

CYRIL AMARCHAND MANGALDAS

June 19, 2015

LEGAL TITLE DUE DILIGENCE REPORT

**UNDERTAKEN ON BEHALF OF
GODREJ HOME CONSTRUCTIONS PRIVATE LIMITED**

Cyril Amarchand Mangaldas

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INTRODUCTION

Background

Godrej Home Constructions Private Limited ("GHCHPL") has requested M/s Cyril Amarchand Mangaldas, Advocates & Solicitors ("CAM") to conduct a title due diligence exercise in relation to lands measuring 30 (thirty) guntas in Survey No. 18/1A1, 3 (three) acres in Survey No. 18/1A13 and 14 (fourteen) acres 28 (twenty eight) guntas in Survey No. 22 all situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk ("Schedule Property").

Scope of work

The aim of this title due diligence exercise conducted by CAM is to review the various documents and information relating to the Schedule Property provided by Puravankar Projects Limited ("PPL") to verify the title of PPL to the Schedule Property, provide opinion on title and to also identify legal issues or risks, if any, which may adversely affect PPL's title to the Schedule Property.

Qualifications

- (i) The information provided in this legal due diligence report ("Report") is documentary in nature and is based completely and solely on ordinary copies of documents provided by PPL. We have appended to this Report a list of such documents reviewed as part of the due diligence marked Annexure I.
- (ii) The information included in this Report is not meant to be published nor is it intended to be a substitute for the representations and warranties that GHCHPL may wish to seek from PPL or any other person. The decision whether to proceed with the transaction in relation to the Schedule Property lies solely with GHCHPL and our work and findings shall not in any way constitute a recommendation as to whether GHCHPL should or should not consummate any proposed transaction. Further, this Report is not intended to deal with all the precautions that GHCHPL needs to exercise over the Schedule Property and/or any portion thereof or any other arrangement in this regard, although related matters which have come to our attention have, to the extent possible, been reflected in this Report.
- (iii) No independent litigation search in the court registry has been undertaken as the courts in Karnataka do not maintain any separate or specific index of litigation concerning immovable property. No independent inspection of any public, revenue or municipal documents has been undertaken during the course of preparation of this Report.
- (iv) No physical survey or zoning inspection of the Schedule Property has been undertaken by us.



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- (v) This Report and all observations and recommendations contained herein are intended for the sole use of GHCLPL and are subject to strict confidentiality obligations on GHCLPL. CAM shall not be liable for any reliance placed on this Report or any views contained herein by any third parties.
- (vi) We have assumed the authenticity and genuineness of all documents and signatures on such documents and conformity of copies and extracts with the originals of such documents. We have also assumed the validity of all governmental proceedings and approvals.
- (vii) This Report is confined solely to the laws applicable as at the date of this Report and is subject to any change in applicable laws from the date hereof as well as any contrary view or position that may be taken by any court, governmental or regulatory authority on issues considered in this Report.
- (viii) We have not independently verified the boundaries for the Schedule Property. Information on the existing boundaries and extents are based on documents and information provided to us by PPL.

It may be noted that in no circumstances shall the liability of CAM, its partners, associates or employees, related to the services provided in connection with this Report, exceed the amount of professional fees paid to us for this Report.

Yours faithfully,

For M/s Cyril Amarchand Mangaldas



Narmata Kolar
Partner

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1. LOCATION AND EXTENT

1.1 We are provided with documents in relation to lands measuring 30 (thirty) guntas in Survey No. 18/1A1, 3 (three) acres in Survey No. 18/1A13 (earlier having Survey No. 18/1A7) (collectively "Portion I") and 14 (fourteen) acres 28 (twenty eight) guntas in Survey No. 22 ("Portion II") all situated in Mullasandra Village, Uttarahalli Hobli, Bangalore South Taluk. Portion I and Portion II are hereinafter collectively referred to as Schedule Property.

1.2 We are informed by PPL that Portion I and Portion II are contiguous with one another and form one composite block of land bounded as follows:

East by	Survey numbers 18/1A2, 18/1A3, 18/1A4 and Road
West by	Survey number 23
North by	Survey numbers 24 and 25
South by	Uttarahalli Manuvanthekuvu Village Boundary

1.3 We are provided with extracts of the Karnataka Revision Settlement Akarband issued by the Additional Director for Land records, Bangalore ("ADLR") ("Akarband") (Document Nos. 1 to 3) which indicate the following:

Survey No.	Totally Available Land	Kharab Extents as per Akarband	Cultivable Land (Less Kharab)
22	15 (fifteen) acres 33 (thirty three) guntas	26 (twenty six) guntas (B kharab)	13 (thirteen) acres 7 (seven) guntas
18/1A1	1 (one) hectare 82 (eighty two) acres ¹	20 (twenty) acres (B kharab) ²	1 (one) hectare 62 (sixty two) acres ³
18/1A13	3 (three) acres		3 (three) acres

1.4 The village map of Mullasandra issued by the office of the ADLR on February 02, 1980 indicates that the lands bearing Survey Nos. 22 and 18 (of which the Schedule Property forms a part) are situated within such village, contiguous on one another and form part of Uttarahalli Hobli, Bangalore South Taluk, Bangalore District, Karnataka (Document No. 4).

¹ 1365 is equivalent to an extent measuring approximately to 4 (four) acres 20 (twenty) guntas.

² This is equivalent to an extent measuring approximately 20 (twenty) guntas.

³ This is equivalent to an extent measuring approximately to 4 (four) acres



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- 1.5 The tippani extracts of larger Survey Nos. 22 and 18 (of which the Schedule Property forms a part) confirm with the shape and dimension set out in the Village map and survey sketch referred hereinbelow in paragraph 1.6 of this Report (Document Nos. 5 and 6).
- 1.6 We are provided with an undated sketch issued by the ADJLR for the larger Survey No. 22 and Portion I which confirms with the shape and dimensions of the corresponding tippani extracts (Document No. 7). The survey sketch further confirms the contiguity of Portion I and Portion II and records that the physically available land extent is 3 (three) acres in Survey No. 18/1A13, 30 (thirty) guntas carved out in Survey No. 18/1A1 and 15 (fifteen) acres 38 (thirty eight) guntas in Survey No. 22 which is inclusive of 26 (twenty six) guntas khorab land.

2. HISTORY OF TITLE

Portion I

- 2.1 The earliest document provided for our review is a sale deed dated September 12, 1957 and registered as document bearing No. 2290/57-58 in Book I, volume 30, at pages 178-183 (Document No. 8). Upon review, we note that Munizamaswamy and Lakshmanamurthy, both sons of Muni Byre Gowda conveyed *inter alia* land measuring 4 (acres) from out of a larger extent of land comprised in Survey No. 18 situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South taluk in favour of Ramajali, Seenappa and Anjanappa, all sons of Thiuppalah ("Ramajali Sale Deed"). The transfer so effected in favour of Ramajali, Seenappa and Anjanappa was recorded in the land revenue records by way of a mutation register extract bearing MR No. 3/1956-1957 issued by the Village Accountant Bangalore South (Document No. 9). We had sought for documents in terms of which Munizama Swamy and Lakshmana Murthy acquired right, title and interest in relation to land measuring 4 (acres) in Survey No. 18 and are informed by PPL that no documents in relation thereto are available.
- 2.2 Thereafter, Ramajali, Seenappa and Anjanappa together conveyed *inter alia* the above said land measuring 4 (four) acres in Survey No. 18 in favour of K. Ramaraju, son of Venkataraju by way of a sale deed dated September 29, 1966 and registered as document bearing No. 3722/66-67 in Book I, volume 611, at pages 104-106 in the office of Sub-Registrar Bangalore South ("Ramaraju Sale Deed") (Document No. 10). The transfer so effected in favour of K. Ramaraju was recorded in the land revenue records by way of a mutation register extract bearing MR No. 3/1968-1969 issued by the Village Accountant, Bangalore South (Document No. 11).
- 2.3 K. Ramaraju has subsequently conveyed *inter alia* the above said land measuring 4 (four) acres in Survey No. 18 in favour of Indar Kumar Kapur, son of Shamdas Kapur by way of sale deed dated March 27, 1968 and registered as document bearing No. 5968/67-68 in Book I, volume 692, at pages 143-147 in the office of Sub-Registrar Bangalore South ("Indar Kumar Sale Deed I") (Document No. 12). The transfer so

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effected in favour of Inder Kumar Kapur was recorded in the land revenue records by way of a mutation register extract bearing MR No. 4/1968-1969 issued by the Village Accountant, Bangalore South (Document No. 13).

- 2.4 Thereafter, Inder Kumar Kapur conveyed said land measuring 4 (four) acres in Survey No. 18/1 (such sub-division appears to have been carved out of larger Survey No. 18) in favour of Jolly Deb, daughter of Joseph Kannanathan by way of sale deed dated December 10, 1986 and registered as document bearing No. 5266/1986-87 in Book I, Volume No. 2515 in the office of Sub-Registrar Bangalore South (Document No. 14). The transfer so effected in favour of Jolly Deb was recorded in the land revenue records by way of a mutation register extract bearing MR No. 3/1986-1987 issued by the Village Accountant, Bangalore South (Document No. 15). Upon review of the sale deed we *inter alia* note that:

- 2.4.1 The land conveyed was to be used only for agricultural purposes;
- 2.4.2 There was a covenant to share costs with respect to the maintenance of walls and fences, and certain other utilities available in respect of the land conveyed; and
- 2.4.3 Inder Kumar Kapur had entered into an oral agreement to sell the conveyed land together with certain other lands in favour of one Jagannath Shetty for a sum of Rs. 2,89,000/- (Rupees two lakhs eighty nine thousand only). In connection with the agreement to sell, Jagannath Shetty had paid Rs. 2,75,000/- (Rupees two lakhs seventy five thousand only). Subsequently, Inder Kumar Kapur and Jagannath Shetty agreed to rescind the agreement. The sale deed records that Inder Kumar obtained consent from Jagannath Shetty for the conveyance in favour of Jolly Deb, and that the purchase price of Rs. 48,000/- (Rupees forty eight thousand only) had been paid by Jolly Deb directly to Jagannath Shetty. We had sought for copy of the acknowledgement issued by Jagannath Shetty confirming receipt of the purchase consideration and providing consent for the sale in favour of Jolly Deb and are informed by PPL that no documents in relation thereto are available. In the absence of documents recording receipt of purchase consideration by Jagannath Shetty and him providing consent to the conveyance in favour of Jolly Deb, appropriate indemnities may be sought from PPL under the definitive transaction documents that GHCL proposes to execute in relation to Portion I to safeguard itself against any claims that the said Jagannath Shetty or his heirs may have in relation to Portion I.

- 2.5 Thereafter, Jolly Deb further conveyed the above land purchased by her in the following manner:

- 2.5.1 Land measuring 3 (three) acres in Survey No. 18/1A (such further sub-division appears to have been carved out of larger Survey No. 18/1) was conveyed in favour of Clotilda Hilda D'Souza, daughter of John D'Souza by way of sale deed dated June 26, 1993 and registered as document bearing No. 1802/1994-95 in Book I, Volume No. 909, at pages 245 to 248 (Document No. 16). The transfer so effected in favour of Clotilda Hilda D'Souza was recorded in the land revenue records by way of a

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mutation register extract bearing MR No. 3/1994-1995 issued by the Village Accountant, Bangalore South (Document No. 17).

2.5.2 Land measuring 1 (one) acre 20 (twenty) guntas being a portion in Survey No. 18/1A1 (such further sub-division being carved out of larger Survey No. 18/1A) inclusive of 20 (twenty) guntas of kharab in favour of Hanumappa by way of sale deed dated September 06, 2003 and registered as document bearing No. 14896/2003-04 in Book 1, CD No. 140 in the office of Sub-Registrar Kengeri, Bangalore (Document No. 18). The transfer so effected in favour of Hanumappa was recorded in the land revenue records by way of a mutation register extract bearing MR No. 18/2003-2004 issued by the Village Accountant, Bangalore South (Document No. 19).

2.6 Hereafter, Clothilda Hilda D'Souza secured conversion of the land measuring 3 (three) acres in Survey No. 18/1A1 to non-agricultural residential user (the lands held by Clothilda Hilda D'Souza in Survey No. 18/1A being renumbered as Survey No. 18/1A1) and conveyed the land in favour of H. Nagaraja, son of Hanumappa, P.S. Kumar son of Sreekanth Gowda and H. Chandrashekhur, son of Hanumatheppa by way of sale deed dated June 17, 2003 and registered as document bearing No. 6921/2003-04 in Book 1, CD No. 129 in the office of Sub-Registrar Kengeri, Bangalore (Document No. 20).

2.7 H. Chandrashekar, with P. S. Kumar joining as confirming party, by way of release deed dated May 21, 2004 and registered as document bearing No. 5868/2004-05 in Book 1, stored in CD No. 76 in the office of the Sub Registrar Kengeri, Bangalore relinquished all his right, title and interest with respect to 3 (three) acres in Survey No. 18/1A1 in favour of H. Nagaraja (Document No. 21).

2.8 Thereafter, P.S. Kumar *inter alia* relinquished all his right, title and interest being 1/3rd (one third) undivided share with respect to 3 (three) acres in Survey No. 18/1A1 in favour of H. Nagaraja by way of release deed dated December 14, 2004 and registered as document bearing No. 34273/2004-05 in Book 1, CD No. 168 in the office of Sub Registrar Kengeri, Bangalore ("P. S. Kumar Release Deed") (Document No. 22).

2.9 H. Nagaraja executed an agreement to sell dated March 04, 2005 in relation to land measuring 3 (three) acres in Survey No. 18/1A1 in favour of Dayanand Pai, son of Narasimha Pai. However, no sale deed was registered in pursuance of such agreement. We had sought for a copy of the agreement to sell executed between H. Nagaraja and Dayanand Pai are informed by PPL that the same is unavailable. Thereafter, H. Nagaraja with Dayanand Pai joining as a confirming party, conveyed the residentially converted land measuring 3 (three) acres in Survey No. 18/1A1 in favour of PPL, by way of sale deed dated May 26, 2005 and registered as document bearing No. 5860/2005-06 in Book 1, CD No. 211 in the office of Sub-Registrar Kengeri, Bangalore (Document No. 23).



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- 2.10 Hanumappa, who came to acquire 1(one) acre 20 (twenty) guntas (inclusive of 20 (twenty) guntas of khirab land) in Survey No. 18/1A1 from Jolly Deb in the manner mentioned in paragraph 2.5.2 above, entered into an agreement to sell dated May 05, 2005 in relation to 30 (thirty) guntas in Survey No. 18/1A1 with Dayanand Pai. However, no sale deed was registered in pursuance of such agreement. We had sought for a copy of the agreement to sell executed between Hanumappa and Dayanand Pai and were informed by PPL that the same is unavailable. Thereafter, Hanumappa, secured conversion of the land to non-agricultural residential user and with Dayanand Pai joining as a confirming party, conveyed the residentially converted land measuring 30 (thirty) guntas in Survey No. 18/1A1 in favour of PPL by way of sale deed dated May 26, 2005 and registered as document bearing No. 5852/ 2005-06 in Book 1, CD No. 211 in the office of Sub-Registrar Kengeri, Bangalore (Document No. 24).
- 2.11 We are provided with a mutation register extract bearing MR No. 4/2007-2008 issued by the Village Accountant, Bangalore South on March 14, 2008 (Document No. 25). Upon review, the said mutation register extract records the following:
- 2.11.1 The overall extent in land bearing Survey No. 18/1A1 is 4 (four) acres 22 (twenty two) guntas out of which that 20 (twenty) guntas is classified as 'A' category khirab;
- 2.11.2 Based on a Thasildar order, Survey No. 18/1A1 has been sub-divided into 2 (two) portions viz. an extent measuring 1 (one) acre 22 (twenty two) guntas (inclusive of 20 (twenty) guntas of 'A' category khirab) recorded as continuing to bear Survey No. 18/1A1 standing in the name of Hanumappa and the remaining extent of 3 (three) acres recorded as being allotted new Survey No. 18/1A13 standing in the name of Clothilda Hilda D'Souza.
- 2.12 We observe that the land measuring 30 (thirty) guntas in Survey No. 18/1A1 and 3 (three) acres in Survey No. 18/1A13 had already been conveyed in favour of PPL in the year 2005. However, the above mentioned mutation register extract which sought to re-number portion of the earlier Survey No. 18/1A1 to Survey No. 18/1A13 continued to record the names of Clothilda Hilda D'Souza and Hanumappa, despite the conveyances executed by them in the manner mentioned in paragraphs 2.9 and 2.10 above respectively. This appears to be an error in the land revenue records which may have been owing to the fact that prior to conversion, RTC extracts for such land parcels recorded the names of Clothilda Hilda D'Souza and Hanumappa.
- 2.13 In the aforesaid manner, PPL came to acquire right, title and interest to residentially converted lands measuring 3 (three) acres from H. Nagarajit and 30 (thirty) guntas from Hanumappa altogether forming Portion I in the Schedule Property.



