

To,

09th January 2025

**Viviid Renewables Private Limited,
Regional Office @ Astra Tower, 5th Floor,
Chetan Vihar, Plot No: 15 to 20
Chetan college Road, Shirur Park, Vidyanagar
Hubli- 580021, Karnataka, India.**

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

Dear Sir,

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

I. DESCRIPTION OF THE LANDS

Survey No. 46/1, measuring to an extent of 10 acres 11 guntas, situated at Harlapura village, Betageri hobli, Gadag taluk, and Gadag district.

II. LIST OF THE DOCUMENT REVIEWED

Serial No.	Description of Documents
1.	Record of Tenancy and Crops for the period 1987-88 to 2003-04, issued by the office of Tahsildar, Gadag taluk
2.	Mutation Register Extract bearing No. 120/2003-04, issued by the office of Tahsildar, Gadag taluk
3.	Record of Tenancy and Crops for the period 2004-05 to 2015-16, issued by the office of Tahsildar, Gadag taluk
4.	Gift Deed dated 10.03.2015 registered as document No. GDG-1-10167/2014-15 of book-1, stored in CD No. GDGD320, at the office of Sub-Registrar, Gadag
5.	Mutation Register Extract bearing No. H140/2014-15, issued by the office of Tahsildar, Gadag taluk
6.	Mutation Register Extract bearing No. H9/2016-17, issued by the office of Tahsildar, Gadag taluk
7.	Record of Tenancy and Crops for the period 2016-17, issued by the office of Tahsildar, Gadag taluk

8.	Mortgage Deed dated 07.12.2017 registered on 06.01.2018 as document No. GDG-1 Part-V-00110/2017-18, stored in CD No. GDGD371, at the office of Sub-Registrar, Gadag
9.	Mutation Register Extract bearing No. T272/2017-18, issued by the office of Tahsildar, Gadag taluk
10.	11 E Sketch bearing No. 08031016922504001, issued by the office of Tahsildar, Gadag taluk
11.	Partition Deed dated 19.01.2018, registered as document No. GDG-1-09812/2017-18 of book-1, stored in CD No. GDGD371, at the office of Sub-Registrar, Gadag
12.	Mutation Register Extract bearing No. H92/2017-18, issued by the office of Tahsildar, Gadag taluk
13.	Record of Tenancy and Crops for the period 2017-18 to 2024-25, issued by the office of Tahsildar, Gadag taluk
14.	Mutation Register Extract bearing No. T140/2024-25, issued by the office of Tahsildar, Gadag taluk
15.	Latest Record of Tenancy and Crops for the period 2024-25, issued by the office of Tahsildar, Gadag taluk
16.	Karnataka Revision Settlement Akarband, issued by the office of Department of Survey & Land Records
17.	Tippani/PT Sheet issued by the office of the Department of Land Records
18.	Village Map of Harlapura village, issued by Director of Land Records
19.	Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub-Registrar, Gadag
20.	Encumbrance Certificate for the period from 01.04.2004 to 12.08.2024, issued by the office of Sub-Registrar, Gadag
21.	Encumbrance Certificate for the period from 01.04.2024 to 01.01.2025, issued by the office of Sub-Registrar, Gadag
22.	Notarized Genealogical Tree dated 10.09.2024, 02.01.2025, declared by Mr. Chandrashekar s/o. Shivaji Halalli

III.DEVOLUTION OF TITLE

SL No.	SURVEY No.	EXTENT		EXTENT OF KHARAB LAND		OWNER/S
		Acres	Guntas/Cents	A	B	
1.	46/1	10	11	00	00	Mr. Chandrashekar s/o. Shivaji Halalli

Upon perusal of the documents furnished to us,

1. It is learnt from the Record of Tenancy and Crops for the period 1987-88 to 2003-04, issued by the office of Tahsildar, Gadag taluk, that the name of Mr. Shivaji s/o. Ramappa Halalli is recorded as owner in possession of land bearing Survey No. 46, measuring an extent of 20 acres 22 guntas.
2. It is observed from the Mutation Register Extract bearing No. 120/2003-04, issued by the office of Tahsildar, Gadag taluk, that Mr. Shivaji s/o. Ramappa Halalli has availed loan amount of Rs. 50,000 and mortgaged the land bearing Survey No. 46 measuring 20 acres 22 guntas in favour of Vyavasaya Seva Sahakari Bank, Harlapura.

