosakote.



43.	Atlas extract issued by Inspector, Land Acquisition office, Hosakote
44.	Akarbandh extracts for Survey Nos.145, 145/1 145/2, 145/3, 145/4 and 145/5.
Records of Rights, Tenancy and Crops ("RTC")	
45.	RTCs from 1983-84 to 2007-08 with respect to Survey No. 27 measuring 2 Acres 28 Guntas.
46.	RTCs from 2008-09 to 2017-18 with respect to Survey No. 145 measuring 2 Acres 28 Guntas.
47.	RTCs from 2020-21 to 2023-24 with respect to Survey No. 145/1 measuring 01 Acre 14 Guntas.
48.	RTCs from 2023-24 with respect to Survey No. 145/1, 145/3, 145/4 and 145/5 in all measuring 01 Acre 14 Guntas.
Encumbrance Certificate:	
49.	Encumbrance Certificate covering from 01.04.2004 to 24.01.2023 for Survey No. 145.
50.	Encumbrance Certificate covering from 24.01.2023 to 14.03.2024 for Survey No.145/1
51.	Encumbrance Certificate covering from 24.01.2023 to 14.03.2024 for Survey No.145/2.
52.	Encumbrance Certificate covering from 24.01.2023 to 14.03.2024 for Survey No.145/3.
53.	Encumbrance Certificate covering from 24.01.2023 to 14.03.2024 for Survey No.145/4.
54.	Encumbrance Certificate covering from 24.01.2023 to 14.03.2024 for Survey No.145/5.
55.	Encumbrance Certificate covering from 01.04.2004 to 24.06.2024 for Survey No.145/1.
56.	Encumbrance Certificate covering from 01.04.2004 to 24.06.2024 for Survey No.145/2.
57.	Encumbrance Certificate covering from 01.04.2004 to 24.06.2024 for Survey No.145/1.
58.	Encumbrance Certificate covering from 01.04.2004 to 24.06.2024 for Survey No.145/2.
59.	Encumbrance Certificate covering from 01.04.2004 to 24.06.2024 for Survey No.145/3.
60.	Encumbrance Certificate covering from 01.01.2004 to 24.06.2024 for Survey No.145/4.
61.	Encumbrance Certificate covering from 01.01.2004 to 24.06.2024 for Survey No.145/5.
62.	Encumbrance Certificate covering from 01.04.2004 to 21.05.2025 for Survey Nos.145/1, 145/2, 145/3, 145/4 and 145/5.



63.	Encumbrance Certificate covering from 01.04.2025 to 04.05.2026 for Survey No.145/1.
64.	Encumbrance Certificate covering from 01.04.2025 to 04.05.2026 for Survey No.145/2.
65.	Encumbrance Certificate covering from 01.04.2025 to 04.05.2026 for Survey No.145/4.
66.	Encumbrance Certificate covering from 01.04.2025 to 04.05.2026 for Survey No.145/5.

III. TRACING OF TITLE

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

1. Originally the land in Survey No.27 measuring 33 Acres 01 Guntas situated at Pujenaagrahara Village, Kasaba Hobli, Hosakote Taluk was a Gomala Land ("**Larger Property**"). Later one Mottappa s/o Doddapujappa made an application to Tahsildar, Hosakote Taluk and he was granted a portion of Larger Property i.e., Survey No.27 measuring 02 Acres 28 Guntas ("**Said Property**") with a condition of non-alienation period of 15 years vide Grant Certificate dated 24.08.1982 bearing No. LN DSR.107/78-79.
2. The said Motappa also obtained sale permission to sell the Said Property vide Official Memorandum dated 12.06.1997 bearing No.100/96-97 issued by Deputy Commissioner, Bangalore Rural District.
3. Family Tree of Motappa issued by the office of Tahsildar, Hosakote Taluk, records that Motappa married Muniyamma and they had four children namely:
 - Saroja
 - Muniyellappa married to Lakshmi.
 - Lakshmi
 - Sumithra
4. Family Tree of Ramaiah bearing No. RD0038569175348 records as P.Ramaiah was married to Muniyamma and they had two children namely:
 - R.Chandrashekar is married to Chayadevi and they had two children namely:
 - C.Ganavi
 - Kalyan Krish.C
 - Pushpa.R
5. Upon review of the subsequent documents, we understand that an Oral Partition Deed dated 08.01.1998 was executed between Motappa and one Ramaiah wherein the Said Property

was partitioned and both were allotted 01 Acre 14 Guntas each. Accordingly, katha was transferred in the name of Ramaiah vide MR No.40.

6. Thereafter, Motappa filed O.S.No.1/2006 in the Court of Civil Judge (Jr Dn) and J.M.F.C Hosakote a suit for declaration of title and relief of permanent injunction against Ramaiah which was later decreed in terms of the Compromise petition filed by the parties. Under the Compromise Petition dated 18.08.2007 filed in the Court of Civil Judge (Jr Dn) Hosakote both Motappa and Ramaiah were allotted 01 Acre 14 Guntas each in Survey No.27/B8.
7. In the meantime, Motappa filed a RRT proceeding RA(Ho)38/07-08, before Assistant Commissioner, Doddaballapura against Tahsildar of Hosakote Taluk and Ramaiah, an order was passed on 05.01.2015 wherein appeal was allowed, order passed in RRT (2) Dis:33/05-06 dated 04.10.2005 was set aside and MR No.40 was cancelled.
8. The Tippani extract dated 01.08.2007 issued by Inspector, Land Acquisition officer, Hosakote records assigning of New Survey No.145 to Old No.27 measuring 02 Acres 28 Guntas.
9. Further, P.Ramaiah preferred a Revision Petition vide REVN PETN135/14-15 in the Court of the Deputy Commissioner, Bangalore Rural District against a) The Assistant Commissioner, Doddaballapura, b) The Tahsildar, Hosakote Taluk, Bangalore Rural District and c) Motappa s/o Dodda Poojappa. The parties filed a Compromise Petition and by virtue of Revision Petition dated 25.01.2016, the order dated 05.01.2015 passed in RA(Ho)38/07-08 was set aside and the Tahsildar, Hosakote Taluk was directed to take necessary action to mutate the khata of a) Survey No.145 (old No.27/B8) measuring 01 Acre 14 Guntas in the name of Motappa as per Schedule A and b) Survey No.145 (old No.27/B8) measuring 01 Acre 14 Guntas in the name of P.Ramaiah as per Schedule B.
10. Tippani extract issued by the office of Inspector, Land Acquisition office Hosakote records phodi and bifurcation of Survey No.145 into:
 - a) Survey No.145/1- katha stands in the name of Motappa.
 - b) Survey No.145/2- katha stands in the name of P.Ramaiah.

Ramaiah 's Portion:

11. Thereafter, a) Ramaiah s/o Palkannappa, b) Chandrashekar s/o Ramaiah for self and as Natural Guardian of his minor daughter Ganavi executed a Joint Development Agreement dated 18.11.2014 registered as Document No.HSK-1-06023/14-15, in Book I, HSKD477, in the office of Sub Registrar, Hosakote in favour of M/s.Haarithaa Developers represented by its Managing Partner V.Krishnaiah and Dr. Ramanjaneya to develop Survey No.145/2 measuring 01 Acre 14 Guntas into Residential Layout Project on sharing ratio of 50%, i.e., Owner's share 50% and Developer's share 50%.