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Portion II

- 2.14 The earliest document provided for our review in relation to Portion II is a sale deed dated August 02, 1941 and registered as document bearing No. 441/41-42 in Book I, Volume 559 at pages 16-20 in the office of the Sub Registrar Bangalore South (Document No. 26). Upon review, we note that one B. G. Munishamappa, son of Govindappa as owner conveyed land measuring 14 (fourteen) acres 8 (eight) guntas together with 1 (one) acre 25 (twenty five) guntas of kharab land together measuring 15 (fifteen) acres 33 (thirty three) guntas bearing Survey No. 22 situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk in favour of Muni Byre Gowda, son of Mune Gowda. The transfer so effected in favour of Muni Byre Gowda was recorded in the land revenue records by way of a mutation register extract bearing MR No. 1/1941-1942 issued by the Village Accountant, Bangalore South (Document No. 27). The recitals of the sale deed indicates that the said B. G. Munishamappa came to acquire ownership and title to the conveyed land pursuant to partition deed dated April 06, 1935 made between him and 2 (two) others. We had sought for a copy of the partition deed dated April 06, 1935 and are informed by PPL that no documents in relation thereto are available. Further, while the sale deed of August 02, 1941 recorded that an extent of 1 (one) acre 25 (twenty five) guntas in Survey No. 22 was classified as kharab, the hissa survey tippani and kharab extract for the lands comprised in Survey No. 22 prepared on December 11, 1957 (a certified copy of which was issued by the village accountant Bangalore South Taluk (Document No. 28) records that the available kharab in Survey No. 22 was only 26 (twenty six) guntas reserved for public purposes such as temple, pond etc. From our review of the hissa survey tippani and kharab extract we further find reference that kharab in Survey No. 22 was originally recorded as 1 (one) acre 26 (twenty six) guntas standing in the name of the above mentioned Muni Byre Gowda which was reduced to 26 (twenty six) guntas with the remaining 1 (one) acre being reclassified as arable land.
- 2.15 Thereafter, it appears that Muni Byre Gowda died and the lands measuring 15 (fifteen) acres 33 (thirty three) guntas bearing Survey No. 22, devolved upon his sons viz. Muniramaswamy and Lakshmanamurthy. We had sought for the family tree of late Muni Byregowda or any heirship certificate issued by competent revenue authorities recording Munirama Swamy and Lakshmana Murthy as the sole surviving heirs of late Muni Byre Gowda and were informed by PPL that these are unavailable. In the absence of such documents, we are unable to confirm that Muniramaswamy and Lakshmana Murthy were the only persons entitled to ownership, right, title and interest in the lands measuring 15 (fifteen) acres 33 (thirty three) guntas (inclusive of kharab) comprised in Survey No. 22, claiming under their father Muni Byregowda.
- 2.16 By way of the Ramaiah Sale Deed, Muniramaswamy and Lakshmanamurthy conveyed *inter alia* land measuring 14 (fourteen) acres 8 (eight) guntas out of the larger extent of lands comprised in Survey No. 22 in favour of Ramaiah, Seenappa and Anjanappa. The transfer so effected in favour of Ramaiah, Seenappa and

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Anjanappa was recorded in the land revenue records by way of the same mutation register extract referred in paragraph 2.1 above. It may be noted that in terms of the Ramaiah Sale Deed, title to some balance extent of lands comprised in Survey No. 22 and appears to be lying on the western side and did not form part of the conveyance in favour of Ramaiah and others as is evident upon comparing the land boundaries provided in the Ramaiah Sale Deed with that provided in the sale deed dated August 02, 1961 referred in paragraph 2.14 above. Since the extent of 'B' kharab in Survey No. 22 was only 26 (twenty six) guntas, the balance extent of land that did not get conveyed to Ramaiah and others in terms of the Ramaiah Sale Deed would measure about 39 (thirty nine) guntas ("Un-conveyed Portion").

2.17 Thereafter, Ramaiah conveyed land measuring 4 (four) acres in Survey No. 22 in favour of Kempalali, son of Siddaiah by way of sale deed dated July 15, 1958 and registered as document bearing No. 1561/58-59 in Book I, volume 67, at pages 128-130 in the office Sub-Registrar Bangalore South (Document No. 19) ("Kempalali Sale Deed"). The transfer so effected in favour of Kempalali was recorded in land records by way of mutation register extract bearing MR No. 1/1968-1969 issued by the Village Accountant, Bangalore South (Document No. 30).

2.18 It may be noted that Ramaiah acquired title and ownership rights over 14 (fourteen) acres 8 (eight) guntas out of the larger extent of lands comprised in Survey No. 22 together with Seenappa and Anjanappa. Therefore, each of them became entitled to $1/3^{\text{rd}}$ share each in the extent of 14 (fourteen) acres 8 (eight) guntas comprised in Survey No. 22. In the absence of a contract to the contrary, Ramaiah could have validly conveyed only his $1/3^{\text{rd}}$ share in the 4 (four) acres in terms of the Kempalali Sale Deed and title to the balance $2/3^{\text{rd}}$ extent measuring about 2 (two) acres 27 (twenty seven) guntas remained with the above mentioned Seenappa and Anjanappa ("Seenappa and Anjanappa's Share"). However, we are informed by PPL that pursuant to an oral arrangement made amongst Ramaiah, Seenappa and Anjanappa, the extent of 4 (acres) in Survey No. 22 conveyed by way of the Kempalali Sale Deed came to the exclusive share of Ramaiah. This explanation provided by PPL appears to be a true account of facts in view of the boundaries recorded for sale of the balance extent of 10 (ten) acres 8 (eight) guntas in Survey No. 22 jointly by the said Ramaiah, Seenappa and Anjanappa by way of the Ramaraju Sale Deed in 1966 (referred in paragraph 2.21 below) which acknowledges that northern side a portion of land conveyed belonged to Govindappa in Survey No. 22, being the transferee from Kempalali in the manner mentioned in paragraph 2.19 below. If that be the case, it appears that the said Seenappa and Anjanappa, were aware of the unilateral conveyance of lands made by Ramaiah by way of the Kempalali Sale Deed and through their action of acknowledging the further transferee from Kempalali in the manner mentioned above, they effectively ratified and confirmed the sale previously made under the Kempalali Sale Deed. Also, taking into consideration that the Kempalali Sale Deed was one made in 1958 and land revenue records transferred in 1968 in favour of Kempalali and given that subsequently in 1968 Ramaiah, Seenappa and Anjanappa have jointly conveyed the balance extent of 10 (ten) acres 8 (eight)



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guntas in Survey No. 22 by way of the Ramaraju Sale Deed and since then none of the heirs of Seenappa or Anjanappa having made any claims in respect of Seenappa and Anjanappa's Share, comfort can be drawn that Kempasiah validly acquired title to the extent of 4 (four) acres in Survey No. 22 under the Kempasiah Sale Deed. Nevertheless, we recommend that appropriate indemnities be sought from PPL under the definitive transaction documents that GHCTL proposes to execute in relation to Portion II to safeguard itself against any claims that heirs of Seenappa or Anjanappa may make in future against Seenappa and Anjanappa's Share out of Portion II.

- 2.19 Subsequently, Kempasiah conveyed land measuring 4 (four) acres in Survey No. 22 in favour of Govindappa, son of Dadda Boddappa by way of sale deed dated October 14, 1959 and registered as document bearing No. 3277/1959-60 in Book I, volume 139, at pages 65-67 in the office Sub-Registrar Bangalore South (Document No. 31). The transfer so effected in favour of Govindappa was recorded in the land revenue records by way of a mutation register extract bearing MR No. 2/1968-1969 issued by the Village Accountant, Bangalore South (Document No. 32).
- 2.20 Thereafter, Govindappa conveyed land measuring 4 (four) acres in Survey No. 22 in favour of Inder Kumar Kapur by way of sale deed dated March 22, 1968 and registered as document bearing No. 5969/1967-68 in Book I, volume 691, at pages 183-187 in the office Sub-Registrar Bangalore South (Document No. 33). The transfer so effected in favour of Inder Kumar Kapur was recorded in the land revenue records by way of a mutation register extract bearing MR No. 4/1968-1969 issued by the Village Accountant, Bangalore South (Document No. 34).
- 2.21 By way of the Ramaraju Sale Deed, Ramtiah, Seenappa and Anjanappa conveyed inter-alia land measuring 10 (ten) acres 8 (eight) guntas in Survey No. 22 in favour of K. Ramaraju. The transfer so effected in favour of K. Ramaraju was recorded in the land revenue records by way of the same mutation register extract referred in paragraph 2.2 above.
- 2.22 Subsequently, by way of the Inder Kumar Sale Deed I, K. Ramaraju conveyed land measuring 10 (ten) acres 8 (eight) guntas in Survey No. 22 in favour of Inder Kumar Kapur. The transfer so effected in favour of Inder Kumar Kapur was recorded in the land revenue records by way of the same mutation register extract referred in paragraph 2.3 above.
- 2.23 Accordingly, Inder Kumar Kapur came to acquire right, title and interest over 14 (fourteen) acres 8 (eight) guntas in Survey No. 22. Subsequently, Inder Kumar Kapur conveyed lands in Survey No. 22 by way of 5 (five) separate registered sale deeds in favour of Putthamma Shetty, Dinesh Shetty, Sunder Shetty, Suteesh Shetty and Suja Nambiar (collectively referred to as "Inder Kumar Sale Deeds II") details of which are provided below (Document Nos. 35 to 39):



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Purchaser	Location and Extent	Sale Deed, Registered Date
Putamma Shetthi	3 (three) acres including 3 (three) guntas of kharab in Survey No. 22	Executed on December 10, 1986 and registered as Document bearing document No. 5270/1986-87, Book I, Volume No. 2511
Dinesh Shetty	3 (three) acres including 3 (three) guntas of kharab in Survey No. 22	Executed on December 10, 1986 and registered as Document bearing document No. 5267/1986-87, Book I, Volume No. 2513, at pages 45 to 49
Sateesh Shetty	3 (three) acres including 3 (three) guntas of kharab in Survey No. 22	Executed on December 10, 1986 and registered as Document bearing document No. 5271/1986-87, Book I, Volume No. 2514
Sunder Shetty	3 (three) acres including 3 (three) guntas of kharab in Survey No. 22	Executed on December 10, 1986 and registered as Document bearing document No. 5269/1986-87, Book I, Volume No. 2516
Sujā Nambiar represented by her CPA holder Devadas Adyanthaya	3 (three) acres 7 (seven) guntas including 3 (three) guntas of kharab in Survey No. 22	Executed on December 10, 1986 and registered as Document bearing document No. 5268/1986-87, Book I, Volume No. 2508, pages 213 to 219

2.24 From our review of the Inder Kumar Sale Deeds [I], we have the following observations to make:

2.24.1 The lands conveyed were to be used only for agricultural purposes;

2.24.2 There was a common covenant to share costs with respect to the maintenance of walls and fences and certain other utilities available in respect of the lands conveyed;

2.24.3 Inder Kumar, Kapor had entered into an oral agreement to sell the conveyed lands together with certain other lands in favour of one Jagannath Shetty for a sum of Rs. 2,89,000/- (Rupees two lakhs eighty nine thousand only). In connection with the agreement to sell, Jagannath Shetty had paid Rs. 2,75,000/- (Rupees two lakhs

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seventy five thousand only). Subsequently, Inder Kumar Kapur and Jagannath Shetty agreed to rescind the agreement. Each of the sale deeds record that Inder Kumar obtained consent from Jagannath Shetty for the conveyance each of the lands in favour of Puttamana Sheddhi, Dinesh Shetty, Sunder Shetty, Satcesh Shetty and Suja Nambiar respectively and that the purchase price payable by each of them had been paid directly to Jagannath Shetty. We had sought for copy of the acknowledgement issued by Jagannath Shetty confirming receipt of the purchase consideration and providing consent for the sale of the respective lands in favour of Puttamana Sheddhi, Dinesh Shetty, Sunder Shetty, Satcesh Shetty and Suja Nambiar respectively and are informed by PPL that no documents in relation thereto are available. Given that such arrangement between Inder Kumar and Jagannath Shetty took place prior to the Inder Kumar Sale Deeds II and close to 30 years having expired since then, the likelihood of any adverse claims being made by Jagannath Shetty or his legal heirs now is remote. Nevertheless, in the absence of documents recording receipt of purchase consideration by Jagannath Shetty and him providing consent to the conveyance in favour of transferees under the Inder Kumar Sale Deeds II, appropriate indemnities may be sought from PPL under the defective transaction documents that GHCL proposes to execute in relation to Portion II to safeguard itself against any claims that the said Jagannath Shetty or his heirs may have in relation to Portion II; and

2.24.4 We observe that while Inder Kumar acquired title only to an extent of 14 (fourteen) acres 8 (eight) guntas in Survey No. 22, in terms of the Inder Kumar Sale Deeds II he conveyed an extent of 15 (fifteen) acres 7 (seven) guntas of which 14 (fourteen) acres 32 (thirty two) guntas was arable land and the remaining 15 (fifteen) guntas was mentioned as 'kharab' land. Therefore, it appears that Inder Kumar in the year 1986 conveyed an excess of 24 (twenty four) guntas of arable land in Survey No. 22 and in view of our observations made under paragraph 2.16 above, such excess land would have formed part of the Un-conveyed Portion.

2.25 The transfers so effected in favour of Puttamana Sheddhi, Dinesh Shetty, Sunder Shetty, Satcesh Shetty and Suja Nambiar pursuant to the Inder Kumar Sale Deeds II were recorded in the land revenue records by way of the mutation register extracts bearing MR. No. 4/1986-1987 to 8/1986-1987 issued by the Village Accountant, Bangalore South (Document Nos. 40 to 44).

2.26 We are also provided with the following additional mutation register extracts (Document Nos. 45 to 47):

2.26.1 Mutation register extract bearing MR No. 25/1995-1996 issued by the Village Accountant, Bangalore South records that based on the order dated May 26, 1989 made by the Assistant Commissioner in case bearing No. LQF(83)381/87-88, the proceedings initiated under Section 79 (A) of the Karnataka Land Reforms Act, 1961 ("KLR Act") against Sunder Shetty, Satcesh Shetty and Dinesh Shetty had been quashed and shares of their respective portions in Survey No. 22 had been mutated in their favour.



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2.26.2 Mutation register extract bearing MR No. 5/1997-1998 issued by the Village Accountant, Bangalore South records that based on the order dated September 10, 1997 made by the Assistant Commissioner in case bearing No. LQF(83).380/87-88, the proceedings initiated under Section 79 (A) of the KLR Act against Puttamma Shetty had been quashed and khata of her portion in Survey No. 22 had been mutated in her favour.