Note: Discharge of mortgage created vide MR No. 120/2003-04 in favour of Vyavasaya Seva Sahakari Bank, Harlapura.

3. It is learnt from the Record of Tenancy and Crops for the period 2004-05 to 2015-16, issued by the office of Tahsildar, Gadag taluk, that the name of Mr. Shivaji s/o. Ramappa Halalli is recorded as owner in possession of land bearing Survey No. 46, measuring an extent of 20 acres 22 guntas.
4. It is observed from the Gift Deed dated 10.03.2015 that Mr. Shivaji, son of Ramappa Halalli, being the absolute owner of the land, and acting out of natural love and affection, gifted the land bearing Survey No. 46, measuring a total of 20 acres 22 guntas, jointly in favor of his two sons namely, (i). Mr. Yallappa and (ii). Mr. Chandrashekar, and the said deed was registered as document No. GDG-1-10167/2014-15 of book-1, stored in CD No. GDGD320, at the office of Sub-Registrar, Gadag. And the same is recorded in Mutation Register Extract bearing No. H140/2014-15, issued by the office of Tahsildar, Gadag taluk.

5. It is observed from the Mutation Register Extract bearing No. H9/2016-17, issued by the office of Tahsildar, Gadag taluk, that the name of Mr. Shivaji s/o. Ramappa Halalli was removed and the names of (i). Mr. Yallappa and (ii). Mr. Chandrashekar sons of Shivaji Halalli was mutated as joint owners with respect to land bearing Survey No. 46, measuring an extent of 20 acres 22 guntas.
6. It is learnt from the Record of Tenancy and Crops for the period 2016-17, issued by the office of Tahsildar, Gadag taluk, that the names of (i). Mr. Yallappa and (ii). Mr. Chandrashekar sons of Shivaji Halalli are recorded as joint owners in possession of land bearing Survey No. 46, measuring an extent of 20 acres 22 guntas.
7. It is observed from the Mortgage Deed dated 07.12.2017, that Mr. Chandrashekar and Mr. Yallappa sons of Shivaji Halalli have availed loan amount of Rs. 40,000 and mortgaged the land bearing Survey No. 46, measuring an extent of 20 acres 22 guntas in favour of Primary Agricultural Pathina Sahakari Sangha and the said deed was registered on 06.01.2018 as document No. GDG-1 Part-V-00110/2017-18, stored in CD No. GDGD371, at the office of Sub-Registrar, Gadag. And the same is recorded in Mutation Register Extract bearing No. T272/2017-18, issued by the office of Tahsildar, Gadag taluk.

Note: Discharge of mortgage created vide mortgage deed registered on 06.01.2018 as document No. GDG-1 Part-V-00110/2017-18, to be provided.

8. It is observed from the 11 E Sketch bearing No. 08031016922504001, issued by the office of Tahsildar, Gadag taluk, that provides that the land bearing Survey No. 46 totally measuring to an extent of 20 acres 22 guntas, is divided into two blocks, (i). The land measuring 10 acres 11 guntas belongs to Mr. Chandrashekar s/o. Shivaji Halalli in the 1st Block and (ii). The land measuring to an extent of 10 acres 11 guntas belongs to Mr. Yallappa s/o. Shivaji Halalli in the 2nd Block.
9. It is observed from the Partition Deed dated 19.01.2018, registered as document No. GDG-1-09812/2017-18 of book-1, stored in CD No. GDGD371, at the office of Sub-Registrar, Gadag., that (i). Mr. Chandrashekar and (ii). Mr. Yallappa sons of Shivaji Halalli being the joint owners entered into partition and partitioned the land bearing Survey No. 46 measuring an extent of 20 acres 22 guntas. As per the terms herein (i). Mr. Chandrashekar s/o. Shivaji Halalli was allotted with land measuring an extent of 10 acres 11 guntas out of 20 acres 22 guntas in Survey No. 46 and (ii). Mr. Yallappa s/o. Shivaji Halalli was allotted with land measuring an extent of 10 acres 11 guntas out of 20 acres 22 guntas in Survey No. 46. And the same is recorded in Mutation Register Extract bearing No. H92/2017-18, issued by the office of Tahsildar, Gadag taluk.