12. On the other hand a) Ramaiah s/o Palkannappa, b) Chandrashekar s/o Ramaiah for self and as Natural Guardian of his minor daughter Ganavi executed a General Power of Attorney dated 12.11.2014 registered as Document No.HSK-4-00846/14-15, in Book IV, CD No.HSKD477, in the office of Sub Registrar, Hosakote in favour of M/s.Haarithaa Developers represented by its Managing Partner V.Krishnaiah and Dr.Ramanjaneya to represent, develop, sign the deed/agreements, to obtain plan sanction etc. with regard to Survey No.145/2 measuring 01 Acre 14 Guntas.
13. Mutation Register extract bearing MRT10/19-20 issued by Revenue Inspector, Hosakote Taluk, records Phoddi of Survey No.145 measuring 02 Acres 28 Guntas into:
 - a. Survey No.145/1 measuring 01 Acre 14 Guntas and the Hissedar/Katedhar is Mottappa,
 - b. Survey No.145/2 measuring 01 Acre 14 Guntas and the Hissedar/Katedhar is P.Ramaiah.
14. The said P.Ramaiah made an application, and upon payment of requisite fees obtained conversion of Survey No.145/2 measuring 01 Acre 14 Guntas from agricultural to non-agricultural Layout Residential purpose vide Official Memorandum bearing No.145880 dated 28.02.2020 issued by Deputy Commissioner, Bangalore Rural District.
15. Death Certificate issued by Chief Registrar of Birth and Deaths records the death of P.Ramaiah as on 04.01.2025.
16. The said M/s.Haarithaa Developers represented by its Managing Partner B.Govardhana Chary and V.Ganesh Kumar and Chandrashekar s/o Ramaiah for self and as Natural Guardian of his minor daughter Ganavi cancelled the a) Joint Development Agreement dated 18.11.2014 registered as Document No.HSK-1-06023/14-15, in Book I, HSKD477, in the office of Sub Registrar and b) General Power of Attorney dated 12.11.2014 registered as Document No.HSK-4-00846/14-15, in Book IV, CD No.HSKD477, in the office of Sub Registrar, Hosakote entered between them (along with P.Ramaiah who demised on 04.01.2025) as the development could not take place in Survey No.145/2 measuring 01 Acre 14 Guntas under a) Deed of Cancellation of Joint Development Agreement 25.08.2025 registered as Document No.DNH-1-10020/25-26, in Book I, in the office of Sub Registrar, Senior Sub Registrar, Devanahalli and b) Cancellation of General Power of Attorney dated 25.08.2025 registered as Document No.DNH-4-00833/25-26, in Book IV, in the office of Sub Registrar, Senior Sub Registrar, Devanahalli.
17. Further we note that Muniyamma w/o late P.Ramaiah and Pushpa.R w/o Shankar and D/o late P.Ramaiah have executed a Release Deed dated 19.08.2025 registered as Document No.HSK-1-07422/25-26, in Book I, in the office of Sub Registrar, Hosakote wherein Pushpa



d/o P.Ramaiah has released and relinquished her undivided right in the Survey No.145/2 measuring 01 Acre 14 Guntas in favour of Chandrashekar.R s/o late P.Ramaiah which is agreed by Muniyamma w/o late Ramaiah.P.

18. The said a) R.Chandrashekar s/o late Ramaiah, b) Chayadevi.S w/o R.Chandrashekar, c) Ganavi and d) Kalyan Krish (SI No. a and d are minor children of R.Chandrashekar and they are represented by their father and natural guardian R.Chandrashekar) executed a Sale Deed dated 25.08.2025 registered as Document No.DNH-1-09870/25-26, in Book I, in the office of Sub Registrar, Bangalore Rural (Devanahalli) in favour of a) V. Ganesh Kumar s/o V.Krishnaiah and b) Meenakshi Ramji w/o Ramji Subramaniam) with regard to **Survey No.145/2 measuring 01 Acre 14 Guntas.**
19. Further an Irrevocable General Power of Attorney dated 05.02.2026 registered as Document No.HSK-4-01064/25-26, Book IV, in the office of Sub Registrar, Bangalore Rural Hosakote was executed by V.Ganesh Kumar s/o V.Krishnaiah and Meenakshi Ramji w/o Ramji Subramaniam in favour of M/s.Sowparnika Homes Private Limited represented by authorized Director S.Sreenivasan thereby authorizing them to sell, convey, transfer, create equitable mortgage, simple mortgage, to obtain modified plan/development plan etc., with regard to Survey No.145/2 measuring 01 Acre 14 Guntas.
20. Subsequently a) V.Ganesh Kumar s/o Krishnaiah and b) Meenakshi Ramji w/o Ramji Subramaniam executed a Sale Deed dated 18.03.2026 registered as Document No.HSK-1-19768/25-26, in Book I, in the office of Sub Registrar, Bangalore Rural (Hosakote) and sold Survey No.145/2 measuring 01 Acre 14 Guntas in favour of M/s.Sowparnika Homes Private Limited represented by authorized Director S.Sreenivasan.

Motappa's Portion:

21. Death Certificate issued by Chief Registrar of Birth and Death records the death of Motappa as on 19.01.2022.
22. Mutation Register extract bearing MRT10/19-20 issued by Revenue Inspector, Hosakote Taluk, records Phoddi of Survey No.145 measuring 02 Acres 28 Guntas into:
 - a. Survey No.145/1 measuring 01 Acre 14 Guntas and the Hissedar/Katedhar is Mottappa,
 - b. Survey No.145/2 measuring 01 Acre 14 Guntas and the Hissedar/Katedhar is P.Ramaiah.
23. Mutation Register extract bearing MRH25/21-22 issued by Revenue Inspector, Hosakote records the death of Motappa and transfer of khata in the name of his wife Muniyamma with regard to Survey No.145/1 measuring 01 Acre 14 Guntas.



24. a) Muniyamma w/o late Motappa, along with her children b) Saroja, c) Muniyellappa, d) Lakshmi, and e) Sumithra executed a Partition Deed dated 08.09.2022 registered as Document No.HSK-1-08033/22-23, in Book I, CD No. HSKD1635, in the office of Sub Registrar, Hosakote amongst themselves wherein Survey No.145/1 measuring 01 Acre 14 Guntas partitioned and allotted as follows:
- Under B Schedule-Saroja was allotted Survey No.145/1 measuring 08 Guntas out of 01 Acre 14 Guntas.
 - Under C Schedule-Muniyellappa was allotted Survey No.145/1 measuring 30 Guntas out of 01 Acre 14 Guntas.
 - Under D Schedule-Lakshmi was allotted Survey No.145/1 measuring 08 Guntas out of 01 Acre 14 Guntas.
 - Under E Schedule-Sumithra was allotted Survey No.145/1 measuring 08 Guntas out of 01 Acre 14 Guntas.
25. Thereafter, a) Muniyellappa s/o late Motappa, b) Lakshmi w/o Muniyellappa, c) Yeshwanth, d) Renumadhan (Sl.No. c and d are minors hence represented by father and natural guardian Muniyellappa), and e) Sumithra d/o late Motappa entered into a Joint Development Agreement dated 27.09.2023 registered as Document No.HSK-1-08979/23-24, in Book I, in the office of Sub Registrar, Hosakote with V.Ganesh Kumar s/o V.Krishnaiah to develop Survey No.145/1 measuring 38 Guntas (Muniyellappa and Sumithra's share) into a Residential Layout.
26. General Power of Attorney dated 27.09.2023 was executed by a) Muniyellappa s/o late Motappa, b) Lakshmi w/o Muniyellappa, c) Yeshwanth, d) Renumadhan (Sl.Nos. c and d are minors hence represented by father and natural guardian Muniyellappa), and e) Sumithra d/o late Motappa in favour of V.Ganesh Kumar s/o V.Krishnaiah registered as Document No.HSK-4-00435/23-24, in Book IV, in the office of Sub Registrar, Hosakote, to represent, develop, sign the deed/agreements, to obtain plan sanction etc., with regard to Survey No.145/1 measuring 38 Guntas (Muniyellappa and Sumithra's share).
27. The Mutation Register extract bearing MRT32/23-24 issued by Revenue Inspector, Hosakote records that Survey No.145/1 measuring 01 Acre 14 Guntas was bifurcated, Phoddied and assigned new Survey Nos and the katha stood transferred as follows:
- Survey No.145/1 measuring 08 Guntas in the name of Saroja d/o late Motappa.
 - Survey No.145/3 measuring 08 Guntas in the name of Lakshmi d/o late Motappa.
 - Survey No.145/4 measuring 08 Guntas in the name of Sumithra d/o late Motappa.
 - Survey No.145/5 measuring 30 Guntas in the name of Muniyellappa s/o late Mottappa.