2.26.3 Mutation register extract bearing MR No. 15/2002-2003 issued by the Village Accountant, Bangalore South records that based on the order dated July 19, 2002 made by the Assistant Commissioner in case bearing No. LQF(83).382/87-88, the proceedings initiated under Section 79 (A) of the KLR Act against Sujatha Nambiar had been quashed and khata of her portion in Survey No. 22 had been transferred in her favour. In this connection, we are also provided with a copy of the referred order passed by the Assistant Commissioner, which confirms with the details as set out in the mutation register extract.

2.27 Thereafter, Puttamma Shetty, Sunder Shetty, Dinesh Shetty and Sateesh Shetty, each of them represented by their power of attorney holder Jagannath Shetty, conveyed portions of land acquired by each one of them under Order Kumar Sale Deeds II in Survey No. 22 in favour of S. Balan alias Shanmugham Balakrishna Chettiar, son of Shanmugham Chettiar represented by his power of attorney holder Raja Dutta by way of 4 (four) separate sale deeds ("Balan Sale Deeds") (Document Nos. 48 to 51) in the manner provided hereinbelow:

Seller	Location and extent	Execution and registration
Puttamma Shetty	3 (three) acres including 3 (three) guntas of kharab in Survey No. 22	Executed on March 27, 2002 and registered as Document bearing document No. 17465/2001-02, Book I, C.D. No. 83
Dinesh Shetty	1 (one) acre 20 (twenty) guntas including 1 1/2 (one and a half) guntas of kharab in Survey No. 22	Executed on March 27, 2002 and registered as Document bearing document No. 17458/2001-02, Book I, C.D. No. 83
Sateesh Shetty	3 (three) acres including 3 (three) guntas of kharab in Survey No. 22	Executed on March 27, 2002 and registered as Document bearing document No. 17409/2001-02, Book I, C.D. No. 84

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Sunder Shetty	3 (three) acres including 3 (three) guntas of khurab in Survey No. 22	Executed on March 27, 2002 and registered as Document bearing document No. 17468/2001-02, Book I, C.D. No. 83
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- 2.28 On review of the Balan Sale Deeds, we observe that Puttamma Sheshi, Sunder Shetty, Dinesh Shetty and Sateesh Shetty had previously entered into an agreement to sell with Raja Udayshankar with respect to their respective land extents in Survey No. 22. The Balan Sale Deeds further record that Raja Udayshankar was not interested in purchasing the aforesaid lands and requested Puttamma Sheshi, Sunder Shetty, Dinesh Shetty and Sateesh Shetty to sell the land in favour of S. Balan and hence no sale deed was registered in this regard favouring the said Raja Udayshankar. We are furnished with an affidavit made by the said Raja Udayshankar on June 17, 2015 before a notary public at Bangalore confirming that he has no claims in respect of the lands conveyed by way of the Balan Sale Deeds (Document No. 52).
- 2.29 The transfers so effected in favour of S. Balan pursuant to the Balan Sale Deeds were recorded in the land revenue records by way of the mutation register extracts bearing MR Nos. 2 to 4 /2002-2003 and 6/2002-2003 issued by the Village Accountant, Bangalore (Document Nos. 53 to 56).
- 2.30 In the aforesaid manner, S. Balan came to acquire interest over land measuring 10 (ten) acres 20 (twenty) guntas in Survey No. 22.
- 2.31 Thereafter, Dinesh Shetty, represented by his constituted attorney Jagannatha Shetty, conveyed his remaining portion of land measuring 1 (one) acre and 20 (guntas) including 1 1/2 (one and half) guntas of khurab in Survey No.22 in favour of Raja Udayshankar by way of sale deed dated March 27, 2002 and registered as document bearing No. 17455/2001-02 in Book I, in the office of Sub-Registrar Kengeri, Bangalore (Document No. 57). The transfer so effected in favour of Raja Udayshankar was recorded in the land revenue records by way of a mutation register extract bearing MR No. 6/2002-2003 issued by the Village Accountant, Bangalore (Document No. 58).
- 2.32 Suja Nambiar, wife of Anil Gopalan secured conversion of the land measuring 3 (three) acres out of 3 (three) acres 7 (seven) guntas to non-agricultural residential use and thereafter, through her father K. Bhaskaran Nambiar in his capacity as her constituted attorney, conveyed land measuring 3 (three) acres 7 (seven) guntas (which included the residentially converted land extent of 3 (three) acres) in Survey No. 22 in favour of H. Nagaraja, P.S. Kumar and H. Chandrashekar by way of a registered sale deed dated September 15, 2003 bearing document No. 15542/2003-2004 in Book I, C.D. No. 140 in the office of Sub-Registrar Kengeri, Bangalore (Document No. 59). We are provided with a copy of the power of attorney executed on June 8, 2000 by Suja Nambiar in favour of Bhaskaran Nambiar which *inter alia* authorised Bhaskaran



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Nambiar to execute deeds, documents, transfers and assignment in the course of managing the agricultural and non-agricultural estates belonging to Suja Nambiar (Document No. 60).

- 2.33 Subsequently, H. Chandrashekkar relinquished all his right, title and interest to land measuring 3 (three) acres 7 (seven) guntas in Survey No. 22 in favour of H. Nagaraja and P. S. Kumar by way of a release deed dated February 16, 2004 and registered as document bearing No. 32224/03-04 in Book I, stored in CD No. in the office of Sub-Registrar Kengeri, Bangalore (Document No. 61).
- 2.34 By way of the P. S. Kumar Release Deed, P. S. Kumar also *inter alia* relinquished all his right, title and interest to land measuring 3 (three) acres 7 (seven) guntas in Survey No. 22 in favour of H. Nagaraja.
- 2.35 H. Nagaraja has thereafter executed an agreement dated March 04, 2005 agreeing to convey land measuring 3 (three) acres in Survey No. 22 in favour of Dayanand Pai but no sale deed was registered in pursuance of such agreement. We had sought for a copy of the agreement executed between H. Nagaraja and Dayanand Pai and are informed by PPL that the same is unavailable.
- 2.36 Thereafter, H. Nagaraja with Dayanand Pai joining as a confirming party, conveyed the residentially converted land measuring 3 (three) acres in Survey No. 22 in favour of PPL by way of a registered sale deed dated May 26, 2005 bearing document No. 3857/04-05 in Book I, CD No. KEND 211 in the office of the Sub-Registrar Kengeri, Bangalore (Document No. 62).
- 2.37 Raja Udhayshankar has also secured conversion of the land held by him to non-agricultural residential user and conveyed such residentially converted land measuring 1 (one) acre 18 1/4 (eighteen and a half) guntas in Survey No. 22 in favour of Koppel Puravankara Development Private Limited ("KPDPL") by way of sale deed dated September 16, 2005 and registered as document bearing No. 14088/2005-06 in Book I, stored in CD No. KEND 231 in the office of Sub-Registrar Kengeri, Bangalore (Document No. 63). Subsequently, by way of a deed of cancellation dated July 23, 2011 bearing document No. 3605/11-12 in Book I, stored in CD No. JPND120 in the office of Sub-Registrar J. P. Nagar, Bangalore, KPDPL and Raja Udhayshankar cancelled the conveyance previously registered in favour of KPDPL by way of the aforesaid sale deed (Document No. 64).
- 2.38 Thereafter, Raja Udhayshankar conveyed the residentially converted land measuring 1 (one) acre 18 1/4 (eighteen and a half) guntas together with existing kharab in Survey No. 22 in favour of PPL by way of sale deed dated July 23, 2011 and registered as document bearing No. 3608/11-12 in Book I, Stored in CD No. JPND120 in the office of Sub-Registrar J. P. Nagar, Bangalore (Document No. 65).
- 2.39 Separately, S. Bhan also secured conversion of part of the land acquired by him in Survey No. 22 to non-agricultural residential user and conveyed residentially



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converted land measuring 10 (ten) acres 9.5 (nine point five) guntas with existing kharab in favour of PPL, by way of registered sale deed dated July 04, 2011 bearing document No. KEN-1-08202-2005-06 in Book I, stored in CD No. KEN11 216 in the office of Sub-Registrar Kengeri, Bangalore ("Balan-PPL Sale Deed") (Document No. 66). From the sketch annexed to the sale deed dated July 4, 2005 registered between Balan and PPL, we observe that an extent of 10.5 (ten point five) guntas of agricultural land was retained by S. Balan in Survey No. 22 and we were informed by PPL that the location of such retained extent as identified on the sketch was in correct and that the extent of 10.5 (ten point) guntas agricultural land retained by the said S. Balan fell outside Portion H on its north western periphery. In view thereof, we recommend that necessary rectification deeds be executed between PPL and the said S. Balan to correctly identify the location of the 10.5 (ten point five) guntas of agricultural land in Survey No. 22.

- 2.40 Raja Udhayshankar and H. Nagaraja have subsequently executed with PPL deeds of rectification one dated June 04, 2015, registered as document bearing No. JAY-1-01828-2015-2016 in Book I, stored in CD No. JAYD229 and the other dated June 05, 2015, registered as document bearing No. JAY-1-01857-2015-2016 in Book I, stored in CD No. JAYD229 respectively, both registered with the office of Sub-Registrar Jayanagar, Bangalore to *inter alia* identify the kharab lands in Survey No. 22 which were wrongly shown in sketches annexed to the sale deeds previously executed and registered by Raja Udhayshankar and H. Nagaraja in favour of PPL which find reference in paragraphs 2.36 and 2.38 above (Document Nos. 67 and 68). We observe that in view of the above rectification deeds made to identify the correct location and extent of kharab lands comprised in Survey No. 22, the same is at variance with the kharab land location as identified on the sketch annexed to the Balan-PPL Sale Deed and therefore, it is recommended that necessary rectification deeds be executed between PPL and S. Balan to identify the correct location of kharab land comprised in Survey No. 22.

- 2.41 In the aforesaid manner, PPL came to acquire right, title and interest in residually converted lands measuring 3 (three) acres from H. Nagaraja, 10 (ten) acres 9.5 (nine point five) guntas from S. Balan and 1 (one) acre 18.5 (eighteen point five) guntas from Raja Udhayshankar altogether forming Portion II in the Schedule Property inclusive of the extent of 20 (twenty) guntas which would have formed part of the Un-conveyed Portion. Further, apart from our observation in paragraph 2.16 above mentioning that the Un-conveyed Portion appears to be towards the western side of larger Survey No. 22, we are otherwise unable to conclusively confirm the location and dimensions of this excess extent of 20 (twenty) guntas forming part of the Un-conveyed Portion that continues to be held by PPL in Portion II.

3. CHARGES

- 3.1 We had caused Ms. Hejal Kulecha, Company Secretary (Mumbai) to have a search conducted of the corporate records of PPL maintained on the web portal of the



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Ministry of Corporate Affairs, Government of India to verify whether PPL has created any mortgages or charges in relation to the Schedule Property. The search report dated June 09, 2015 issued by the said Ms. Hetal Kulkarni, Company Secretary (Mumbai) ("Search Report") records that PPL has created a charge in favour of Andhra Bank, a body corporate under the Banking Companies (Acquisition and Transfer of Undertakings) Act 1980 ("Bank") by way of a mortgage agreement dated May 16, 2014 to secure a loan amount of Rs. 124,00,00,000/- (Rupees one hundred and twenty four crores only) ("Loan Amount") and bearing Charge ID 10331673.

3.2 We are provided with a copy of the letter dated May 16, 2014 which records that PPL deposited title deeds pertaining to the Schedule Property together with title documents relating to certain other properties with the Bank on June 29, 2011 to secure the Loan Amount by way of equitable mortgage (Document No. 69).

3.3 The above mentioned equitable mortgage created over the Schedule Property in favour of the Bank was further recorded by way of a memorandum of deposit of title deeds made by PPL on November 29, 2014 in favour of the Bank and registered as document bearing No. HLS-1-04115-2014-15, Book 1, HLSD109 in the office of Sub Registrar Uskok, Bangalore (Document No. 70).

4. CORPORATE DOCUMENTS

4.1 We are provided with the memorandum of association ("MoA"), articles of association and fresh certificate of incorporation consequent on change of name ("CoI") of PPL dated August 19, 1992 issued by the Ministry of Company Affairs (Document Nos. 71 and 72).

4.2 The CoI certifies that PPL was originally incorporated under provisions of the Companies Act, 1956 on June 03, 1986 as 'Paravankara Constructions Private Limited' and that its name was changed to PPL on August 19, 1992.

4.3 The main objects in terms of the MoA authorizes PPL *inter alia* to purchase, buy, sell, take on lease or in exchange, hire or otherwise acquire an interest in any immovable property, to build, construct, reconstruct, alter, improve, furnish and maintain buildings, houses, offices, flats or subdivide immovable properties and to lease or otherwise dispose of the same.

5. RTC EXTRACTS:

5.1 We are provided with the following RTC extracts in relation to the Schedule Property (Document Nos. 73 to 115):

Survey No. 18, Survey No. 18/1A & Survey No. 18/1A1

5.1.1 RTC extract issued for the year 1969-1970 to 1973-1974 records that the totally available land in Survey No. 18 was 47 (forty seven) acres 30 (thirty) guntas inclusive

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of 6 (six) acres 17 (seventeen) guntas of kharab land. Column 9 of the RTC extract indicates that Munirama Swamy and H. M. Ramadas is the person in possession of the aforesaid land during that period.

- 5.1.2 RTC extract issued for the year 1974-1975 to 1978-1979 records that the totally available land in Survey No. 18 was 47 (forty seven) acres 38 (thirty) guntas inclusive of 6 (six) acres 17 (seventeen) guntas of kharab land. Column 9 of the RTC extract indicates that Inder Kumar Kapur and H. M. Ramadas as the persons in possession of the aforesaid land during that period.
- 5.1.3 RTC extract issued for the year 1979-1980 to 1983-1984 records that the totally available land in Survey No. 18 was 47 (forty seven) acres 38 (thirty eight) guntas inclusive of 6 (six) acres 17 (seventeen) guntas of kharab land. Column 9 of the RTC extract indicates that erstwhile person in possession of the land was Mithramaswamy and persons in possession of the aforesaid land during that period were H. M. Ramadas, Junjappa and Rathnappa.
- 5.1.4 RTC extract issued for the year 1984-1985 to 1988-1989 records that the totally available land in Survey No. 18 was 47 (forty seven) acres 38 (thirty eight) guntas inclusive of 6 (six) acres 17 (seventeen) guntas of kharab land. Column 9 of the RTC extract indicates that Inder Kumar Kapur, H. M. Ramadas, Junjappa and Rathnappa were persons in possession of the aforesaid land during that period.
- 5.1.5 RTC extract issued for the year 1989-1990 to 1994-1995 records that the totally available land in Survey No. 18/1A was 14 (fourteen) hectares 99 (ninety nine) acres inclusive 2 (two) hectares 35 (thirty five) acres of kharab land. Column 9 of the RTC extract indicates that Jolly Deb, H.M. Ramadas and Inder Kumar Kapur were persons in possession of the aforesaid land during that period.
- 5.1.6 RTC extract issued for the year 2002-2003 records that the totally available land in Survey No. 18/1A1 was 4 (four) acres 22 (twenty two) guntas including 20 (twenty) guntas of 'b' kharab land. Column 9 of the RTC extract indicates that Jolly Deb was the person in possession of land measuring 1 (one) acre for which corresponding mutation register extract reference is not reflected in the RTC and Clethilda Hilda D'Souza was the person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 3/94-95.
- 5.1.7 RTC extract issued for the year 2003-2004 records that the totally available land in Survey No. 18/1A1 was 4 (four) acres 22 (twenty two) guntas including 20 (twenty) guntas of 'b' kharab land. Column 9 of the RTC extract indicates that Clethilda Hilda D'Souza was the person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 8/2003-2004 and Hanunnappa was the person in possession of land measuring 1 (one) acre recorded in terms of mutation register extract bearing MR No. 18/2003-2004.