10. It is learnt from the Record of Tenancy and Crops for the period 2017-18 to 2024-25, issued by the office of Tahsildar, Gadag taluk, that the names of the owners recorded as follows:
 - (i). Mr. Chandrashekar s/o. Shivaji Halalli is recorded as owner in possession of land measuring an extent of 10 acres 11 guntas out of 20 acres 22 guntas in Survey No. 46.
 - (ii). Mr. Yallappa s/o. Shivaji Halalli is recorded as owner in possession of land measuring an extent of 10 acres 11 guntas out of 20 acres 22 guntas in Survey No. 46.
11. It is observed from the Mutation Register Extract bearing No. T140/2024-25, issued by the office of Tahsildar, Gadag taluk, that the land bearing Survey No. 46, totally measuring an extent of 20 acres 22 guntas has been phodied/bifurcated and renumbered as detailed below:
 - (i). The land measuring an extent of 10 acres 11 guntas out of 20 acres 22 guntas in Survey No. 46 was renumbered and assigned with New Survey No. 46/1 and which was mutated in the name of Mr. Chandrashekar s/o. Shivaji Halalli.
 - (ii). The land measuring an extent of 10 acres 11 guntas out of 20 acres 22 guntas in Survey No. 46 was renumbered and assigned with New Survey No. 46/2 and which was mutated in the name of Mr. Yallappa s/o. Shivaji Halalli.
12. It is learnt from the latest Record of Tenancy and Crops for the period 2024-25, issued by the office of Tahsildar, Gadag taluk, that the name of Mr. Chandrashekar s/o. Shivaji Halalli is recorded as owner in possession of land bearing Survey No. 46/1 measuring an extent of 10 acres 11 guntas.
13. The Karnataka Revision Settlement Akarband, issued by the office of Department of Survey & Land Records, provides the total extent measuring 20 acres 22 guntas with no kharab in land bearing mother Survey No. 46.
14. Tippani/PT Sheet issued by the office of the Department of Land Records, confirms the topographical shape of mother Survey number 46.
15. Village Map of Harlapura village, issued by Director of Land Records reflects the existence of Land bearing Survey No. 46.

Note: Latest Property Tax paid receipt to be provided.

IV. ENCUMBRANCE CERTIFICATE

1. Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub-Registrar, Gadag, with regard to Survey No. 46 measuring to an extent of 20 acres 22 guntas, does not reflect any transactions.
2. Encumbrance Certificate for the period from 01.04.2004 to 12.08.2024, issued by the office of Sub-Registrar, Gadag, with regard to Survey No. 46 measuring to an extent of 20 acres 22 guntas, reflects the entries as follows:

Sl. No.	Transactions	Document No	Remark
1.	Partition Deed	Dated 19.01.2018 document No. GDG-1-09812/2017-18	Nil
2.	Mortgage Deed	Dated 07.12.2017 document No. GDG-1-Part-V-00110/2017-18	Nil
3.	Gift Deed	Dated 10.03.2015 document No. GDG-1-10167/2014-15	Nil

3. Encumbrance Certificate for the period from 01.04.2024 to 01.01.2025, issued by the office of Sub-Registrar, Gadag, with regard to Survey No. 46/1 measuring to an extent of 10 acres 11 guntas, does not reflect any transactions.
4. Mortgage/s reflected in Mutation Register's: -
 - (i). MR. No. 120/2003-04 reflects the mortgage in favour of Vyavasaya Seva Sahakari Bank, Harlapura.
 - (ii). MR. No. T272/2017-18 reflects the mortgage in favour of Primary Agricultural Pathina Sahakari Sangha.

V. OTHER OBSERVATIONS

(i)

ALL THAT PIECE AND PARCEL of the Agricultural land bearing Survey No. 46/1 measuring 10 acres 11 guntas, situated at Harlapura village, Gadag taluk, Betageri hobli, Gadag district and bound on:

East by : Survey No. 47

West by : Survey No. 43

North by : Survey No. 45

South by : Survey No. 46/2.