28. Hissa Tippani extract issued by Inspector, Land Acquisition office, Hosakote records phodi and bifurcation of Survey No.145/1 measuring 01 Acre 14 Guntas into:
- Survey No.145/1 measuring 08 Guntas in the name of Saroja,
 - Survey No.145/3 measuring 08 Guntas in the name of Lakshmi,
 - Survey No.145/4 measuring 08 Guntas in the name of Sumithra,
 - Survey No.145/5 measuring 30 Guntas in the name of Muniyellappa.
29. The said Saroja d/o late Motappa along with her husband Srinivas and her children Sowmya P.S, Madhukumari P.S. and Balaji Prasad P.S executed a Sale Deed dated 01.03.2025 registered as Document No.HSK-1-19253/24-25, in Book I, in the office of Sub Registrar, Bengaluru Rural (Hosakote) and conveyed **Survey No.145/1 measuring 08 Guntas** in favour of Aluvala Aruna w/o Yathish Kumar Aluvala. In this manner Aluvala Aruna became Owner of Item No.1.
30. Official Memorandum dated 26.06.2025 bearing No.773212 issued by Deputy Commissioner, Bangalore Rural District records the conversion of Survey No.145/4 measuring 08 Guntas from agricultural to non-agricultural-Layout Residential Purposes in the name of Sumithra d/o late Motappa.
31. Official Memorandum dated 26.06.2025 bearing No. 773214 issued by Deputy Commissioner, Bangalore Rural District records the conversion of Survey No.145/5 measuring 30 Guntas from agricultural to non-agricultural-Layout Residential Purposes in the name of Muniyellappa s/o late Mottappa.
32. Official Memorandum dated 31.12.2025 bearing No.810566 issued by Deputy Commissioner, Bangalore Rural District records the conversion of Survey No.145/1 measuring 08 Guntas from agricultural to non-agricultural-Layout Residential Purposes in the name of Aluva Arun w/o Yatish Kumar Aluva.
33. The Deed of Reconstitution dated 20.07.2021 executed amongst 1) V.Krishnaiah s/o late Bheemaiah, 2) Boddupally Govardhana Chary s/o Laxmana Chary, 3) V.Ganesh Kumar s/o V.Krishnaiah, 4) Boddupally Suman Shatanand s/o Govardhanana Chary and 5) Boddupally Jai Raj Saathwik s/o B.Govardhana Chary records the death of B.Aruna one of the Partners of the firm as on 23.04.2021 and it has become mandatory to reconstitute the firm by inducting the second and third party i.e, (Boddupally Govardhana Chary s/o Laxmana Chary and V.Ganesh Kumar s/o V.Krishnaiah) into the Partnership Firm.
34. Form D dated 02.08.2021 issued by Registrar of Firms, records the Reconstitution of the Firm.
35. The said Sumithra.M d/o late Motappa, Ganesh Kumar s/o V.Krishnaiah being Confirming Party sold **Survey No.145/4 measuring 08 Guntas** in favour of M/s.Sowparnika Homes



Private Limited represented by its Director Meenakshi Ramji under a Sale Deed dated 29.07.2025 registered as Document No.HSK-1-06274/25-26, in Book I, in the office of Sub Registrar, Bangalore Rural (Devanahalli).

36. a) Muniyellappa s/o late Motappa, b) Lakshmi w/o Muniyellappa, c) Master Yeshwanth, d) Master Renumadhan (SI no. c and d both are minor hence represented by their father and natural guardian Muniyellappa), e) Sumithra.M d/o late Motappa and V.Ganesh Kumar s/o V.Krishnaiah entered into a Addendum to Joint Development Agreement dated 29.07.2025 registered as Document No.HSK-1-06273/25-26, in Book I, in the office of Sub Registrar, Bangalore Rural (Hosakote) wherein we note that the earlier Joint Development Agreement dated 27.09.2023 registered as Document No.HSK-1-8979/23-24 was not been materialized and Sumithra who was in need of funds has offered to sell Survey No.145/1 measuring 08 Guntas to the prospective purchaser and it is necessary to remove the sell Survey No.145/1 measuring 08 Guntas details from Joint Development Agreement dated 27.09.2023.
37. We further note that the Joint Development Agreement dated 27.09.2023 registered as Document No.HSK-1-8979/23-24 and General Power of Attorney dated 27.09.2023 registered as Document No.HSK-4-00435/23-24, in Book IV, in the office of Sub Registrar, Hosakote entered between V.Ganesh Kumar s/o Krishnaiah and a) Muniyellappa s/o late Motappa, b) Lakshmi w/o Muniyellappa, c) Master Yeshwanth, d) Master Renumadhan (SI no. c and d both are minor hence represented by their father and natural guardian Muniyellappa), e) Sumithra.M d/o late Motappa was cancelled under a Cancellation of Joint Development Agreement dated 07.11.2025 registered as Document No.HSK-1-12773/25-26, in Book I, in the office of Sub Registrar, Bangalore Rural (Hosakote) and Cancellation of General Power of Attorney dated 07.11.2025 registered as Document No.HSK-4-00796/25-26, in Book IV, in the office of Sub Registrar, Bangalore Rural (Hosakote) with regard to Survey No.145/5 (old No.145/1) measuring 30 Guntas out of 01 Acre 14 Guntas.
38. Further the said Aluvala Aruna w/o Yathish Kumar Aluvala executed a Sale Deed dated 07.11.2025 registered as Document No.HSK-1-12164/25-26, in Book I, in the office of Sub Registrar, Hosakote and conveyed **Survey No.145/1 measuring 08 Guntas** in favour of M/s.Sowparnika Homes Private Limited represented by its Director Meenakshi Ramji.
39. a) Muniyallappa s/o Motappa, b) Lakshmi w/o Muniyallappa, c) Yeshwanth and d) Renumadhan both minor children of Muniyallappa are represented by their father and natural guardian Muniyallappa, e) Ganesh Kumar s/o Krishnaiah being Confirming Party executed a Sale Deed dated 07.11.2025 registered as Document No.HSK-1-2774/25-26, in Book I, in the office of Sub Registrar, Bangalore Rural (Hosakote) in favour of M/s.Sowparnika Homes Private Limited represented by its authorized Director, S.Sreenivasan with regard to **Survey No.145/5 (Old No.145) measuring 30 Guntas**.



40. In this manner M/s.Sowaprnika Homes Private Limited became owner of the following Survey Nos:

- a) Survey No.145/1 measuring 08 Guntas (**Item No.1**)
- b) Survey No.145/2 measuring 01 Acre 14 Guntas (**Item No.2**)
- c) Survey No.145/4 measuring 08 Guntas (**Item No.3**)
- d) Survey No.145/5 (Old No.145) measuring 30 Guntas (**Item No.4**)

Item No.1, Item No.2, Item No.3 and Item No.4 are hereinafter collectively referred to as Schedule Property.