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- 5.1.8 RTC extract issued for the year 2004-2005 records that the totally available land in Survey No. 18/1A1 was 4 (four) acres 22 (twenty two) guntas including 20 (twenty) guntas of 'b' kharab land. Column 9 of the RTC extract indicates that Clothilda Hilda D'Souza was the person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 8/2003-2004 and Hanumanappa was the person in possession of land measuring 1 (one) acre recorded in terms of mutation register extract bearing MR No. 18/2003-2004.
- 5.1.9 RTC extract issued for the year 2005-2006 records that the totally available land in Survey No. 18/1A1 was 4 (four) acres 22 (twenty two) guntas including 20 (twenty) guntas of 'b' kharab land. Column 9 of the RTC extract indicates that Clothilda Hilda D'Souza was the person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 8/2003-2004 and Hanumanappa was the person in possession of land measuring 1 (one) acre recorded in terms of mutation register extract bearing MR No. 18/2003-2004.
- 5.1.10 RTC extract issued for the year 2006-2007 records that the totally available land in Survey No. 18/1A1 was 4 (four) acres 22 (twenty two) guntas including 20 (twenty) guntas of 'b' kharab land. Column 9 of the RTC extract indicates that Clothilda Hilda D'Souza was the person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 8/2003-2004 and Hanumanappa was the person in possession of land measuring 1 (one) acre recorded in terms of mutation register extract bearing MR No. 18/2003-2004.
- 5.1.11 RTC extract issued for the year 2007-2008 records that the totally available land in Survey No. 18/1A1 was 1 (one) acre 22 (twenty two) guntas including 20 (twenty) guntas of 'b' kharab land. Column 9 of the RTC extract indicates that Hanumanappa was the person in possession of land measuring 1 (one) acre in terms of an order of the ADLR bearing No. MR 132 to 140/95-96 and recorded in terms of mutation register extract bearing MR No. 4/2007-2008.
- 5.1.12 RTC extract issued for the year 2008-2009 records that the totally available land in Survey No. 18/1A1 was 1 (one) acre 22 (twenty two) guntas including 20 (twenty) guntas of 'b' kharab land. Column 9 of the RTC extract indicates that Hanumanappa was the person in possession of land measuring 1 (one) acre in terms of an order of the ADLR bearing No. MR 132 to 140/95-96 and recorded in terms of mutation register extract bearing MR No. 4/2007-2008.
- 5.1.13 RTC extract issued for the year 2009-2010 records that the totally available land in Survey No. 18/1A1 was 1 (one) acre 22 (twenty two) guntas including 20 (twenty) guntas of 'b' kharab land. Column 9 of the RTC extract indicates that Hanumanappa was the person in possession of land measuring 1 (one) acre in terms of an order of the ADLR bearing No. MR 132 to 140/95-96 and recorded in terms of mutation register extract bearing MR No. 4/2007-2008.



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5.1.14 RTC extract issued for the year 2010-2011 records that the totally available land in Survey No. 18/1A1 was 1 (one) acre 22 (twenty two) guntas including 20 (twenty) guntas of 'b' kharab land. Column 9 of the RTC extract indicates that Hanumanappa was the person in possession of land measuring 1 (one) acre in terms of an order of the ADLR bearing No. MR 132 to 140/95-96 and recorded in terms of mutation register extract bearing MR No. 4/2007-2008.

5.1.15 RTC extract issued for the year 2011-2012 records that the totally available land in Survey No. 18/1A1 was 1 (one) acre 22 (twenty two) guntas including 20 (twenty) guntas of 'b' kharab land. Column 9 of the RTC extract indicates that Hanumanappa was the person in possession of land measuring 1 (one) acre in terms of an order of the ADLR bearing No. MR 132 to 140/95-96 and recorded in terms of mutation register extract bearing MR No. 4/2007-2008.

5.1.16 RTC extract issued for the year 2012-2013 records that the totally available land in Survey No. 18/1A1 was 1 (one) acre 22 (twenty two) guntas including 20 (twenty) guntas of 'b' kharab land. Column 9 of the RTC extract indicates that Hanumanappa was the person in possession of land measuring 1 (one) acre in terms of an order of the ADLR bearing No. MR 132 to 140/95-96 and recorded in terms of mutation register extract bearing MR No. 4/2007-2008.

5.1.17 RTC extract issued for the year 2013-2014 records that the totally available land in Survey No. 18/1A1 was 1 (one) acre 22 (twenty two) guntas including 20 (twenty) guntas of 'b' kharab land. Column 9 of the RTC extract indicates that Hanumanappa was the person in possession of land measuring 1 (one) acre in terms of an order of the ADLR bearing No. MR 132 to 140/95-96 and recorded in terms of mutation register extract bearing MR No. 4/2007-2008.

5.1.18 RTC extract issued for the year 2014-2015 records that the totally available land in Survey No. 18/1A1 was 1 (one) acre 22 (twenty two) guntas including 20 (twenty) guntas of 'b' kharab land. Column 9 of the RTC extract indicates that Hanumanappa was the person in possession of land measuring 1 (one) acre 2 (two) guntas in terms of an order of the ADLR bearing No. MR 132 to 140/95-96 and recorded in terms of mutation register extract bearing MR No. 4/2007-2008.

5.1.19 In relation to the RTCs provided to us relating to Survey Nos. 18, 18/1A and 18/1A1 it may be noted that no documents have been furnished to us to evidence the re-classification of larger Survey No. 18 into Survey Nos. 18/1, 18/1A and 18/1A1 and in its absence we are unable to confirm the relevant years in which such sub-divisions of larger Survey No. 18 were effected and correlate the same with relevant RTCs.

Survey No. 18/1A13

5.1.20 RTC extract issued for the year 2007-2008 records that the totally available land in Survey No. 18/1A13 was 3 (three) acres. Column 9 of the RTC extract indicates that



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Clothilda Hilda D'Souza was the person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 8/2003-2004.

- 5.1.21 RTC extract issued for the year 2008-2009 records that the totally available land in Survey No. 18/1A13 was 3 (three) acres. Column 9 of the RTC extract indicates that Clothilda Hilda D'Souza was the person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 8/2003-2004.
- 5.1.22 RTC extract issued for the year 2009-2010 records that the totally available land in Survey No. 18/1A13 was 3 (three) acres. Column 9 of the RTC extract indicates that Clothilda Hilda D'Souza was the person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 8/2003-2004.
- 5.1.23 RTC extract issued for the year 2010-2011 records that the totally available land in Survey No. 18/1A13 was 3 (three) acres. Column 9 of the RTC extract indicates that Clothilda Hilda D'Souza was the person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 8/2003-2004.
- 5.1.24 RTC extract issued for the year 2011-2012 records that the totally available land in Survey No. 18/1A13 was 3 (three) acres. Column 9 of the RTC extract indicates that Clothilda Hilda D'Souza was the person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 8/2003-2004.
- 5.1.25 RTC extract issued for the year 2012-2013 records that the totally available land in Survey No. 18/1A13 was 3 (three) acres. Column 9 of the RTC extract indicates that Clothilda Hilda D'Souza was the person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 8/2003-2004.
- 5.1.26 RTC extract issued for the year 2013-2014 records that the totally available land in Survey No. 18/1A13 was 3 (three) acres. Column 9 of the RTC extract indicates that Clothilda Hilda D'Souza was the person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 8/2003-2014.
- 5.1.27 RTC extract issued for the year 2014-2015 records that the totally available land in Survey No. 18/1A13 was 3 (three) acres. Column 9 of the RTC extract indicates that Clothilda Hilda D'Souza was the person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 8/2003-2004.

Survey No. 22

- 5.1.28 RTC extract issued for the period 1969-1970 to 1978-1979 records that the totally available land in Survey No. 22 was 15 (fifteen) acres 33 (thirty three) guntas inclusive of 26 (twenty six) guntas. Column 9 of the RTC extract indicates that Inder Kumar Kapur was person in possession of the aforesaid land during that period.



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- 5.1.29 RTC extract issued for the period 1979-1980 to 1983-1984 records that the totally available land in Survey No. 22 was 15 (fifteen) acres 33 (thirty three) guntas inclusive of 26 (twenty six) guntas. Column 9 of the RTC extract indicates that Indar Kumar Kapur as a person in possession of the aforesaid land during that period.
- 5.1.30 RTC extract issued for the period 1984-1985 to 1993-1994 records that the totally available land in Survey No. 22 was 15 (fifteen) acres 33 (thirty three) guntas inclusive of 26 (twenty six) guntas. Column 9 of the RTC extract indicates the following: (a) Dinesh Shetty as a person in possession of land measuring 3 (three) acres recorded by mutation register extract bearing MR No. 4/1986-87, (b) Sujata Nambiar as a person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 5/1986-87, (c) Sunder Shetty as a person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 6/1986-87, (d) Pullamma Shedthi as a person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 7/1986-87 and (e) Satish Shetty as a person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 8/1986-87.
- 5.1.31 RTC extract issued for the period 1997-1998 to 2000-2001 records that the totally available land in Survey No. 22 was 15 (fifteen) acres 33 (thirty three) guntas inclusive of 26 (twenty six) guntas. Column 9 of the RTC extract indicates the following: (a) Dinesh Shetty as a person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 4/1986-87, (b) Sujata Nambiar as a person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 5/1986-87, (c) Sunder Shetty as a person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 6/1986-87, (d) Pullamma Shedthi as a person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 7/1986-87 and (e) Satish Shetty as a person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 8/1986-87.
- 5.1.32 RTC extract issued for the year 2001-2002 records that the totally available land in Survey No. 22 was 15 (fifteen) acres 38 (thirty eight) guntas inclusive of 1 (one) acre 26 (twenty six) guntas. Column 9 of the RTC extract indicates the following: (a) Balan as a person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 2/2002-03, (b) Balan as a person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 3/2002-03, (c) Balan as a person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 2/2002-03, (d) Raja Udayshankar as a person in possession of land measuring 1 (one) acre 20 (twenty) guntas recorded in terms of mutation register extract bearing MR No. 6/2002-03, (e) Balan as a person in possession of land measuring 1 (one) acre 20 (twenty) guntas recorded in terms of mutation register extract bearing MR No.

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4/2002-03 and (f) Sujata Nambiar as a person in possession of land measuring 3 (three) acres recorded in terms of mutation register extract bearing MR No. 13/2002-03.

5.1.33 RTC extract issued for the year 2002-2003 records that the totally available land in Survey No. 22 was 15 (fifteen) acres 38 (thirty eight) guntas inclusive of 1 (one) acre 26 (twenty six) guntas. Column 9 of the RTC extract indicates that Balan as a person in possession of the property measuring 9 (nine) acres recorded in terms of mutation register extracts bearing MR No. 2/2002-03 and 3/2002-03 and that the government has acquired 3 (three) acres of land belonging to Sujata Nambiar recorded in terms of mutation register extract bearing MR No. 5/1986-87.

5.1.34 RTC extract issued for the year 2003-2004 records that the totally available land in Survey No.22 was 15 (fifteen) acres 38 (thirty eight) guntas inclusive of 1 (one) acre 26 (twenty six) guntas. Column 9 of the RTC extract indicates the following: (a) Balan as a person in possession of land measuring 7 $\frac{1}{2}$ (seven and half) guntas recorded in terms of mutation register extract bearing MR No. 2/2002-03, (b) Balan as person in possession of land measuring 3 (three) guntas recorded in terms of mutation register extract bearing MR No. 3/2002-03, (c) Raja Udhayshankar as person in possession of 2 separate extents measuring 1 $\frac{1}{2}$ (one and half) guntas and 1 (one) acre 18 $\frac{1}{2}$ (eighteen and half) guntas recorded in terms of mutation register extracts bearing MR No.6/2002-03 and 1/2003-04 respectively, (d) Balan as a person in possession of land measuring 2 separate extents measuring 2 (two) acres 37 (thirty seven) guntas recorded in terms of mutation register extracts bearing MR No. 4/2003-04 and 2/2003-04, (e) Balan as a person in possession of land measuring 1 (one) acre 18 $\frac{1}{2}$ (eighteen and half) guntas recorded in terms of mutation register extract bearing MR No. 3/2003-04, (f) Sujata Nambiar as person in possession of land measuring 3 (three) acres and recorded by mutation register extract bearing in terms of No.6/2003-04, (g) Balan as a person in possession of two separate extents of lands measuring 1 (one) acre 17 (seventeen) guntas and 1 (one) acre 20 (twenty) guntas recorded in terms of mutation register extract bearing MR No. 7/2003-04.

5.1.35 RTC extract issued for the year 2004-2005 records that the totally available land in Survey No.22 was 15 (fifteen) acres 38 (thirty eight) guntas inclusive of 1 (one) acre 26 (twenty six) guntas. Column 9 of the RTC extract indicates the following: (a) Balan as a person in possession of land measuring 7 $\frac{1}{2}$ (seven and half) guntas recorded in terms of mutation register extract bearing MR No. 2/2002-03, (b) Balan as person in possession of land measuring 3 (three) guntas recorded in terms of mutation register extract bearing MR No. 3/2002-03, (c) Raja Udhayshankar as person in possession of 2 separate extents measuring 1 $\frac{1}{2}$ (one and half) guntas and 1 (one) acre 18 $\frac{1}{2}$ (eighteen and half) guntas recorded in terms of mutation register extracts bearing MR No.6/2002-03 and 1/2003-04 respectively, (d) Balan as a person in possession of land measuring 2 separate extents measuring 2 (two) acres 37 (thirty seven) guntas recorded in terms of mutation register extracts bearing MR No. 4/2003-04 and 2/2003-04, (e) Balan as a person in possession of land measuring 1 (one) acre

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18 $\frac{1}{2}$ (eighteen and half) guntas recorded in terms of mutation register extract bearing MR No. 3/2003-04, (j) Sujata Nambiar as person in possession of land measuring 3 (three) acres and recorded in terms of mutation register extract bearing MR No. 6/2003-04, (k) Balan as a person in possession of two separate extents of lands measuring 1 (one) acre 17 (seventeen) guntas and 1 (one) acre 20 (twenty) guntas recorded in terms of mutation register extract bearing MR No. 7/2003-04.

5.1.36 RTC extract issued for the year 2005-2006 records that the totally available land in Survey No.22 was 15 (fifteen) acres 38 (thirty eight) guntas inclusive of 1 (one) acre 26 (twenty six) guntas. Column 9 of the RTC extract indicates the following: (a) Balan as a person in possession of land measuring 7 $\frac{1}{2}$ (seven and half) guntas recorded in terms of mutation register extract bearing MR No. 2/2002-03, (b) Balan as person in possession of land measuring 3 (three) guntas recorded in terms of mutation register extract bearing MR No. 3/2002-03, (c) Raja Udhayshankar as person in possession of 2 separate extents measuring 1 $\frac{1}{2}$ (one and half) guntas and 1 (one) acre 18 $\frac{1}{2}$ (eighteen and half) guntas recorded in terms of mutation register extracts bearing MR No. 6/2002-03 and 1/2003-04 respectively, (d) Balan as a person in possession of land measuring 2 separate extents measuring 2 (two) acres 37 (thirty seven) guntas recorded in terms of mutation register extracts bearing MR No. 4/2003-04 and 2/2003-04, (e) Balan as a person in possession of land measuring 1 (one) acre 18 $\frac{1}{2}$ (eighteen and half) guntas recorded in terms of mutation register extract bearing MR No. 3/2003-04, (f) Sujata Nambiar as person in possession of land measuring 3 (three) acres and recorded in terms of mutation register extract bearing MR No. 6/2003-04, (g) Balan as a person in possession of two separate extents of lands measuring 1 (one) acre 17 (seventeen) guntas and 1 (one) acre 20 (twenty) guntas recorded in terms of mutation register extract bearing MR No. 7/2003-04.