[Boundaries are ascertained from the Tippani, PT sheet/Ghat plot]

(ii) RESTRICTIONS ON TRANSFERABILITY

- a. **Land Ceiling:** - The Measurement of Schedule Property falls within the prescribed limit provided under Section 63 of Karnataka Land Reforms Act.
- b. **Minor's interest:** - NO
- c. **Grant/Inam Lands:** - NO

(iii) ENDORSEMENTS:

Note: *PTCL, Nil Tenancy and Nil Acquisition endorsement issued by the concerned authority.*

(iv) FAMILY TREE OF THE CURRENT LANDOWNERS

1. It is learnt from the Notarized Genealogical Tree dated 10.09.2024, 02.01.2025, declared by Mr. Chandrashekar s/o. Shivaji Halalli.

Husband: - Mr. Chandrashekar alias Chandrashekarappa s/o. Shivaji Halalli (50 years)
Wife: - Mrs. Neelamma (45 years)



1.	Mrs. Kaveri w/o. Manjappa Honalli (27 years)
2.	Mrs. Bheemavva w/o. Gavisiddappa Arera (24 years)
3.	Ms. Lakshmavva d/o. Chandrashekar Halalli (23 years) unmarried
4.	Ms. Yallamma d/o. Chandrashekar Halalli (19 years) unmarried
5.	Master. Venkappa alias Yankappa s/o. Chandrashekar Halalli (15 years)

VI. INDEPENDENT VERIFICATIONS

- (i) **Sub-Registrar Search's:** The Sub-Registrar Search Report, issued by Mr. B.P.Gubber Advocate and the same is attached to this report as an annexure.
- (ii) **Revenue Records Search –** The Revenue Search Report, issued by Mr. B.P.Gubber Advocate and the same is attached to this report as an annexure.

VII. LITIGATION SEARCH RESULTS

- (i) The Litigation Search Report, issued by Mr. B.P.Gubber Advocate and the same is attached to this report as an annexure.
- (ii) The PACL Land scam Search Report, issued by Mr. B.P.Gubber Advocate and the same is attached to this report as an annexure.

VIII. SPECIAL CATEGORY LANDS

Upon perusal of documents scrutinized above, it is found that the schedule property DOES NOT come under the purview of SC/ST/Minors/Inam/Grant lands or any land under Special Categories.

IX. OPINION AND RECOMMENDATION

Upon review and scrutiny of the documents furnished to us and based on independent searches by Mr.B.P. Gubber Advocate, we are of the opinion that, **Mr. Chandrashekar s/o. Shivaji Halalli** is the absolute owner having valid, clear and marketable title, with respect to land bearing Survey No. 46/1 measuring to an extent of 10 acres 22 guntas, situated at Harlapura village, Gadag taluk, betageri hobli, Gadag district.

Following person are to be joined as signatories in the future Deed/s:

Sl. No.	Owner/s or Khatedars or Co-owners	Sl.No	Family Members
1	Mr. Chandrashekar s/o. Shivaji Halalli	1	Mrs. Neelamma w/o. Chandrashekar Halalli
		2	Mrs. Kaveri w/o. Manjappa Honalli
		3	Mrs. Bheemavva w/o. Gavisiddappa Arera
		4	Ms. Lakshnavva d/o. Chandrashekar Halalli
		5	Ms. Yallamma d/o. Chandrashekar Halalli
		6	Master. Venkappa alias Yankappa (15 years) M/g father Mr. Chandrashekar Halalli

However, the same is subject to the following documents / clarification;

1. Discharge of mortgage created vide MR No. 120/2003-04 in favour of Vyavasaya Seva Sahakari Bank, Harlapura.
2. Discharge of mortgage created vide mortgage deed registered on 06.01.2018 as document No. GDG-1 Part-V-00110/2017-18.
3. Latest Property Tax paid receipt.
4. Family Tree of Mr. Chandrashekar s/o. Shivaji Halalli issued by the office of Tahsildar.
5. PTCL, Nil Tenancy and Nil Acquisition endorsement issued by the concerned authority.
6. 11 e sketch shall be provided before execution of sale deed and alienation sketch shall be provided before NA application for lease area.
7. The subject land is an Agricultural Land hence before using it for Non-Agricultural purpose, Company shall obtain Conversion Order under Sec 95 of KLR Act 1964.

X. CONTACT DETAILS

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

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