41. M/s. Sowparnika Homes Private Limited, b) Meenakshi Ramji, and c) S. Sreenivas executed a Relinquishment Deed dated 18.03.2026, registered as Document No. HSK-1-19788/25-26, in respect of Survey Nos. 143/1 measuring 1 Acre 14 Guntas, Survey No. 143/2 measuring 20 Guntas, Survey No. 143/3 measuring 34 Guntas, Survey No. 144/1 measuring 1 Acre 14 Guntas, Survey No. 144/2 measuring 1 Acre 14 Guntas, Survey No. 145/1 measuring 8 Guntas, Survey No. 145/2 measuring 1 Acre 14 Guntas, Survey No. 145/4 measuring 8 Guntas, Survey No. 145/5 measuring 30 Guntas, Survey No. 161/1 measuring 1 Acre 14 Guntas, and Survey No. 161/2 measuring 1 Acre 14 Guntas, totally measuring 10 Acres 24 Guntas, whereby they relinquished the following portions carved out of the aforesaid lands in favour of the Satellite Town Ring Road Planning Authority (STRPA) for public purposes:

Purpose	Extents Relinquished
Parks and open spaces	4290 Sq Mtrs
STRPA/land banks	2145.34Sq Mtrs
District Highways	2868.51 Sq Mtrs

42. Akarband extract issued by _____, Hosakote Taluk, discloses the actual extent of Survey No.145 as 02 Acres 28 Guntas.
43. Akarband extract issued by Inspector, office of Land Records, Hosakote, discloses the actual extent of Survey No.145/1 as 01 Acre 14 Guntas and Survey No.145/2 as 01 Acre 14 Guntas.
44. Akarband extract issued by Inspector, office of Land Records, Hosakote, discloses the actual extent of:
- a) Survey No.145/1 as 08 Guntas,
 - b) Survey No.145/3 as 08 Guntas,
 - c) Survey No.145/4 as 08 Guntas
 - d) Survey No.145/5 as 30 Guntas



45. PUBLIC NOTICE:

- Public Notice was published on 01.07.2025 in daily newspapers "Times of India" and "Vijaya Karnataka" calling for objections from the persons having any claims over the lands comprising the Schedule Property.
- Further No claim Certificate dated 15.05.2026 issued by Mr. Dhirendra N.Katti Advocate, KKC Advocates, it is confirmed that no claims, objections, notices or representations from any person, authority or entity with respect to the Schedule Property is received.

46. LITIGATION SEARCH:

We have conducted litigation search in Bangalore District Courts, Consumer Court, ITAT/CESTAT, NCLT/NCLAT, DRT/DRAT, RERA NGT/others, High Court of Karnataka and Supreme Court of India based on the search, we note that there are 07 Cases filed in the name of Sowparnika Homes Private Limited. However, we have been informed by our clients that the same is not related to Schedule Property.

47. CERSAI SEARCH:

We have conducted CERSAI Searches in the name of Sowparnika Homes Private Limited and based on the search reports dated 12.05.2026, issued by Cubictree Technology Solutions Pvt. Ltd., it is noted that there are no charges existing with respect to Schedule Property.

48. Records of Rights, Tenancy, and Crops ("RTC"):

- a) ("RTC") for the period mentioned below with respect to with respect to Survey No. 27 measuring 2 Acres 28 Guntas discloses as follows:

SL No.	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	1983-84 to 2007-08	Office of the Tahsildar, Hosakote and Digital Copy	Motappa and P.Ramaiah.

- b) RTC for the period mentioned below with respect to Survey No.145 measuring 2 Acres 28 Guntas discloses as follows:

SL No.	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	2008-09 to 2017-18	Digital Copy	Motappa and P.Ramaiah.

- c) RTC for the period mentioned below with respect to Survey No. 145/1, 145/3, 145/4 and 145/5 in all measuring 01 Acre 14 Guntas discloses as follows:

SL No.	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	2023-2024	Digital Copy	Sy No.145/1- Saroja 08 Guntas. Sy.No.145/3-Lakshmi 08 Guntas Sy.No.145/4-Sumithra 08 Guntas Sy.No.145/5-Muniyellappa 30 Guntas.

49. We have been furnished with the following Encumbrance Certificates for the period mentioned below:

Survey No. 145.			
Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.04.2004 to 24.01.2023	Bangalore Rural District, Hosakote	Joint Development Agreement dated 18.11.2014 registered as Document No.HSK-1-06023/14-15, in Book I, HSKD477, in the office of Sub Registrar, Hosakote.
Survey No.145/1			
1.	24.01.2023 to 14.03.2024	Hosakote	Joint Development Agreement dated 27.09.2023 executed by a) Muniyellappa registered as Document No.HSK-1-08979/23-24, in Book I, in the office of Sub Registrar, Hosakote.
Survey No.145/2.			
1.	24.01.2023 to 14.03.2024	Hosakote	Nil
Survey No.145/3			
1.	24.01.2023 to 14.03.2024		Nil
Survey No.145/4.			
2.	24.01.2023 to 14.03.2024	Hosakote	Nil.
Survey No.145/5.			
3.	24.01.2023 to 14.03.2024	Hosakote	Nil.

Survey No.145/1			
4.	01.04.2004 to 24.06.2024	Hosakote	a) Joint Development Agreement dated 27.09.2023 executed by a) Muniyellappa registered as Document No.HSK-1-08979/23-24, in Book I, in the office of Sub Registrar, Hosakote. b) Joint Development Agreement dated 18.11.2014 registered as Document No.HSK-1-06023/14-15, in Book I, HSKD477, in the office of Sub Registrar, Hosakote.
Survey No.145/2			
5.	01.04.2004 to 24.06.2024	Hosakote	Joint Development Agreement dated 18.11.2014 registered as Document No.HSK-1-06023/14-15, in Book I, HSKD477, in the office of Sub Registrar, Hosakote.
Survey No.145/3			
6.	01.04.2004 to 24.06.2024	Hosakote	Nil
Survey No.145/4			
7.	01.04.2004 to 24.06.2024	Hosakote	Nil
Survey No.145/5			
8.	01.04.2004 to 24.06.2024	Hosakote	Nil

50. We have been furnished with the following Encumbrance Certificates for the period mentioned below with regard to Survey Nos.145/1, 145/2, 145/3, 145/4 and 145/5:

Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.04.2004 to 21.05.2025	Digitally Signed	a) Sale Deed dated 20.02.2025 registered as Document No.HSK-1-19253/24-25. b) Partition Deed dated 08.09.2022 registered as Document No.HSK-1-08033/22-23, in Book I, CD No. HSKD1635, in the office of Sub Registrar, Hosakote. c) Joint Development Agreement dated 18.11.2014 registered as Document



			No.HSK-1-06023/14-15, in Book I, HSKD477, in the office of Sub Registrar, Hosakote.
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51. We have been furnished with the following Encumbrance Certificates for the period mentioned below with regard to Survey Nos.145/1, 145/2, 145/4 and 145/5:

Survey No.145/1			
Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.04.2025 to 04.05.2026	Digitally Signed	a) Release Deed dated 18.03.2026 registered as Document No.HSK-1-19788/25-26. b) Sale Deed dated 07.11.2025 registered as Document No.HSK-1-12164/25-26.
Survey No.145/2			
2.	01.04.2025 to 04.05.2026	Digitally Signed	a) Sale Deed dated 18.03.2026 registered as Document No.HSK-1-19768/25-26. b) Sale Deed dated 25.08.2025 registered as Document No.DNH-1-09870/25-26. c) Release Deed dated 19.08.2025 registered as Document No.HSK-1-07422/25-26.
Survey No.145/4			
3.	01.04.2025 to 04.05.2026	Digitally Signed	a) Release Deed dated 18.03.2026 registered as Document No.HSK-1-19788/25-26. b) Sale Deed dated 29.07.2025 registered as Document No.HSK-1-06274/25-26. c) Supplemental Deed dated 28.07.2025 registered as Document No.HSK-1-6273/25-26.
Survey No.145/5			



4.	01.04.2025 to 04.05.2026	Digitally Signed	a) Release Deed dated 18.03.2026 registered as Document No.HSK-1-19788/25-26. b) Cancellation Deed dated 07.11.2025 registered as Document No.HSK-1-12773/25-26. c) Sale Deed dated 07.11.2025 registered as Document No.HSK-1-2774/25-26. d) Supplemental Deed dated 28.07.2025 registered as Document No.HSK-1-6273/25-26.
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IV. OPINION AND RECOMMENDATIONS

Upon review and scrutiny of the documents furnished to us, we are of the opinion that M/s. Sowaprnika Homes Private Limited is the owner of Item No.1, Item No.2, Item No.3 and Item No.4 and it has clear marketable title over the same.

Lakshmi is the owner of agricultural land bearing Survey No.145/3 measuring 08 Guntas and she has clear marketable title over the same.

It is recommended to obtain E.Katha and latest Tax paid receipt in the name of M/s. Sowaprnika Homes Private Limited.

V. OUR UNDERSTANDING

We understand that M/s. Sowaprnika Homes Private Limited (the "Client") 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.

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

With a view to check and 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 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 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

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 are 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 the 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 1982. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of the 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 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.

VIII. CONTACT DETAILS

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

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For Fox Mandal and Associates

Naga Champa B.N.
Naga Champa B.N.
Associate Partner



September 08th, 2026

To,

M/s. Sowparnika Homes Private Limited,

Hereunder referred to as 'the Client'

Dear Sir,

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

Item No.1:

ALL THAT PIECE AND PARCEL of agricultural land bearing Survey No. 161/1 measuring to an extent of 01 Acre 14 Guntas, situated at Pujena Agrahara Village, Kasaba Hobli, Hosakote Taluk, Bangalore District and bounded on the:

East by	Land bearing Sy No. 27;
West by	Land bearing Sy No. 27;
North by	Land bearing Sy No. 143/2 and 143/3;
South by	Land bearing Sy No. 161/2.

Item No.2:

ALL THAT PIECE AND PARCEL agricultural land bearing Survey No. 161/2 measuring to an extent of 01 Acre 14 Guntas, situated at Pujena Agrahara Village, Kasaba Hobli, Hosakote Taluk, Bangalore District and bounded on the:

East by	Land bearing Sy No. 27;
West by	Land bearing Sy No. 27;
North by	Land bearing Sy No. 161/1;
South by	Land bearing Sy No. 144/1

Note: Boundaries of the Schedule Property are provided by Client;

II. DOCUMENTS FURNISHED FOR SCRUTINY

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Grant Certificate dated 24.08.1982 bearing No. LN DSR.107/78-79, issued by the office of Tahsildar, Hosakote Taluk.
2.	Index of Land extract.
3.	Family Tree of Muniyappa.
4.	Mutation Register extract bearing MR 14/92-93 issued by Shirestedar, Hosakote Taluk.



5.	Official Memorandum dated 19.06.1997 bearing No. ALND SR(H) 108/96-97 issued by Deputy Commissioner, Bangalore Rural District.
6.	Inheritance Register extract bearing IHC9/2000-2001 issued by the office of Tahsildar, Hosakote Taluk.
7.	Sale Deed dated 17.06.2003 executed by Muniyappa s/o Munishamappa in favour of Chikka Muniyappa s/o Dasappa registered as Document No.940/03-04, in Book I, Volume 2477, at pages 107-109, in the office of Sub Registrar, Hosakote.
8.	General Power of Attorney dated 28.04.2005 executed by Muniyappa s/o late Munishamappa and Manjula d/o Muniyappa in favour of Ammayamma w/o late Venkatappa registered as Document No.HSK-4-00097/05-06, in Book IV, CD No. HSKD40, in the office of Sub Registrar, Hosakote.
9.	Sale Deed dated 06.06.2005 executed by Muniyappa s/o late Munishamappa and Manjula d/o Muniyappa both represented by their GPA holder Ammayamma in favour of Sakkamma w/o Yellappa registered as Document No.HSK-1-01021/05-06, in Book I, CD No. HSKD42, in the office of Sub Registrar, Hosakote.
10.	Cancellation of Sale Deed dated 24.08.2005 executed by Muniyappa s/o Munishamappa in favour of Chikka Muniyappa s/o Dasappa registered as Document No.HSK-1-02234/05-06, in Book I, CD No. HSKD46, in the office of Sub Registrar, Hosakote.
11.	Deed of Cancellation of Sale Deed dated 20.04.2014 executed by a) Muniyappa, b) Manjula both represented by their GPA holder Ammayamma in favour of Sakkamma registered as Document No.HSK-1-00468/14-15, in Book I, CD No. HSKD457, in the office of Sub Registrar, Hosakote.
12.	Cancellation of General Power of Attorney dated 24.04.2014 executed by Ammayamma in favour of a) Muniyappa and b) Manjula registered as Document No.HSK-4-00045/14-15, in book IV, CD No. HSKD457, in the office of Sub Registrar, Hosakote.
13.	General Power of Attorney dated 25.04.2014 executed by 1) Muniyappa s/o late Munishamappa @ Munipapaiah, 2) Poojamma w/o Muniyappa, 3) Manjula d/o Muniyappa, 4) Ammayamma w/o late Venkatappa and 5) Sakamma w/o Yallappa in favour of V.Krishnaiah registered as Document No.HSK-4-00046/14-15, in Book IV, CD No. HSKD457, in the office of Sub Registrar, Hosakote.
14.	Family Tree of late P.Muniyappa.
15.	Irrevocable General Power of Attorney dated 12.10.2021 executed by a) Muniyamma w/o late P.Muniyappa, b) P.M.Nagaraj s/o late P.Muniyappa, c) Shanthakumari.P.M.