5.1.37 RTC extract issued for the year 2006-2007 records that the totally available land in Survey No.22 was 15 (fifteen) acres 38 (thirty eight) guntas inclusive of 1 (one) acre 26 (twenty six) guntas. Column 9 of the RTC extract indicates the following: (a) Balan as a person in possession of land measuring 7 $\frac{1}{2}$ (seven and half) guntas recorded in terms of mutation register extract bearing MR No. 2/2002-03, (b) Balan as person in possession of land measuring 3 (three) guntas recorded in terms of mutation register extract bearing MR No. 3/2002-03, (c) Raja Udhayshankar as person in possession of 2 separate extents measuring 1 $\frac{1}{2}$ (one and half) guntas and 1 (one) acre 18 $\frac{1}{2}$ (eighteen and half) guntas recorded in terms of mutation register extracts bearing MR No. 6/2002-03 and 1/2003-04 respectively, (d) Balan as a person in possession of land measuring 2 separate extents measuring 2 (two) acres 37 (thirty seven) guntas recorded in terms of mutation register extracts bearing MR No. 4/2003-04 and 2/2003-04, (e) Balan as a person in possession of land measuring 1 (one) acre 18 $\frac{1}{2}$ (eighteen and half) guntas recorded in terms of mutation register extract bearing MR No. 3/2003-04, (f) Sujata Nambiar as person in possession of land measuring 3 (three) acres and recorded in terms of mutation register extract bearing MR No. 6/2003-04, (g) Balan as a person in possession of two separate extents of lands



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measuring 1 (one) acre 17 (seventeen) guntas and 1 (one) acre 20 (twenty) guntas recorded in terms of mutation register extract bearing MR No. 7/2003-04.

5.1.38 RTC extract issued for the year 2007-2008 records that the totally available land in Survey No.22 was 15 (fifteen) acres 38 (thirty eight) guntas inclusive of 1 (one) acre 26 (twenty six) guntas. Column 9 of the RTC extract indicates the following: (a) Balan as a person in possession of land measuring 7 $\frac{1}{2}$ (seven and half) guntas recorded in terms of mutation register extract bearing MR No. 2/2002-03, (b) Balan as person in possession of land measuring 3 (three) guntas recorded in terms of mutation register extract bearing MR No. 3/2002-03, (c) Raja Udhayshankar as person in possession of 2 (two) separate extents measuring 1 $\frac{1}{2}$ (one and half) guntas and 1 (one) acre 18 $\frac{1}{2}$ (eighteen and half) guntas recorded in terms of mutation register extracts bearing MR No.6/2002-03 and 1/2003-04 respectively, (d) Balan as a person in possession of land measuring 2 separate extents measuring 2 (two) acres 37 (thirty seven) guntas recorded in terms of mutation register extracts bearing MR No. 4/2003-04 and 2/2003-04, (e) Balan as a person in possession of land measuring 1 (one) acre 18 $\frac{1}{2}$ (eighteen and half) guntas recorded in terms of mutation register extract bearing MR No. 3/2003-04, (f) Sujata Nambiar as person in possession of land measuring 3 (three) acres and recorded by mutation register extract bearing MR No.6/2003-04, (g) Balan as a person in possession of two separate extents of lands measuring 1 (one) acre 17 (seventeen) guntas and 1 (one) acre 20 (twenty) guntas recorded in terms of mutation register extract bearing MR No. 7/2003-04.

5.1.39 RTC extract issued for the year 2008-2009 records that the totally available land in Survey No.22 was 15 (fifteen) acres 38 (thirty eight) guntas inclusive of 1 (one) acre 26 (twenty six) guntas. Column 9 of the RTC extract indicates the following: (a) Balan as a person in possession of land measuring 7 $\frac{1}{2}$ (seven and half) guntas recorded in terms of mutation register extract bearing MR No. 2/2002-03, (b) Balan as person in possession of land measuring 3 (three) guntas recorded in terms of mutation register extract bearing MR No. 3/2002-03, (c) Raja Udhayshankar as person in possession of 2 (two) separate extents measuring 1 $\frac{1}{2}$ (one and half) guntas and 1 (one) acre 18 $\frac{1}{2}$ (eighteen and half) guntas recorded in terms of mutation register extracts bearing MR No.6/2002-03 and 1/2003-04 respectively, (d) Balan as a person in possession of land measuring 2 separate extents measuring 2 (two) acres 37 (thirty seven) guntas recorded in terms of mutation register extracts bearing MR No. 4/2003-04 and 2/2003-04, (e) Balan as a person in possession of land measuring 1 (one) acre 18 $\frac{1}{2}$ (eighteen and half) guntas recorded in terms of mutation register extract bearing MR No. 3/2003-04, (f) Sujata Nambiar as person in possession of land measuring 3 (three) acres and recorded in terms of mutation register extract bearing MR No.6/2003-04, (g) Balan as a person in possession of two separate extents of lands measuring 1 (one) acre 17 (seventeen) guntas and 1 (one) acre 20 (twenty) guntas recorded in terms of mutation register extract bearing MR No. 7/2003-04.

5.1.40 RTC extract issued for the year 2009-2010 records that the totally available land in Survey No.22 was 15 (fifteen) acres 38 (thirty eight) guntas inclusive of 1 (one) acre



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26 (twenty six) guntas. Column 9 of the RTC extract indicates the following: (a) Balan as a person in possession of land measuring $7 \frac{1}{2}$ (seven and half) guntas recorded in terms of mutation register extract bearing MR No. 2/2002-03, (b) Balan as person in possession of land measuring 3 (three) guntas recorded in terms of mutation register extract bearing MR No. 3/2002-03, (c) Raja Udayashankar as person in possession of 2 (two) separate extents measuring $1 \frac{1}{2}$ (one and half) guntas and 1 (one) acre $18 \frac{1}{2}$ (eighteen and half) guntas recorded in terms of mutation register extracts bearing MR No.6/2002-03 and 1/2003-04 respectively, (d) Balan as a person in possession of land measuring 2 separate extents measuring 2 (two) acres 37 (thirty seven) guntas recorded in terms of mutation register extracts bearing MR No. 4/2003-04 and 2/2003-04, (e) Balan as a person in possession of land measuring 1 (one) acre $18 \frac{1}{2}$ (eighteen and half) guntas recorded in terms of mutation register extract bearing MR No. 3/2003-04, (f) Sujata Nambiar as person in possession of land measuring 3 (three) acres and recorded in terms of mutation register extract bearing MR No.6/2003-04, (g) Balan as a person in possession of two separate extents of lands measuring 1 (one) acre 17 (seventeen) guntas and 1 (one) acre 20 (twenty) guntas recorded in terms of mutation register extract bearing MR No. 7/2003-04.

S.1.41 RTC extract issued for the year 2010-2011 records that the totally available land in Survey No.22 was 15 (fifteen) acres 38 (thirty eight) guntas inclusive of 1 (one) acre 26 (twenty six) guntas. Column 9 of the RTC extract indicates the following: (a) Balan as a person in possession of land measuring $7 \frac{1}{2}$ (seven and half) guntas recorded in terms of mutation register extract bearing MR No. 2/2002-03, (b) Balan as person in possession of land measuring 3 (three) guntas recorded in terms of mutation register extract bearing MR No. 3/2002-03, (c) Raja Udayashankar as person in possession of 2 (two) separate extents measuring $1 \frac{1}{2}$ (one and half) guntas and 1 (one) acre $18 \frac{1}{2}$ (eighteen and half) guntas recorded in terms of mutation register extracts bearing MR No.6/2002-03 and 1/2003-04 respectively, (d) Balan as a person in possession of land measuring 2 (two) separate extents measuring 2 (two) acres 37 (thirty seven) guntas recorded in terms of mutation register extracts bearing MR No. 4/2003-04 and 2/2003-04, (e) Balan as a person in possession of land measuring 1 (one) acre $18 \frac{1}{2}$ (eighteen and half) guntas recorded in terms of mutation register extract bearing MR No. 3/2003-04, (f) Sujata Nambiar as person in possession of land measuring 3 (three) acres and recorded in terms of mutation register extract bearing MR No.6/2003-04, (g) Balan as a person in possession of two separate extents of lands measuring 1 (one) acre 17 (seventeen) guntas and 1 (one) acre 20 (twenty) guntas recorded in terms of mutation register extract bearing MR No. 7/2003-04.

S.1.42 RTC extract issued for the year 2011-2012 records that the totally available land in Survey No.22 was 15 (fifteen) acres 38 (thirty eight) guntas inclusive of 1 (one) acre 26 (twenty six) guntas. Column 9 of the RTC extract indicates the following: (a) Balan as a person in possession of land measuring $7 \frac{1}{2}$ (seven and half) guntas recorded in terms of mutation register extract bearing MR No. 2/2002-03, (b) Balan as person in possession of land measuring 3 (three) guntas recorded in terms of mutation register extract bearing MR No. 3/2002-03, (c) Raja Udayashankar as person in



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possession of 2 separate extents measuring 1 ½ (one and half) guntas and 1 (one) acre 18 ½ (eighteen and half) guntas recorded in terms of mutation register extracts bearing MR No.6/2002-03 and 1/2003-04 respectively, (d) Balan as a person in possession of land measuring 2 separate extents measuring 2 (two) acres 37 (thirty seven) guntas recorded in terms of mutation register extracts bearing MR No. 4/2003-04 and 2/2003-04, (e) Balan as a person in possession of land measuring 1 (one) acre 18 ½ (eighteen and half) guntas recorded in terms of mutation register extract bearing MR No. 3/2003-04, (f) Sujata Nambiar as person in possession of land measuring 3 (three) acres and recorded in terms of mutation register extract bearing MR No.6/2003-04, (g) Balan as a person in possession of two separate extents of lands measuring 1 (one) acre 17 (seventeen) guntas and 1 (one) acre 20 (twenty) guntas recorded in terms of mutation register extract bearing MR No. 7/2003-04.

5.1.43 RTC extract issued for the year 2012-2013 records that the totally available land in Survey No.22 was 15 (fifteen) acres 38 (thirty eight) guntas inclusive of 1 (one) acre 26 (twenty six) guntas. Column 9 of the RTC extract indicates the following: (a) Balan as a person in possession of land measuring 7 ½ (seven and half) guntas recorded in terms of mutation register extract bearing MR No. 2/2002-03, (b) Balan as person in possession of land measuring 3 (three) guntas recorded in terms of mutation register extract bearing MR No. 3/2002-03, (c) Raja Udhayshankar as person in possession of 2 (two) separate extents measuring 1 ½ (one and half) guntas and 1 (one) acre 18 ½ (eighteen and half) guntas recorded in terms of mutation register extracts bearing MR No.6/2002-03 and 1/2003-04 respectively, (d) Balan as a person in possession of land measuring 2 separate extents measuring 2 (two) acres 37 (thirty seven) guntas recorded in terms of mutation register extracts bearing MR No. 4/2003-04 and 2/2003-04, (e) Balan as a person in possession of land measuring 1 (one) acre 18 ½ (eighteen and half) guntas recorded in terms of mutation register extract bearing MR No. 3/2003-04, (f) Sujata Nambiar as person in possession of land measuring 3 (three) acres and recorded in terms of mutation register extract bearing MR No.6/2003-04, (g) Balan as a person in possession of two separate extents of lands measuring 1 (one) acre 17 (seventeen) guntas and 1 (one) acre 20 (twenty) guntas recorded in terms of mutation register extract bearing MR No. 7/2003-04.

5.1.44 RTC extract issued for the year 2013-2014 records that the totally available land in Survey No.22 was 15 (fifteen) acres 38 (thirty eight) guntas inclusive of 1 (one) acre 26 (twenty six) guntas. Column 9 of the RTC extract indicates the following: (a) Balan as a person in possession of land measuring 7 ½ (seven and half) guntas recorded in terms of mutation register extract bearing MR No. 2/2002-03, (b) Balan as person in possession of land measuring 3 (three) guntas recorded in terms of mutation register extract bearing MR No. 3/2002-03, (c) Raja Udhayshankar as person in possession of 2 separate extents measuring 1 ½ (one and half) guntas and 1 (one) acre 18 ½ (eighteen and half) guntas recorded in terms of mutation register extracts bearing MR No.6/2002-03 and 1/2003-04 respectively, (d) Balan as a person in possession of land measuring 2 (two) separate extents measuring 2 (two) acres 37 (thirty seven) guntas recorded in terms of mutation register extracts bearing MR No.



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4/2003-04 and 2/2003-04, (e) Balan as a person in possession of land measuring 1 (one) acre 18 $\frac{1}{2}$ (eighteen and half) guntas recorded in terms of mutation register extract bearing MR No. 3/2003-04, (f) Sujata Nambiar as person in possession of land measuring 3 (three) acres and recorded by mutation register extract bearing MR No. 6/2003-04, (g) Balan as a person in possession of 2 (two) separate extents of lands measuring 1 (one) acre 17 (seventeen) guntas and 1 (one) acre 20 (twenty) guntas recorded in terms of mutation register extract bearing MR No. 7/2003-04.

- 3.1.45 For the year 2014-2015, we are provided with a rectified RTC extract which records that the totally available land in Survey No.12 is 15 (fifteen) acres 33 (thirty three) guntas inclusive of 26 (twenty six) guntas of 'B' kharab which confirms with the extents set out under the Akarband. Column 9 of the RTC extract indicates the following: (a) Balan as a person in possession of land measuring 4 $\frac{1}{2}$ (four and half) guntas recorded in terms of mutation register extract bearing MR No. 2/2002-03, (b) Balan as person in possession of land measuring 3 (three) guntas recorded in terms of mutation register extract bearing MR No. 3/2002-03, (c) Raja Udhayshankar as person in possession of 2 separate extents measuring 1 $\frac{1}{2}$ (one and half) guntas and 1 (one) acre 18 $\frac{1}{2}$ (eighteen and half) guntas recorded in terms of mutation register extracts bearing MR No. 6/2002-03 and 1/2003-04 respectively, (d) Balan as a person in possession of land measuring 2 separate extents measuring 2 (two) acres 37 (thirty seven) guntas recorded in terms of mutation register extracts bearing MR No. 4/2003-04 and 2/2003-04, (e) Balan as a person in possession of land measuring 1 (one) acre 18 $\frac{1}{2}$ (eighteen and half) guntas recorded in terms of mutation register extract bearing MR No. 3/2003-04, (f) Sujata Nambiar as person in possession of land measuring 3 (three) acres and recorded in terms of mutation register extract bearing MR No. 6/2003-04, (g) Balan as a person in possession of two separate extents of lands measuring 1 (one) acre 17 (seventeen) guntas and 1 (one) acre 20 (twenty) guntas recorded in terms of mutation register extract bearing MR No. 7/2003-04.

6. CONVERSION ORDERS:

We are provided with the following official memorandums in relation to the Schedule Property:

Survey No. 18/1A1

- 6.1. Official memorandum dated June 07, 2003 bearing No. BPS/ALN/SR(S)/58/2003-2004 issued by office of the Special Deputy Commissioner, Bangalore District ("OM I") (Document No. 116). Upon review, the OM I records that, based on an application made by Clothilda Hilda D'Souza and upon payment of conversion fine, sanction for conversion was accorded in respect of land measuring 3 (three) acres in Survey No. 18/1A1 from agricultural use to non-agricultural residential use subject to certain conditions specified therein. We are also provided with a mutation register extract bearing MR No. 8/2003-2004 issued by the Village Accountant, Bangalore South recording such conversion of land to non-agricultural residential use in the relevant land revenue records (Document No. 117).



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- 6.2. Official memorandum dated February 16, 2004 bearing No. BDS.ALN:SR(S):449/2003-2004 issued by office of the Special Deputy Commissioner, Bangalore District ("OM II") (Document No. 118). Upon review, the OM II records that, based on an application made by Hanunnappa and upon payment of conversion fine, sanction for conversion was accorded in respect of land measuring 1 (one) acre in Survey No. 18/1A1 from agricultural use to non-agricultural residential use subject to certain conditions specified therein. Condition No. 8 to the OM II records that an extent of 20 (twenty) guntas in Survey No. 18/1A1 is 'b' kharab and shall be reserved for public purposes. We had sought for clarification from PPL on whether the aforesaid condition is adhered to and are informed by PPL that no construction work is carried out on the said 'b' kharab portion in Survey No. 18/1A1 and the same does not fall within Portion I. We recommend that a kharab extract for Survey No. 18/1A1 identifying the location of kharab be obtained from the competent revenue authority. We are also informed by PPL that mutation register extract to record conversion of land measuring 1 (one) acre in Survey No. 18/1A1 from agricultural use to non-agricultural residential use in terms of OM II is not available and it is therefore recommended that necessary mutation extracts regarding such conversion be obtained for updating the relevant land revenue records.