	w/o P.M.Nagaraj, d) Thanushree.N d/o P.M.Nagaraj, e) Keerthisagar s/o P.M.Nagaraj, f) Kiran Kumar P.M s/o P.Muniyappa, g) Nalini Kumari w/o Kiran Kumar P.M, h) Bhavana.K, i) Chethana.K, (Sl Nos.h and i are daughters of Kiran Kumar), j) Vanajakshi.M w/o M.Amaresh.D, d/o late P.Muniyappa, k) Veena Shree.A d/o Amaresh.D, l) Nikhila.A s/o Amaresh.D in favour of M/s.Haarithaa Developers represented by its B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-4-00373/21-22, in Book IV, CD No.HSKD1374, in the office of Sub Registrar, Hosakote.
16.	Full Settlement Agreement dated 12.10.2021 executed between a) Muniyamma w/o late P.Muniyappa, b) P.M.Nagaraj s/o late P.Muniyappa, c) Shanthakumari.P.M, d) Thanushree.N, e) Keerthisagar (Sl.Nos.c, d and e are wife and children of P.M.Nagaraj), f) Kiran Kumar s/o late P.Muniyappa, g) Nalini Kumari, h) Bhavana.K, i) Chethana.K (Sl.Nos. g, h and i are wife and minor daughters of Kiran Kumar also daughter are represented by father and natural guardian Kiran Kumar), j) Vanajakshi.M, k) Veena Shree.A, l) Nikhil. A (Sl. Nos. j, k and l are wife and children of Amaresh.D) and M/s.Haarithaa Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar registered as Document No.HSK-1-07384, in Book I, CD No. HSKD1374, in the office of Sub Registrar, Hosakote.
17.	Death Certificate of Manjula.
18.	Sale Deed dated 14.08.2025 executed by a) Muniyamma w/o late P.Muniyappa, b) P.M.Nagaraj s/o late P.Muniyappa, c) Shanthakumari.P.M, d) Thanushree.N, e) Keerthisagar (Sl.Nos. c, d and e are wife and children of P.M.Nagaraj), f) Kiran Kumar s/o late P.Muniyappa, g) Nalini Kumari, h) Bhavana.K, i) Chethana.K (Sl.Nos. g, h and i are wife and minor daughters of Kiran Kumar also daughter are represented by father and natural guardian Kiran Kumar), j) Vanajakshi.M, k) Veena Shree.A, l) Nikhil. A (Sl. Nos. j, k and l are wife and children of Amaresh.D) all represented by their GPA holder M/s.Haarithaa Developers, a) Govardhana Chary and b) V.Ganesh Kumar, and M/s.Haarithaa Developers represented by its Partners Govardhana Chary and V.Ganesh Kumar in favour of M/s.Sowparnika Homes Private Limited represented by its authorized Director Meenakshi Ramji registered as Document No.HSK-1-07249/25-26, in Book I, in the office of Sub Registrar, Bangalore Rural (Hosakote).
19.	Official Memorandum dated 10.11.2025 bearing No.806852 issued by Deputy Commissioner, Bangalore Rural District.
20.	Sale Deed dated 13.08.2025 executed by a) Muniyappa s/o late Munishamappa@Munipapaiah, b) Pojamma w/o Muniyappa, c) Praveen P.V, d) Pavan.V (Sl No. c and d



	are children are late Venkatesh and Manjula) and V.Krishnaiah s/o late Beemaiah in favour of M/s Sowparnika Homes Private Limited represented by its authorized Director Meenakshi Ramji registered as Document No.HSK-1-07123/25-26, in Book I, in the office of Sub Registrar, Hosakote.
21.	Official Memorandum dated 11.11.2025 bearing No.806854 issued by Deputy Commissioner, Bangalore Rural District.
22.	Relinquishment Deed dated 18.03.2026 executed by a) M/s. Sowaparnika Homes Private Limited, b) Meenakshi Ramji and c) Sreenivas registered as Document No.HSK-1-19788/25-26.
23.	Tippani extract issued by Inspector, Land records Hosakote.
24.	Mutation Register bearing MRH6/20-21
25.	Mutation Register bearing MR T104/22-23.
26.	Hissa Tippani issued by Inspector, Land records Hosakote.
27.	Mutation Register bearing MR T9/23-24.
28.	Akarbandh extract issued by Inspector, Land records Hosakote.
29.	Endorsement dated 27.06.23-24 issued by Tahsildar Grade-2, Hosakote Taluk.
30.	Records of Rights, Tenancy and Crops ("RTC") for the period 1983-84 to 2019-20 with respect to Survey No. 27 (6 Block) measuring 02 Acres 28 Guntas.
31.	RTC for the period 2023-24 with respect to Survey No.161/1 measuring 01 Acre 14 Guntas.
32.	RTC for the period 2023-24 with respect to Survey No.161/2 measuring 01 Acre 14 Guntas.
33.	RTC for the period 2024-25 with respect to Survey No.161/1 measuring 01 Acre 14 Guntas.
34.	RTC for the period 2024-25 with respect to Survey No.161/2 measuring 01 Acre 14 Guntas.
35.	RTC for the period 2024-25 and 2025-26 with respect to Survey No.161/1 measuring 01 Acre 14 Guntas.
36.	RTC for the period 2024-25 and 2025-26 with respect to Survey No.161/2 measuring 01 Acre 14 Guntas.
Encumbrance Certificate:	
37.	Encumbrance Certificate for the period covering from 01.04.1960 to 31.03.2004.
38.	Encumbrance Certificate for the period covering from 01.04.1978 to 31.01.2004.
39.	Encumbrance Certificate for the period covering from 01.04.2018 to 07.01.2025.
40.	Encumbrance Certificate for the period covering from 01.01.2024 to 07.05.2025.



41.	Encumbrance Certificate for the period covering from 07.05.2025 to 05.08.2025.
42.	Encumbrance Certificate for the period covering from 07.05.2025 to 05.08.2025.
43.	Encumbrance Certificate for the period covering from 01.04.2025 to 04.05.2026 with regard to Survey No.161/1.
44.	Encumbrance Certificate for the period covering from 01.04.2025 to 04.05.2026 with regard to Survey No.161/2.

III. TRACING OF TITLE

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

1. Originally the land in Survey No.27 measuring 33 Acres 01 Guntas situated at Pujenaagrahara Village, Kasaba Hobli, Hosakote Taluk was a Gomala Land ("**Larger Property**"). Later one Muniyappa s/o Munipapaiah (Munishami s/o Munishamappa @ Munipapaiah)made an application to Tahsildar, Hosakote Taluk and was granted a portion of Larger Property i.e., Survey No.27 measuring 02 Acres 28 Guntas ("**Said Property**") with a condition of non-alienation period of 15 years vide Grant Certificate dated 24.08.1982 bearing No. LN DSR.107/78-79. The Index of Land extract also records the same.
2. Notarized Family Tree of Muniyappa s/o late Munipapaiah records that Muniyappa was married to Pujamma and they had three children namely:
 - a) Manjula married to Venkateshappa
 - b) Praveen and
 - c) Pavan.
3. Mutation Register extract bearing MR 14/92-93 issued by Shirestedar, Hosakote Taluk records an oral Partition executed between Munishami s/o Munishamappa @ Munipapaiah and P.Munishami s/o Poojappa wherein a portion of Said Property i.e., Survey No.27 measuring 01 Acre 14 Guntas was allotted to the share of P.Munishami.
4. Further the said Muniyappa s/o Munipapaiah applied and obtained Sale Permission to sell the Said Property after the completion of nonalienation period vide Official Memorandum dated 19.06.1997 bearing No. ALND SR(H) 108/96-97 issued by Deputy Commissioner, Bangalore Rural District.
5. Upon the demise of P.Muniyappa s/o Poojappa, his legal heirs (three children) gave consent to transfer the katha with regard to Survey No.27/6 measuring 01 Acre 14 Guntas in the



name of their mother Muniyamma w/o P.Muniyappa. Accordingly, the katha was transferred vide Inheritance Register extract bearing IHC9/2000-2001 issued by the office of Tahsildar, Hosakote Taluk.