Survey No.22

- 6.3. Official memorandum dated February 21, 2003 bearing No. BDS.ALN:SR(S):295/2002-03 issued by office of the Special Deputy Commissioner, Bangalore District ("OM III") (Document No. 119). Upon review, the OM III records that, based on an application made by S. Balan and upon payment of conversion fine, sanction for conversion was accorded in respect of land measuring 2 (two) acres 37 (thirty seven) guntas in Survey No. 22 from agricultural use to non-agricultural residential use subject to certain conditions specified therein. We are also provided with mutation register extract bearing MR No. 2/2003-2004 issued by the Village Accountant, Bangalore South recording such conversion of land to non-agricultural residential use in the relevant land revenue records (Document No. 120).
- 6.4. Official memorandum dated February 21, 2003 bearing No. BDS.ALN:SR(S):296/2002-03 issued by office of the Special Deputy Commissioner, Bangalore District ("OM IV") (Document No. 121). Upon review, the OM IV records that, based on an application made by S. Balan and upon payment of conversion fine, sanction for conversion was accorded in respect of land measuring 2 (two) acres 37 (thirty seven) guntas in Survey No. 22 from agricultural use to non-agricultural residential use subject to certain conditions specified therein. We are also provided with mutation register extract bearing MR No. 4/2003-2004 issued by the Village Accountant, Bangalore South recording such conversion of land to non-agricultural residential use in the relevant land revenue records (Document No. 122).
- 6.5. Official memorandum dated February 21, 2003 bearing No. BDS.ALN:SR(S):297/2002-03 issued by office of the Special Deputy Commissioner.

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Bangalore District ("OM V") (Document No. 113). Upon review, the OM V records that, based on an application made by S. Balan and upon payment of conversion fine, sanction for conversion was accorded in respect of land measuring 1 (one) acre 18 1/2 (eighteen and half) guntas in Survey No. 22 from agricultural use to non-agricultural residential use subject to certain conditions specified therein. Condition 3 of OM V records that the aforesaid portion also includes 1 1/2 (one and half) guntas of 'b' khamb land and that the said portion shall be reserved for public purposes. We are also provided with a mutation register extract bearing MR No. 3/2003-2004 issued by the Village Accountant, Bangalore South recording such conversion of land to non-agricultural residential use in the relevant land revenue records (Document No. 124).

- 6.6. Official memorandum dated February 21, 2003 bearing No. BDS.ALN:SR(S):298/2002-2003 issued by office of the Special Deputy Commissioner, Bangalore District ("OM VI") (Document No. 125). Upon review, the OM VI records that, based on an application made by Raja Udayshankar and upon payment of conversion fine, sanction for conversion was accorded in respect of land measuring 1 (one) acre 18 1/2 (eighteen and half) guntas in Survey No. 22 from agricultural use to non-agricultural residential use subject to certain conditions specified therein. We are provided with a mutation register extract bearing MR No. 1/2003-2004 issued by the Village Accountant, Bangalore South recording such conversion of land to non-agricultural residential use in the relevant land revenue records (Document No. 126).
- 6.7. Official memorandum dated February 21, 2003 bearing No. BDS.ALN:SR(S):299/2002-03 issued by office of the Special Deputy Commissioner, Bangalore District ("OM VII") (Document No. 127). Upon review, the OM VII records that, based on an application made by S. Balan and upon payment of conversion fine, sanction for conversion was accorded in respect of land measuring 2 (two) acres 37 (thirty seven) guntas in Survey No. 22 from agricultural use to non-agricultural residential use subject to certain conditions specified therein. Further, we are informed by PPL that mutation register extract to record conversion of land measuring 2 (two) acres 37 (thirty seven) guntas in Survey No. 22 from agricultural use to non-agricultural residential use in terms of OM VII is not available and it is therefore recommended that necessary mutation extracts recording such conversion be obtained for updating the relevant land revenue records.
- 6.8. Official memorandum dated June 7, 2003 bearing No. BDS.ALN:SR(S):56/2003-2004 issued by office of the Special Deputy Commissioner, Bangalore District ("OM VIII") (Document No. 128). Upon review, the OM VIII records that, based on an application made by Sujatha Nambiar and upon payment of conversion fine, sanction for conversion was accorded in respect of land measuring 3 (three) acres in Survey No. 22 from agricultural use to non-agricultural residential use subject to certain conditions specified therein. We are also provided with a mutation register extract bearing MR No. 6/2003-2004 issued by the Village Accountant, Bangalore South

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recording such conversion of land to non-agricultural residential use in the land revenue records (Document No. 129).

- 6.9. We are provided with conversion proceedings including the Talukdar reports, checklists filed before the Special Deputy Commissioner, Bangalore District in relation to QM I to QM VIII, which *inter alia* confirm that no proceedings were pending or initiated under the provisions of PTCL Act, Sections 48 (1), 79 (A) and 79 (B) of the KLR Act at the time of seeking conversion of the respective parcels of land.

7. ENCUMBRANCE CERTIFICATES

We are provided with the following encumbrance certificates in respect of the Schedule Property (Document Nos. 130 to 172):

Survey No. 18/1A1

- 7.1. Encumbrance certificate issued for the period February 15, 1957 to August 20, 1968 in relation to Survey No.18/1A1 does not record any transactions contrary to the transactions referred in this Report during that period.
- 7.2. Encumbrance certificate issued for the period April 01, 1960 to May 31, 1989 in relation to Survey No.18 does not record any transactions contrary to the transactions referred in this Report during that period.
- 7.3. Encumbrance certificate issued for the period June 01, 1989 to March 31, 2004 in relation to Survey No.18/1A1 does not record any transactions contrary to the transactions referred in this Report during that period.
- 7.4. Encumbrance certificate issued for the period April 01, 2004 to December 10, 2006 in relation to Survey No.18/1A1 does not record any transactions contrary to the transactions referred in this Report during that period.
- 7.5. Nil encumbrance certificate issued for the period February 21, 2006 to April 15, 2009 in relation to 30 (thirty) guntas in Survey No. 18/1A1.
- 7.6. Nil encumbrance certificate issued for the period April 16, 2009 to February 18, 2010 in relation to 30 (thirty) guntas in Survey No. 18/1A1.
- 7.7. Nil encumbrance certificate issued for the period February 19, 2010 to April 7, 2012 in relation to 30 (thirty) guntas in Survey No. 18/1A1.
- 7.8. Nil encumbrance certificate issued for the period April 08, 2012 to July 17, 2012 in relation to 30 (thirty) guntas in Survey No. 18/1A1.
- 7.9. Nil encumbrance certificate issued for the period February 22, 2013 to June 6, 2013 in relation to 30 (thirty) guntas in Survey No. 18/1A1.



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- 7.10 Nil encumbrance certificate issued for the period June 06, 2013 to September 18, 2013 in relation to 30 (thirty) guntas in Survey No. 18/1A1.
- 7.11 Nil encumbrance certificate issued for the period September 18, 2013 to January 5, 2014 in relation to 30 (thirty) guntas in Survey No. 18/1A1.
- 7.12 Nil encumbrance certificate issued for the period January 06, 2014 to April 15, 2014 in relation to 30 (thirty) guntas in Survey No. 18/1A1.
- 7.13 Nil encumbrance certificate issued for the period April 15, 2014 to July 20, 2014 in relation to 30 (thirty) guntas in Survey No. 18/1A1.
- 7.14 Nil encumbrance certificate issued for the period July 20, 2014 to November 19, 2014 in relation to 30 (thirty) guntas in Survey No. 18/1A1.
- 7.15 Encumbrance certificate issued for the period April 01, 2004 to December 26, 2014 in relation to Survey No. 18/1A1 does not record any transactions contrary to the transactions referred in this Report during that period.
- 7.16 Encumbrance certificate issued for the period April 01, 2004 to January 16, 2015 in relation to Survey No. 18 does not record any transactions contrary to the transactions referred in this Report during that period in relation to Survey No. 18/1A1.

Survey No. 22

- 7.17 Encumbrance certificate issued for the period January 01, 1941 to February 14, 1957 in relation to Survey No. 22 does not record any transactions contrary to the transactions referred in this Report during that period.
- 7.18 Encumbrance certificate issued for the period February 15, 1957 to May 31, 1989 in relation to Survey No. 22 does not record any transactions contrary to the transactions referred in this Report during that period.
- 7.19 Encumbrance certificate issued for the period June 01, 1989 to March 31, 2004 in relation to Survey No. 22 does not record any transactions contrary to the transactions referred in this Report during that period.
- 7.20 Encumbrance certificate issued for the period February 15, 1957 to March 31, 1973 in relation to Survey No. 22 does not record any transactions contrary to the transactions referred in this Report during that period.
- 7.21 Encumbrance certificate issued for the period April 01, 1973 to May 31, 1989 in relation to Survey No. 22 does not record any transactions contrary to the transactions referred in this Report during that period.



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- 7.22 Nil encumbrance certificate issued for the period June 1, 1989 to August 03, 1991 in relation to immovable property measuring 10 (ten) acres 9.5 (nine point five) guntas in Survey No. 22.
- 7.23 Encumbrance certificate issued for the period April 01, 1991 to March 31, 2004 in relation to Survey No. 22 does not record any transactions contrary to the transactions referred in this Report during that period.
- 7.24 Nil encumbrance certificate issued for the period December 01, 2002 to March 31, 2005 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.
- 7.25 Encumbrance certificate issued for the period April 01, 2004 to December 10, 2006 in relation to Survey No. 22 does not record any transactions contrary to the transactions referred in this Report during that period.
- 7.26 Encumbrance certificate issued for the period April 01, 2006 to December 11, 2006 in relation to Survey No. 22 does not record any transactions contrary to the transactions referred in this Report during that period.
- 7.27 Encumbrance certificate issued for the period April 01, 2005 to February 20, 2006 in relation to Survey No. 22 does not record any transactions contrary to the transactions referred in this Report during that period.
- 7.28 Nil encumbrance certificate issued for the period February 21, 2006 to April 15, 2009 in relation to immovable property measuring 10 (ten) acres 9.5 (nine point five) guntas in Survey No. 22.
- 7.29 Nil encumbrance certificate issued for the period April 16, 2009 to February 18, 2010 in relation to immovable property measuring 10 (ten) acres 9.5 (nine point five) guntas in Survey No. 22.
- 7.30 Encumbrance certificate issued for the period July 23, 2011 in relation to Survey No. 22 does not record any transactions contrary to the transactions referred in this Report during that period.
- 7.31 Nil encumbrance certificate issued for the period July 24, 2011 to April 07, 2012 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.
- 7.32 Nil encumbrance certificate issued for the period April 01, 2012 to July 17, 2012 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.



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- 7.33 Nil encumbrance certificate issued for the period July 18, 2012 to October 17, 2012 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.
- 7.34 Nil encumbrance certificate issued for the period October 18, 2012 to January 15, 2013 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.
- 7.35 Nil encumbrance certificate issued for the period January 15, 2013 to February 22, 2013 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.
- 7.36 Nil encumbrance certificate issued for the period February 22, 2013 to June 06, 2013 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.
- 7.37 Nil encumbrance certificate issued for the period June 06, 2013 to September 18, 2013 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.
- 7.38 Nil encumbrance certificate issued for the period September 18, 2013 to January 06, 2014 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.
- 7.39 Nil encumbrance certificate issued for the period January 06, 2014 to April 15, 2014 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.
- 7.40 Nil encumbrance certificate issued for the period April 15, 2014 to July 20, 2014 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.
- 7.41 Nil encumbrance certificate issued for the period July 20, 2014 to November 19, 2014 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.
- 7.42 Encumbrance certificate issued for the period April 01, 2004 to December 09, 2014 in relation to Survey No. 22 does not record any transactions contrary to the transactions referred in this Report during that period.
- 7.43 Encumbrance certificate issued for the period April 01, 2004 to January 16, 2015 in relation to Survey No. 22 does not record any transactions contrary to the transactions referred in this Report during that period.



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8. ENDORSEMENTS AND APPROVALS

- 8.1. Endorsement dated April 16, 2005 bearing No. RKCR:116/2005-2006 issued by the Tahsildhar, Bangalore South Taluk, Bangalore indicates the non-availability of index of lands and record of rights register extracts in relation to lands in Survey Nos. 18/1A1 and 22 (Document No. 173).
- 8.2. Nil tenancy certificates dated May 6, 2003 and January 23, 2007 issued by Tahsildhar, Bangalore South Taluk issued under Section 48 (1) of the KLR Act in relation to lands in Survey No. 18/1A1 and 22 of Mallesandra Village (Document No. 174).
- 8.3. Endorsement dated January 15, 2003 issued by the office of Assistant Commissioner, Bangalore South Sub-Division, Bangalore indicating that no proceedings under section 79 (A) and 79 (B) of the KLR Act are pending in relation to lands measuring 1 (one) acre and 3 (three) acres in Survey No. 18/1A1 of Mallesandra Village (Document No. 175).
- 8.4. Endorsement dated February 11, 2015 issued by the office of Karnataka Housing Board indicating that the Karnataka Housing Board has not initiated any acquisition proceedings in relation to lands situated in Mallesandra village as on the date of issue of the endorsement but that Karnataka Housing Board reserves the right to acquire lands in the future, if required under law (Document No. 176).
- 8.5. Endorsement dated February 16, 2015 issued by the office of Karnataka Industrial Areas Development Board to Special Land Acquisition Officer, BMICAP (SLAO) requesting the SLAO to provide requisite information on the status of acquisition proceedings, if any (Document No. 177). We recommend that GHCP follow up on the request made to the SLAO to confirm that no acquisition proceedings are initiated or pending in relation to the Schedule Property.
- 8.6. Endorsement dated February 19, 2015 issued by Bangalore Metro Rail Corporation Limited indicating that the lands listed in the application dated February 10, 2015 being lands bearing Survey Nos. 18/1A1, 18/1A13 and 22 of Mallesandra village are not proposed for acquisition as on the date of issue of the endorsement (Document No. 178).
- 8.7. We are provided with only an acknowledgment issued by the Bangalore Development Authority in relation to the application received seeking information on the status of acquisition proceedings, if any in relation to lands in Survey Nos. 18/1A1, 18/1A13 and 22 of Mallesandra village (Document No. 179). We recommend that GHCP follow up with the application made to confirm that no acquisition proceedings are initiated or pending in relation to the Schedule Property.



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9. PROPERTY TAXES AND KHATA

9.1. We are provided with copies of Form 9 and Form 11 of the house / land tax demand register extracts issued by Koggalipura Grama Panchayat ("KGP") for the year 2011-2012 in relation to the Schedule Property (Document No. 180). Upon review, the extracts of the house / land tax demand register confirm the extents and boundaries of Schedule Property and further evidence allotment of village khata to Portion I and Portion II as 391/18/1A1 and 391/22 respectively.

9.2. In view of the further subdivision of Survey No. 18/1A1 into Survey nos. 18/1A1 and 18/1A13, PPL has made an application to KGP on June 06, 2016 requesting bifurcation of the existing khata for Portion I per Tahasildar order referred in paragraph 2.11 above (Document No. 181).

9.3. Property Tax Receipts

9.3.1. Tax paid receipt dated February 25, 2010 bearing No. 011551 issued by KGP for the year 2008-2009 indicates the payment of property taxes by PPL for the Schedule Property (Document No. 182).

9.3.2. Tax paid receipt dated February 25, 2010 bearing No. 011552 issued by KGP for the year 2009-2010 indicates the payment of property taxes by PPL for the Schedule Property (Document No. 183).

9.3.3. Tax paid receipt dated July 4, 2011 bearing No. 92008 issued by KGP for the year 2010-2011 indicates the payment of property taxes by PPL for the Schedule Property (Document No. 184).

9.3.4. Tax paid receipt dated July 4, 2011 bearing No. 92009 issued by KGP for the year 2011-2012 indicates the payment of property taxes by PPL for the Schedule Property (Document No. 185).

9.3.5. Tax paid receipt dated December 29, 2014 bearing No. 261865 issued by KGP for the year 2012-2013 to 2014-2015 indicates the payment of property taxes by PPL for the Schedule Property (Document No. 186).

9.3.6. Tax paid receipt dated May 15, 2015 bearing No. 57499 issued by KGP for the year 2015-2016 indicates the payment of property taxes by PPL for the Schedule Property (Document No. 187).

10. LITIGATION

10.1. We are informed by PPL that there are no pending litigations relating to the Schedule Property or affecting PPL's rights therein.



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10.2. On GHCL's instructions, we have caused M/s Versatile Legal, Advocates to conduct a limited negative search in the available records of the Hon'ble High Court of Karnataka at Bangalore and City Civil Courts in Bangalore to check for litigations relating to the Schedule Property or affecting PPL's rights therein. In connection with such negative searches undertaken, M/s Versatile Legal, Advocates have furnished us with their search report dated June 19, 2015 ("Litigation Report"). The Litigation Report makes reference to 9 (nine) separate litigations involving PPL in various matters. The Litigation Report further records that documents pertaining to 2 (two) litigations viz. case No. A.S./34/2008 filed before the City Civil Court No. 5 and original suit bearing O.S No. 25968/2008 at City Civil Court No. 20 are not available and that the remaining 7 (seven) litigations do not relate to the Schedule Property. PPL by way of their email dated June 19, 2015 has confirmed that the above mentioned 2 (two) litigations (details for which were not available under Litigation Report) do not pertain to the Schedule Property. Nevertheless, we would recommend taking indemnity for litigation in the Indenture of conveyance and other transaction related documents in relation to the Schedule Property.

11. PUBLIC NOTICE

We issued public notices on behalf of GHCL in the English edition of the Times of India and the Kannada edition of the Prajavan newspapers on June 03, 2015 intimating the general public of the proposed sale and purchase of the Schedule Property and till the date of issue of this Report, we have not received any objections in response to the same (Document No. 188).

12. VERIFICATION OF DOCUMENTS

We have inspected the available original documents of title relating to the Schedule Property. The original documents which were inspected by us are recorded in Annexure I to this Report.

13. CONCLUSION

Based on our review of the documents listed in Annexure I, response to requisitions received from PPL from time to time and subject to the our observations and recommendations mentioned hereinabove, we are of the opinion that PPL holds good, valid and marketable title to the Schedule Property subject to the following:

- 13.1. For an extent of 20 (twenty) guntas front out of the Schedule Property PPL has only possessory title which has continued since PPL's predecessors' in title acquired the same under the Indar Kumar Sale Deeds II in the year 1986;
- 13.2. Subsisting mortgage in favour of the Bank securing the Loan Amount; and
- 13.3. Nil encumbrance certificate being procured for the period from January 17, 2015 to date.



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14. ADDITIONAL DOCUMENTS

- 15.1 Copy of the receipt endorsement from Kamelala Public Works Department indicating that the Schedule Property is not subject to any acquisition proceedings.
- 15.2 Deed of rectification executed between PPL and S. Balan for correctly identifying the Kharab extent in Survey No. 22 and the retained extent of 10.5 (ten point five) guntas of agricultural land in Survey No. 22 retained by Balan.



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ANNEXURE I

LIST OF DOCUMENTS IN RELATION TO THE SCHEDULE PROPERTY REVIEWED AS PART OF DUE DILIGENCE

S.No.	Particulars of Document	Original/ Certified/ Photocopy
1.	Extracts of the Karnataka Revision Settlement Akarband issued by the Additional Director for Land records, Bangalore in relation to Survey No. 22.	Photocopy
2.	Extracts of the Karnataka Revision Settlement Akarband issued by the Additional Director for Land records, Bangalore in relation to Survey No. 18/1A1.	Photocopy
3.	Extracts of the Karnataka Revision Settlement Akarband issued by the Additional Director for Land records, Bangalore in relation to Survey No. 18/1A13.	Photocopy
4.	Village map of Mullasandra issued by the office of the Additional Director for Land records, Bangalore, on February 02, 1980.	Photocopy
5.	Hissa tippani extracts of larger Survey Nos. 22.	Photocopy
6.	Hissa tippani extracts of larger Survey Nos. 22.	Photocopy
7.	Undated sketch issued by the Additional Director for Land records, Bangalore for the larger Survey No. 22 and Portion I.	Photocopy
8.	Sale deed dated September 12, 1957 executed by Muniramaswamy and Lakshmanamurti in favour of Ramaiah, Seenappa and Anjanappa and registered as document bearing No. 2290/57-58 in Book I, volume 30, at pages 178-183.	Certified
9.	Mutation register extract bearing MR No. 3/1956-1957 issued by the Village Accountant, Bangalore South.	Photocopy
10.	Sale deed dated September 29, 1966 executed by Ramaiah, Seenappa and Anjanappa in favour of K. Ramaraju, son of Venkataraju and registered as document bearing No. 3722/66-67 in Book I, volume 611, at pages 104-106 in the	Original

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	office of Sub-Registrar Bangalore South.	
11.	Mutation register extract bearing MR No. 3/1968-1969 issued by the Village Accountant, Bangalore South.	Certified
12.	Sale deed dated March 27, 1968 executed by K. Ramaraju in favour of Inder Kumar Kapur and registered as document bearing No. 5968/67-68 in Book I, volume 692, at pages 143-147 in the office of Sub-Registrar Bangalore South.	Original
13.	Mutation register extract bearing MR No. 4/1968-1969 issued by the Village Accountant, Bangalore South.	Certified
14.	Sale deed dated December 10, 1986 executed by Inder Kumar Kapur in favour of Jolly Deb and registered as document bearing No. 3266/1986-87 in Book I, Volume No. 2311 in the office of Sub-Registrar Bangalore South.	Original
15.	Mutation register extract bearing MR No. 3/1986-1987 issued by the Village Accountant, Bangalore South.	Certified
16.	Sale deed dated June 26, 1993 executed by Jolly Deb in favour of Clothilda Hilda D'Souza and registered as document bearing No. 1802/1994-95 in Book I, Volume No. 909, at pages 245 to 248.	Original
17.	Mutation register extract bearing MR No. 3/1994-1995 issued by the Village Accountant, Bangalore South.	Certified
18.	Sale deed dated September 06, 2003 executed by Jolly Deb in favour of Hanumappa and registered as document bearing No. 14896/2003-04 in Book I, CD No. 140 in the office of Sub-Registrar Kengeri, Bangalore.	Photocopy
19.	Mutation register extract bearing MR No. 18/2003-2004 issued by the Village Accountant, Bangalore South.	Original
20.	Sale deed dated June 17, 2003 executed by Clothilda Hilda D'Souza in favour of H. Nagaraja and others and registered as document bearing No. 6921/2003-04 in Book I, CD No. 129 in the office of Sub-Registrar Kengeri, Bangalore.	Original
21.	Release deed dated May 21, 2004 executed between H. Chandrashekar and P. S. Kumar in favour of H. Nagaraja and registered as document bearing No. 3860/2004-05 in Book I, stored in CD No. 76 in the office of the Sub	Original

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	Registrar Kengeri, Bangalore.	
22.	Release deed dated December 14, 2004 executed by P.S. Kumar in favour of H. Nagaraja by way of and registered as document bearing No. 34273/2004-05 in Book I, CD No. 168 in the office of Sub-Registrar Kengeri, Bangalore.	Original
23.	Sale deed dated May 26, 2005 executed by H. Nagaraja, Dayanand Pai joining in favour of PPL and registered as document bearing No. 5860/ 2005-06 in Book I, CD No. 211 in the office of Sub-Registrar Kengeri, Bangalore.	Original
24.	Sale deed dated May 26, 2005 executed by Hunumappa, Dayanand Pai in favour of PPL and registered as document bearing No. 5852/ 2005-06 in Book I, CD No. 211 in the office of Sub-Registrar Kengeri, Bangalore.	Original
25.	Mutation register extract bearing MR No. 4/2007-2008 issued by the Village Accountant, Bangalore South.	Photocopy
26.	Sale deed dated August 02, 1941, executed by B. G. Munishumappa in favour of Muni Byre Gowda and registered as document bearing No. 441/41-42 in Book I, Volume 559 at pages 16-20 in the office of the Sub Registrar Bangalore South.	Certified
27.	Mutation register extract bearing MR No. 1/1941-1942 issued by the Village Accountant, Bangalore South.	Certified
28.	Hesa survey typant and kharab extract in relation to Survey No. 22 prepared on December 11, 1957 issued by the village accountant Bangalore South Taluk.	Photocopy
29.	Sale deed dated July 15, 1958 executed by Ramaiah in favour of Kempaiah and registered as document bearing No. 1561/58-59 in Book I, volume 67, at pages 128-130 in the office Sub-Registrar Bangalore South.	Original
30.	Mutation register extract bearing MR No. 1/1958-1959 issued by the village accountant, Bangalore South.	Certified
31.	Sale deed dated October 14, 1959 executed by Kempaiah in favour of Govindappa and registered as document bearing No. 3277/1959-60 in Book I, volume 139, at pages 65-67 in the office Sub-Registrar Bangalore South.	Original



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32.	Mutation register extract bearing MR. No. 2/1968-1969 issued by the Village Accountant, Bangalore South.	Certified
33.	Sale deed dated March 22, 1966 executed by Govindappa in favour of Inder Kumar Kapur and registered as document bearing No. 5969/1967-68 in Book I, volume 691, at pages 183-187 in the office Sub-Registrar Bangalore South.	Original
34.	Mutation register extract bearing MR. No. 4/1968-1969 issued by the Village Accountant, Bangalore South.	Photocopy
35.	Sale deed dated December 10, 1986 executed by Inder Kumar Kapur in favour of Putrasima Shedhi and registered as Document bearing document No. 5270/1986-87, Book I, Volume No. 2511.	Original
36.	Sale deed dated December 10, 1986 executed by Inder Kumar Kapur in favour of Dinesh Shetty and registered as Document bearing document No. 5267/1986-87, Book I, Volume No. 2513, at pages 45 to 49.	Original
37.	Sale deed dated December 10, 1986 executed by Inder Kumar Kapur in favour of Suresh Shetty and registered as Document bearing document No. 5271/1986-87, Book I, Volume No. 2514.	Original
38.	Sale deed dated December 10, 1986 executed by Inder Kumar Kapur in favour of Sagar Shetty and registered as Document bearing document No. 5269/ 1986-87, Book I, Volume No. 2516.	Original
39.	Sale deed dated December 10, 1986 executed by Inder Kumar Kapur in favour of Suja Nambiar and registered as Document bearing document No. 5268/1986-87, Book I, Volume No. 2508, pages 213 to 219.	Certified
40.	Mutation register extracts bearing MR. No. 4/1986-1987 issued by the Village Accountant, Bangalore South.	Photocopy
41.	Mutation register extracts bearing MR. No. 5/1986-1987 issued by the Village Accountant, Bangalore South.	Photocopy
42.	Mutation register extracts bearing MR. No. 6/1986-1987 issued by the Village Accountant, Bangalore South.	Photocopy

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43.	Mutation register extracts bearing MR. No. 7/1986-1987 issued by the Village Accountant, Bangalore South.	Photocopy
44.	Mutation register extracts bearing MR. No. 8/1986-1987 issued by the Village Accountant, Bangalore South.	Photocopy
45.	Mutation register extract bearing MR. No. 25/1995-1996 issued by the Village Accountant, Bangalore South.	Photocopy
46.	Mutation register extract bearing MR. No. 5/1997-1998 issued by the Village Accountant, Bangalore South.	Photocopy
47.	Mutation register extract bearing MR. No. 15/2002-2003 issued by the Village Accountant, Bangalore South.	Photocopy
48.	Sale deed dated March 27, 2002 executed by Puttamma Shetty in favour of in favour of S. Balan alias Shanmugham Balakrishna Chettiar and registered as Document bearing document No. 17465/2001-02, Book I, C.D. No. 83.	Original
49.	Sale deed dated March 27, 2002 executed by Dinesh Shetty in favour of in favour of S. Balan alias Shanmugham Balakrishna Chettiar and registered as Document bearing document No. 17458/2001-02, Book I, C.D. No. 83.	Original
50.	Sale deed dated March 27, 2002 executed by Subash Shetty in favour of in favour of S. Balan alias Shanmugham Balakrishna Chettiar and registered as Document bearing document No. 17499/2001-02, Book I, C.D. No. 84.	Original
51.	Sale deed dated March 27, 2002 executed by Sunder Shetty in favour of in favour of S. Balan alias Shanmugham Balakrishna Chettiar and registered as Document bearing document No. 17468/2001-02, Book I, C.D. No. 83.	Original
52.	Affidavit dated June 17, 2015 made by Raja Udayshankar before a notary public at Bangalore.	Photocopy
53.	Mutation register extract bearing MR. Nos. 2/2002-2003 issued by the Village Accountant, Bangalore.	Photocopy
54.	Mutation register extract bearing MR. Nos. 3/2002-2003 issued by the Village Accountant, Bangalore.	Photocopy



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55.	Mutation register extract bearing MR. Nos. 4/2002-2003 issued by the Village Accountant, Bangalore.	Photocopy
56.	Mutation register extract bearing MR. Nos. 8/2002-2003 issued by the Village Accountant, Bangalore.	Photocopy
57...	Sale deed dated March 27, 2002 executed by Dinesh Shetty, in favour of Raja Udhayshankar and registered as document bearing No. 17455/2001-02 in Book I, in the office of Sub-Registrar Kengeri, Bangalore.	Original
58.	Mutation register extract bearing MR No. 6/2002-2003 issued by the Village Accountant, Bangalore.	Photocopy
59.	Sale deed dated September 15, 2003 Suja Nambiar in favour of H. Nagaraju, P.S. Kumar and H. Chandrashekar and registered bearing document No. 15542/2003-2004 in Book I, C.D. No. 1-10 in the office of Sub-Registrar Kengeri, Bangalore.	Original
60.	Power of attorney executed on June 8, 2000 by Suja Nambiar in favour of Bhaskaran Nambiar.	Photocopy
61.	Release deed dated February 16, 2004 executed by H. Chandrashekar in favour of H. Nagaraju and P. S. Kumar and registered as document bearing No. 32224/03-04 in Book I, stored in CD No. in the office of Sub-Registrar Kengeri, Bangalore.	Original
62.	Sale deed dated May 26, 2005 executed by H. Nagaraju with Dayanand Pai in favour of PPL and registered as document bearing No. 5857/05-05 in Book I, CD No. KEND 211 in the office of the Sub-Registrar Kengeri, Bangalore.	Original
63.	Sale deed dated September 16, 2005 executed by Raja Udhayshankar in favour of Keppel Puravankara Development Private Limited and registered as document bearing No. 14088/2005-06 in Book I, stored in CD No. KEND 231 in the office of Sub-Registrar Kengeri, Bangalore.	Original
64.	Deed of cancellation dated July 23, 2011 executed between KPDPL and Raja Udhayshankar and registered as document bearing No. 3605/11-12 in Book I, stored in CD No. JPND120 in the office of Sub-Registrar J. P. Nagar.	Original