6. Further the said Muniyappa (Munishami) s/o Munishamappa executed a Sale Deed dated 17.06.2003 registered as Document No.940/03-04, in Book I, Volume 2477, at pages 107-109, in the office of Sub Registrar, Hosakote in favour of Chikka Muniyappa s/o Dasappa with regard to Survey No.27/6B measuring 20 Guntas. However, this Sale Deed was cancelled vide Cancellation of Sale Deed dated 24.08.2005 registered as Document No.HSK-1-02234/05-06, in Book I, CD No. HSKD46, in the office of Sub Registrar, Hosakote.
7. Further upon perusal of General Power of Attorney (GPA) dated 28.04.2005 registered as Document No.HSK-4-00097/05-06, in Book IV, CD No.HSKD40, in the office of Sub Registrar, Hosakote, we understand that Muniyappa s/o late Munishamappa and Manjula d/o Muniyappa executed the aforesaid GPA in favour of Ammayamma w/o late Venkatappa there by authorizing her to deal and represent them in sale transaction with regard to Survey No.27 measuring 01 Acre 14 Guntas.
8. The said Muniyappa s/o late Munishamappa and Manjula d/o Muniyappa both represented by their GPA holder Ammayamma executed a Sale Deed dated 06.06.2005 registered as Document No.HSK-1-01021/05-06, in Book I, CD No. HSKD42, in the office of Sub Registrar, Hosakote in favour of Sakkamma w/o Yellappa and conveyed Survey No.27/6B measuring 01 Acre 14 Guntas.
9. Ammayamma executed a Cancellation of General Power of Attorney dated 24.04.2014 in favour of a) Muniyappa and b) Manjula registered as Document No.HSK-4-00045/14-15, in book IV, CD No.HSKD457, in the office of Sub Registrar, Hosakote, thereby cancelling the General Power of Attorney dated 28.04.2005 registered as Document No.HSK-4-00097/05-06, in Book IV, CD No.HSKD40, in the office of Sub Registrar, Hosakote with regard to Survey No.27/6B measuring 01 Acre 14 Guntas.
10. Later the said Muniyappa and Manjula both represented by their GPA holder Amayamma cancelled the Sale Deed dated 06.06.2005 registered as Document No.HSK-1-01021/05-06, in Book I, CD No. HSKD42, in the office of Sub Registrar, Hosakote under a Deed of Cancellation of Sale Deed dated 20.04.2014 in favour of Sakkamma registered as Document



No.HSK-1-00468/14-15, in Book I, CD No. HSKD457, in the office of Sub Registrar, Hosakote with regard to Survey No.27/6B measuring 01 Acre 14 Guntas.

11. The said 1) Muniyappa s/o late Munishamappa @ Munipapaiah, 2) Poojamma w/o Muniyappa, 3) Manjula d/o Muniyappa, 4) Ammayamma w/o late Venkatappa and 5) Sakamma w/o Yallappa executed a General Power of Attorney dated 25.04.2014 registered as Document No.HSK-4-00046/14-15, in Book IV, CD No. HSKD457, in the office of Sub Registrar, Hosakote in favour of V.Krishnaiah thereby authorizing him to do all acts, represent, sign, any such deeds, sell and develop and do any such act/s with regard to Survey No. 27/6B measuring 1 Acre 14 Guntas.
12. Family Tree of late P.Muniyappa discloses that P.Muniyappa (demised) was married to Muniyamma and they had three children namely:
 - ❖ P.M Nagaraj married to Shanthakumari.P.M, and they have two children namely:
 - Thanushree.N and
 - Keerthisagar
 - ❖ Kiran Kumar P.M married to Nalini Kumari and they have two children namely:
 - Bhavana.K and
 - Chethana.K
 - ❖ Vanajakshi.M
13. Muniyamma w/o late P.Muniyappa and others executed a GPA dated 12.10.2021 registered as Document No.HSK-4-00373/21-22, in Book IV, CD No.HSKD1374, in the office of Sub Registrar, Hosakote in favour of M/s.Haarithaa Developers represented by its B.Govardhana Chary and V.Ganesh Kumar there by authorizing them to deal, sell receive sale consideration and to do all acts, deeds and things necessary with regard to Survey No.27/6B measuring 01 Acre 14 Guntas.
14. The said Muniyamma and others (Vendors) executed a Full Settlement Agreement dated 12.10.2021 registered as Document No.HSK-1-07384, in Book I, CD No.HSKD1374, in the office of Sub Registrar, Hosakote in favour of M/s.Haarithaa Developers represented by its Managing Partners B.Govardhana Chary and V.Ganesh Kumar (Purchaser) wherein the purchaser had paid entire sale consideration and handed over the possession of Survey No.27/6B measuring 01 Acre 14 Guntas to the vendors.(Full and final sale Consideration given).



15. Mutation Register bearing MR T9/23-24 issued by Revenue Inspector, Hosakote records bifurcation of Survey No.161 into:
- Survey No.161/1 measuring 01 Acre 14 Guntas and the katha stands transferred in the name of Muniyamma w/o late P.Muniyappa (**Item No.1**).
 - Survey No.161/2 measuring 01 Acre 14 Guntas and the katha stands transferred in the name of Muniyappa s/o.Munishamappa (**Item No.2**).

Item No.1 and **Item No.2** are hereinafter collectively referred to as "**Schedule Property**".

16. Death Certificate issued by Chief Registrar of Birth and Deaths records the death of Manjula w/o Venkatesh as on 11.06.2025.
17. The said a) Muniyamma w/o late P.Muniyappa, b) P.M.Nagaraj s/o late P.Muniyappa, c) Shanthakumari.P.M, d) Thanushree.N, e) Keerthisagar (Sl.Nos. c, d and e are wife and children of P.M.Nagaraj), f) Kiran Kumar s/o late P.Muniyappa, g) Nalini Kumari, h) Bhavana.K, i) Chethana.K (Sl.Nos. g, h and i are wife and minor daughters of Kiran Kumar also daughter are represented by father and natural guardian Kiran Kumar), j) Vanajakshi.M, k) Veena Shree.A, l) Nikhil. A (Sl. Nos. j, k and l are wife and children of Amaresh.D) all represented by their GPA holder M/s.Haarithaa Developers, a) Govardhana Chary and b) V.Ganesh Kumar, and M/s.Haarithaa Developers represented by its Partners Govardhana Chary and V.Ganesh Kumar sold Survey No.161/1 (Old No.161) measuring 01 Acre 14 Guntas (**Item No.1**) under a Sale Deed dated 14.08.2025 registered as Document No.HSK-1-07249/25-26, in Book I, in the office of Sub Registrar, Bangalore Rural (Hosakote) in favour of M/s.Sowparnika Homes Private Limited represented by its authorized Director Meenakshi Ramji.
18. M/s. Sowparnika Homes Private Limited represented by its authorized Director Meenakshi Ramji applied and obtained conversion of Item No.1 from agriculture to Apartment Residential purposes vide Official Memorandum dated 10.11.2025 bearing No.806852 issued by Deputy Commissioner, Bangalore Rural District.
19. a) Muniyappa s/o late Munishamappa@ Munipapaiah, b) Pojamma w/o Muniyappa, c) Praveen P.V, d) Pavan.V (Sl No. c and d are children are late Venkatesh and Manjula) and V.Krishnaiah s/o late Beemaiah sold Survey No. 161/2 (old No.161) measuring 1 Acre 14 Guntas (**Item No.2**) executed a Sale Deed dated 13.08.2025 registered as Document No.HSK-



1-07123/25-26, in Book I, in the office of Sub Registrar, Hosakote in favour of M/s Sowparnika Homes Private Limited represented by its authorized Director Meenakshi Ramji.

20. M/s. Sowparnika Homes Private Limited represented by its authorized Director Meenakshi Ramji applied and obtained conversion of Item No.2 from agriculture to Apartment Residential purposes vide Official Memorandum dated 11.11.2025 bearing No.806854 issued by Deputy Commissioner, Bangalore Rural District.
21. Tippani extract issued by Inspector, Land records Hosakote records the assigning of New Survey No.161 for Old Survey No.27 measuring 02 Acres 28 Guntas on 22.10.2021. The name of Karda reflecting is Muniyappa s/o Munipapaiah.
22. Mutation Register bearing MRH6/20-21 issued by the office of Revenue Inspector, Kasaba Hobli records Muniyamma w/o late P.Muniyappa as Owner after the change of name for Survey No.27 measuring 01 Acre 14 Guntas in RTC vide RRT (DIS)BH00MI247/20.
23. Mutation Register bearing MR T104/22-23 issued by Revenue Inspector, Hosakote records bifurcation of Larger Property (Survey No.27) and assigning of new Survey No.161 totally measuring 02 Acres 28 Guntas, in the name of both Muniyappa (01 Acre 14 Guntas) and Muniyamma (01 Acre 14 Guntas).
24. M/s. Sowparnika Homes Private Limited, b) Meenakshi Ramji, and c) S. Sreenivas executed a Relinquishment Deed dated 18.03.2026, registered as Document No. HSK-1-19788/25-26, in respect of Survey Nos. 143/1 measuring 1 Acre 14 Guntas, Survey No. 143/2 measuring 20 Guntas, Survey No. 143/3 measuring 34 Guntas, Survey No. 144/1 measuring 1 Acre 14 Guntas, Survey No. 144/2 measuring 1 Acre 14 Guntas, Survey No. 145/1 measuring 8 Guntas, Survey No. 145/2 measuring 1 Acre 14 Guntas, Survey No. 145/4 measuring 8 Guntas, Survey No. 145/5 measuring 30 Guntas, Survey No. 161/1 measuring 1 Acre 14 Guntas, and Survey No. 161/2 measuring 1 Acre 14 Guntas, totally measuring 10 Acres 24 Guntas, whereby they relinquished the following portions carved out of the aforesaid lands in favour of the Satellite Town Ring Road Planning Authority (STRRPA) for public purposes:

Purpose	Extents Relinquished
Parks and open spaces	4290 Sq Mtrs
STRR/land banks	2145.34Sq Mtrs
District Highways	2868.51 Sq Mtrs



25. Hissa Tippani, Atlas and Pakka Book extracts dated 22.02.2022 bearing No.21040723207910 issued by Inspector, Land records Hosakote records the bifurcation and Phodi of Survey No.161 into:
- Survey No.161/1 measuring 01 Acre 14 Guntas in the name of Muniyamma w/o late P.Muniyappa.
 - Survey No.161/2 measuring 01 Acre 14 Guntas in the name of Muniyappa s/o. Munishamappa.
26. Akarbandh extract issued by Inspector of Land records, Hosakote confirms the actual extent of Survey No.161/1 as 01 Acre 14 Guntas and Survey No.161/2 as 01 Acre 14 Guntas and there being no kharab.
27. Endorsement dated 27.06.23-24 issued by Tahsildar Grade-2, Hosakote Taluk records that Mutation Register extract bearing MR-19/00-01, is not available and cannot be furnished as the same is dilapidated.
28. **PUBLIC NOTICE:**
- Public Notice was published on 01.07.2025 in daily newspapers "Times of India" and "Vijaya Karnataka" calling for objections from the persons having any claims over the lands comprising the Schedule Property.
 - Further No claim Certificate dated 15.05.2026 issued by Mr. Dhirendra N.Katti Advocate, KKC Advocates, it is confirmed that no claims, objections, notices or representations from any person, authority or entity with respect to the Schedule Property is received.
29. **LITIGATION SEARCH:**
- We have conducted litigation search in Bangalore District Courts, Consumer Court, ITAT/CESTAT, NCLT/NCLAT, DRT/DRAT, RERA NGT/others, High Court of Karnataka and Supreme Court of India based on the search, we note that there are 07 Cases filed in the name of Sowparnika Homes Private Limited. However, we have been informed by our clients that the same is not related to Schedule Property.
30. **CERSAI SEARCH:**
- We have conducted CERSAI Searches in the name of Sowparnika Homes Private Limited and based on the search reports dated 12.05.2026, issued by Cubictree Technology Solutions Pvt. Ltd., it is noted that there are no charges existing with respect to Schedule Property.
31. **Records of Rights, Tenancy, and Crops ("RTC"):**



- a) Records of Rights, Tenancy, and Crops ("RTC") for the period mentioned below with respect to Survey No. 27 (6 Block) measuring 02 Acres 28 Guntas discloses as follows:

SL No.	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	1983-84 to 2019-20	Tahsildar, Hosakote Taluk and Digital copy	Muniyappa and Muniyamma

- b) Records of Rights, Tenancy, and Crops ("RTC") for the period mentioned below with respect to Survey No.16/1 measuring 01 Acre 14 Guntas discloses as follows:

SL No.	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	2023-2024	Digital copy	Muniyamma w/o P.Muniyappa
2.	2024-2025	Digital copy	Muniyamma w/o P.Muniyappa
3.	2024-25 to 2025-26	Digital copy	Muniyamma w/o P.Muniyappa

- c) Records of Rights, Tenancy, and Crops ("RTC") for the period mentioned below with respect to Survey No.16/2 measuring 01 Acre 14 Guntas discloses as follows:

SL No.	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	2023-2024	Digital copy	Muniyappa s/o Munishamappa
2.	2024-2025	Digital copy	Muniyappa s/o Munishamappa
3.	2024-25 to 2025-26	Digital copy	Muniyappa s/o Munishamappa



32. We have been furnished with the following Encumbrance Certificates which discloses as follows:

SL. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.04.1978 to 31.01.2004	Hosakote	Sale Deed dated 17.06.2003 registered as Document No.940.
2.	01.04.2018 to 07.01.2025	Hosakote	1. Sale Agreement dated 24.03.23 executed by A.Narayanaswamy and others in favour of M/s. Iconic Infratech registered as Document No.HSK-19312/22-23, CD No. HSKD1812. 2. Full Settlement Agreement dated 12.10.2021 registered as Document No.HSK-1-07384, in Book I, CD No. HSKD1374, in the office of Sub Registrar, Hosakote. 3. Sale Agreement dated 19.08.2020 executed by Rajesh and others in favour of Krishnamurthy registered as Document No.HSK-1-03250/20-21, CD No. HSKD1074. 4. Cancellation Deed dated 19.08.2020 executed by Krishnamurthy in favour of Rajesh and others registered as Document No.HSK-1-03248/20-21. Note: SL No.1,3 and 4 are not related to the Item No.1 and 2)
3.	01.01.2024 to 07.05.2025	Hosakote	"Nil"
4.	07.05.2025 to 05.08.2025		"Nil"
5.	07.05.2025 to 05.08.2025		"Nil"
Survey No.161/1			

6.	01.04.2025 to 04.05.2026		a) Release Deed dated 18.03.2026 registered as Document No.HSK-1-19788/25-26. b) Sale Deed dated 14.08.2025 registered as Document No.HSK-1-07249/25-26.
Survey No.161/2			
7.	01.04.2025 to 04.05.2026		a) Release Deed dated 18.03.2026 registered as Document No.HSK-1-19788/25-26. b) Sale Deed dated 13.08.2025 registered as Document No.HSK-1-07123/25-26.

IV. OPINION AND RECOMMENDATIONS

Upon review and scrutiny of the documents furnished to us, we are of the opinion that M/s Sowparnika Homes Private Limited is the absolute Owner of Schedule Property and have marketable title over the same.

It is recommended to obtain E.Katha and latest Tax paid receipt in the name of M/s. Sowparnika Homes Private Limited.

V. OUR UNDERSTANDING

We understand that M/s. Sowparnika Homes Private Limited (the "Client") 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.



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

With a view to check and 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 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 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**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 are 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 the 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 1982. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of the 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 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.



VIII. CONTACT DETAILS

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

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For Fox Mandal and Associates

Naga Champa B.N.


Naga Champa B.N.
Associate Partner