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	Bangalore.	
65.	Sale deed dated July 23, 2011 executed by Raja Udhayshankar in favour of PPL and registered as document bearing No. 3608/11-12 in Book I, Stored in CD No. JPN0120 in the office of Sub-Registrar J. P. Nagar, Bangalore.	Original
66.	Sale deed dated July 04, 2011 executed by Balan in favour of PPL and registered as document bearing No. KEN-1-08202-2005-06 in Book I, stored in CD No. KEND 216 in the office of Sub-Registrar Kengeri, Bangalore.	Original
67.	Deed of rectification dated June 04, 2013 executed between Raja Udhayshankar and PPL and registered as document bearing No. JAY-1-01828-2015-2016 in Book I, stored in CD No. JAYD229 in the office of Sub-Registrar Jayanagar, Bangalore.	Original
68.	Deed of rectification dated June 05, 2015 executed between H. Nagaraja and PPL and registered as document bearing No. JAY-1-01857-2015-2016 in Book I, stored in CD No. JAYD229 respectively in the office of Sub-Registrar Jayanagar.	Original
69.	Copy of the letter dated May 16, 2014 issued by the Bank to PPL.	Photocopy
70.	Memorandum of deposit of title deeds dated November 29, 2014 executed by PPL in favour of the Bank and registered as document bearing No. HLS-1-04115-2014-15, Book I, HLSD109 in the office of Sub-Registrar Ulsoor, Bangalore.	Photocopy
71.	Memorandum and articles of association of PPL.	Photocopy
72.	Fresh certificate of incorporation consequent on change of name of PPL dated August 19, 1992 issued by the Ministry of Company Affairs.	Photocopy
73.	RTC extract issued for the years 1969-1970 to 1973-1974 in relation to Survey No. 18.	Photocopy
74.	RTC extract issued for the years 1974-1975 to 1978-1979 in relation to Survey No. 18.	Photocopy

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75.	RTC extract issued for the years 1979-1980 to 1983-1984 in relation to Survey No. 18.	Photocopy
76.	RTC extract issued for the years 1984-1985 to 1988-1989 in relation to Survey No. 18.	Photocopy
77.	RTC extract issued for the years 1989-1990 to 1994-1995 in relation to Survey No. 18/1A.	Photocopy
78.	RTC extract issued for the year 2002-2003 in relation to Survey No. 18.	Photocopy
79.	RTC extract issued for the year 2003-2004 in relation to Survey No. 18/1A1.	Photocopy
80.	RTC extract issued for the year 2004-2005 in relation to Survey No. 18/1A1.	Photocopy
81.	RTC extract issued for the year 2005-2006 in relation to Survey No. 18/1A1.	Photocopy
82.	RTC extract issued for the year 2006-2007 in relation to Survey No. 18/1A1.	Photocopy
83.	RTC extract issued for the year 2007-2008 in relation to Survey No. 18/1A1.	Photocopy
84.	RTC extract issued for the year 2008-2009 in relation to Survey No. 18/1A1.	Photocopy
85.	RTC extract issued for the year 2009-2010 in relation to Survey No. 18/1A1.	Photocopy
86.	RTC extract issued for the year 2010-2011 in relation to Survey No. 18/1A1.	Photocopy
87.	RTC extract issued for the year 2011-2012 in relation to Survey No. 18/1A1.	Photocopy
88.	RTC extract issued for the year 2012-2013 in relation to Survey No. 18/1A1.	Photocopy
89.	RTC extract issued for the year 2013-2014 in relation to Survey No. 18/1A1.	Photocopy



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90.	RTC extract issued for the year 2014-2015 in relation to Survey No. 18/A11.	Photocopy
91.	RTC extract issued for the year 2007-2008 in relation to Survey No. 18/A13.	Photocopy
92.	RTC extract issued for the year 2008-2009 in relation to Survey No. 18/A13.	Photocopy
93.	RTC extract issued for the year 2010-2011 in relation to Survey No. 18/A13.	Photocopy
94.	RTC extract issued for the year 2011-2012 in relation to Survey No. 18/A13.	Photocopy
95.	RTC extract issued for the year 2012-2013 in relation to Survey No. 18/A13.	Photocopy
96.	RTC extract issued for the year 2013-2014 in relation to Survey No. 18/A13.	Photocopy
97.	RTC extract issued for the year 2014-2015 in relation to Survey No. 18/A13.	Photocopy
98.	RTC extract issued for the years 1969-1970 to 1978-1979 in relation to Survey No. 22.	Photocopy
99.	RTC extract issued for the years 1979-1980 to 1983-1984 in relation to Survey No. 22.	Photocopy
100.	RTC extract issued for the years 1984-1985 to 1993-1994 in relation to Survey No. 22.	Photocopy
101.	RTC extract issued for the years 1997-1998 to 2000-2001 in relation to Survey No. 22.	Photocopy
102.	RTC extract issued for the year 2001-2002 in relation to Survey No. 22.	Photocopy
103.	RTC extract issued for the year 2002-2003 in relation to Survey No. 22.	Photocopy
104.	RTC extract issued for the year 2003-2004 in relation to Survey No. 22.	Photocopy



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105.	RTC extract issued for the year 2004-2005 in relation to Survey No. 22.	Photocopy
106.	RTC extract issued for the year 2005-2006 in relation to Survey No. 22.	Photocopy
107.	RTC extract issued for the year 2006-2007 in relation to Survey No. 22.	Photocopy
108.	RTC extract issued for the year 2007-2008 in relation to Survey No. 22.	Photocopy
109.	RTC extract issued for the year 2008-2009 in relation to Survey No. 22.	Photocopy
110.	RTC extract issued for the year 2009-2010 in relation to Survey No. 22.	Photocopy
111.	RTC extract issued for the year 2010-2011 in relation to Survey No. 22.	Photocopy
112.	RTC extract issued for the year 2011-2012 in relation to Survey No. 22.	Photocopy
113.	RTC extract issued for the year 2012-2013 in relation to Survey No. 22.	Photocopy
114.	RTC extract issued for the year 2013-2014 in relation to Survey No. 22.	Photocopy
115.	RTC extract issued for the year 2014-2015 in relation to Survey No. 22.	Photocopy
116.	Official memorandum dated June 07, 2003 bearing No. BDS.ALN:SR(S):58/2003-2004 issued by office of the Special Deputy Commissioner, Bangalore District.	Original
117.	Mutation register extract bearing MR No. 2/2003-2004 issued by the Village Accountant, Bangalore South.	Certified
118.	Official memorandum dated February 16, 2004 bearing No. BDS.ALN:SR(S):149/2003-2004 issued by office of the Special Deputy Commissioner, Bangalore District.	Original
119.	Official memorandum dated February 21, 2003 bearing No. BDS.ALN:SR(S):295/2002-03 issued by office of the	Original



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	Special Deputy Commissioner, Bangalore District.	
120.	Mutation register extract bearing MR No. 2/2003-2004 issued by the Village Accountant, Bangalore South.	Photocopy
121.	Official memorandum dated February 21, 2003 bearing No. BDS.ALN:SR(S):296/2002-03 issued by office of the Special Deputy Commissioner, Bangalore District.	Original
122.	Mutation register extract bearing MR No. 4/2003-2004 issued by the Village Accountant, Bangalore South.	Photocopy
123.	Official memorandum dated February 21, 2003 bearing No. BDS.ALN:SR(S):297/2002-03 issued by office of the Special Deputy Commissioner, Bangalore District.	Original
124.	Mutation register extract bearing MR No. 3/2003-2004 issued by the Village Accountant, Bangalore South.	Photocopy
125.	Official memorandum dated February 21, 2003 bearing No. BDS.ALN:SR(S):298/2002-2003 issued by office of the Special Deputy Commissioner, Bangalore District.	Original
126.	Mutation register extract bearing MR No. 1/2003-2004 issued by the Village Accountant, Bangalore South.	Photocopy
127.	Official memorandum dated February 21, 2003 bearing No. BDS.ALN:SR(S):299/2002-03 issued by office of the Special Deputy Commissioner, Bangalore District.	Original
128.	Official memorandum dated June 7, 2003 bearing No. BDS.ALN:SR(S):36/2003-2004 issued by office of the Special Deputy Commissioner, Bangalore District.	Original
129.	Mutation register extract bearing MR No. 6/2003-2004 issued by the Village Accountant, Bangalore South.	Photocopy
130.	Encumbrance certificate issued for the period February 15, 1957 to August 26, 1968 in relation to Survey No.18/1A1.	Photocopy
131.	Encumbrance certificate issued for the period April 01, 1960 to May 31, 1989 in relation to Survey No.18.	Photocopy
132.	Encumbrance certificate issued for the period June 01, 1989 to March 31, 2004 in relation to Survey No.18/1A1.	Photocopy

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133.	Encumbrance certificate issued for the period April 01, 2004 to December 10, 2006 in relation to Survey No. 18/A1.	Photocopy
134.	Encumbrance certificate issued for the period February 21, 2006 to April 15, 2009 in relation to 30 (thirty) guntas in Survey No. 18/A1.	Photocopy
135.	Encumbrance certificate issued for the period April 16, 2009 to February 18, 2010 in relation to 30 (thirty) guntas in Survey No. 18/A1.	Photocopy
136.	Encumbrance certificate issued for the period February 19, 2010 to April 7, 2012 in relation to 30 (thirty) guntas in Survey No. 18/A1.	Photocopy
137.	Encumbrance certificate issued for the period April 08, 2012 to July 17, 2012 in relation to 30 (thirty) guntas in Survey No. 18/A1.	Photocopy
138.	Encumbrance certificate issued for the period February 22, 2013 to June 6, 2013 in relation to 30 (thirty) guntas in Survey No. 18/A1.	Photocopy
139.	Encumbrance certificate issued for the period June 06, 2013 to September 18, 2013 in relation to 30 (thirty) guntas in Survey No. 18/A1.	Photocopy
140.	Encumbrance certificate issued for the period September 18, 2013 to January 5, 2014 in relation to 30 (thirty) guntas in Survey No. 18/A1.	Photocopy
141.	Encumbrance certificate issued for the period January 06, 2014 to April 15, 2014 in relation to 30 (thirty) guntas in Survey No. 18/A1.	Photocopy
142.	Encumbrance certificate issued for the period April 15, 2014 to July 20, 2014 in relation to 30 (thirty) guntas in Survey No. 18/A1.	Photocopy
143.	Encumbrance certificate issued for the period July 20, 2014 to November 19, 2014 in relation to 30 (thirty) guntas in Survey No. 18/A1.	Photocopy
144.	Encumbrance certificate issued for the period April 01, 2004 to December 26, 2014 in relation to Survey	Photocopy

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	No.18/1A1.	
145.	Encumbrance certificate issued for the period April 01, 2004 to January 16, 2015 in relation to Survey No.18.	Photocopy
146.	Encumbrance certificate issued for the period January 01, 1941 to February 14, 1957 in relation to Survey No. 22.	Photocopy
147.	Encumbrance certificate issued for the period February 15, 1957 to May 31, 1989 in relation to Survey No. 22.	Photocopy
148.	Encumbrance certificate issued for the period June 01, 1989 to March 31, 2004 in relation to Survey No. 22.	Photocopy
149.	Encumbrance certificate issued for the period February 15, 1957 to March 31, 1973 in relation to Survey No. 22.	Photocopy
150.	Encumbrance certificate issued for the period April 01, 1973 to May 31, 1989 in relation to Survey No. 22.	Photocopy
151.	Encumbrance certificate issued for the period June 1, 1989 to August 03, 1991 in relation to immovable property measuring 10 (ten) acres 9.5 (nine point five) guntas in Survey No. 22.	Photocopy
152.	Encumbrance certificate issued for the period April 01, 1991 to March 31, 2004 in relation to Survey No. 22.	Photocopy
153.	Encumbrance certificate issued for the period December 01, 2002 to March 31, 2005 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.	Photocopy
154.	Encumbrance certificate issued for the period April 01, 2004 to December 10, 2006 in relation to Survey No. 22.	Photocopy
155.	Encumbrance certificate issued for the period April 01, 2004 to December 13, 2006 in relation to Survey No. 22.	Photocopy
156.	Encumbrance certificate issued for the period April 01, 2005 to February 20, 2006 in relation to Survey No. 22.	Photocopy
157.	Encumbrance certificate issued for the period February 21, 2006 to April 15, 2009 in relation to immovable property measuring 10 (ten) acres 9.5 (nine point five) guntas in	Photocopy



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	Survey No. 22.	
158.	Encumbrance certificate issued for the period April 16, 2009 to February 18, 2010 in relation to immovable property measuring 10 (ten) acres 9.5 (nine point five) guntas in Survey No. 22.	Photocopy
159.	Encumbrance certificate issued for the period July 23, 2011 in relation to Survey No. 22.	Photocopy
160.	Encumbrance certificate issued for the period July 24, 2011 to April 07, 2012 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.	Photocopy
161.	Encumbrance certificate issued for the period April 01, 2012 to July 17, 2012 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.	Photocopy
162.	Encumbrance certificate issued for the period July 18, 2012 to October 17, 2012 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.	Photocopy
163.	Encumbrance certificate issued for the period October 18, 2012 to January 15, 2013 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.	Photocopy
164.	Encumbrance certificate issued for the period January 15, 2013 to February 22, 2013 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.	Photocopy
165.	Encumbrance certificate issued for the period February 22, 2013 to June 06, 2013 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.	Photocopy
166.	Encumbrance certificate issued for the period June 06, 2013 to September 18, 2013 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.	Photocopy



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167.	Encumbrance certificate issued for the period September 18, 2013 to January 06, 2014 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.	Photocopy
168.	Encumbrance certificate issued for the period January 06, 2014 to April 15, 2014 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.	Photocopy
169.	Encumbrance certificate issued for the period April 15, 2014 to July 20, 2014 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.	Photocopy
170.	Encumbrance certificate issued for the period July 20, 2014 to November 19, 2014 in relation to immovable property measuring 1 (one) acre 18.5 (eighteen point five) guntas in Survey No. 22.	Photocopy
171.	Encumbrance certificate issued for the period April 01, 2004 to December 09, 2014 in relation to Survey No. 22.	Photocopy
172.	Encumbrance certificate issued for the period April 01, 2004 to January 16, 2015 in relation to Survey No. 22.	Photocopy
173.	Endorsement dated April 16, 2005 bearing No. RKCR:116/2005-2006 issued by the Tahsildhar, Bangalore South Taluk, Bangalore.	Photocopy
174.	Nil tenancy certificates dated May 6, 2003 and January 23, 2007 issued by Tahsildhar, Bangalore South Taluk issued under Section 48 (1) of the KLR Act.	Photocopy
175.	Endorsement dated January 05, 2003 issued by the office of Assistant Commissioner, Bangalore South Sub-Division, Bangalore indicating that no proceedings under section 79 (A) and 79 (B) of the KLR Act.	Photocopy
176.	Endorsement dated February 11, 2015 issued by the office of Karnataka Housing Board indicating that the Karnataka Housing Board.	Photocopy
177.	Endorsement dated February 16, 2015 issued by the office of Karnataka Industrial Areas Development Board to	Photocopy

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	Special Land Acquisition Officer, BMICAPA.	
178.	Endorsement dated February 19, 2015 issued by Bangalore Metro Rail Corporation Limited.	Photocopy
179.	Acknowledgment issued by the Bangalore Development Authority.	Original
180.	Form 9 and form 11 of the house / land tax demand register extracts issued by Kaggalipura Grama Panchayat.	Photocopy
181.	Application dated June 06, 2016 made by PPL requesting bifurcation of the existing khata for Portion I.	Photocopy
182.	Tax paid receipt dated February 25, 2010 bearing No. 011551 issued by KGP for the year 2008-2009.	Photocopy
183.	Tax paid receipt dated February 25, 2010 bearing No. 011552 issued by KGP for the year 2009-2010.	Photocopy
184.	Tax paid receipt dated July 4, 2011 bearing No. 92008 issued by KGP for the year 2010-2011.	Photocopy
185.	Tax paid receipt dated July 4, 2011 bearing No. 92009 issued by KGP for the year 2011-2012.	Photocopy
186.	Tax paid receipt dated December 29, 2014 bearing No. 261865 issued by KGP for the year 2012-2013 to 2014-2015.	Photocopy
187.	Tax paid receipt dated May 15, 2015 bearing No. 57400 issued by KGP for the year 2015-2016.	Photocopy
188.	Public notices issued on June 3, 2015 in the the English edition of the Times of India and the Kannada edition of the Prajavani newspapers.	Photocopy



