

**To,**  
**M/s Goyal Hariyana Enterprises**  
**Bangalore**

**Sub:** Legal Scrutiny Report of title deeds and documents pertaining to all the piece and parcel of the commercial land bearing Municipal No.8/16/2, Sy No.16, Ward No.5- Jakkur Thirumenahalli, Bangalore, (i.e, portion of Sy.No.16, situated at Thirumenahalli Village, Yelahanka Hobli, Bangalore North (Additional) Taluk, measuring about 6 acres 32 guntas. Presently belonging to M/s Goyal Hariyana Enterprises.

**I. DESCRIPTION OF THE PROPERTY :**

All the piece and parcel of the commercial land bearing Municipal No.8/16/2, Ward No.5- Jakkur Thirumenahalli, Bangalore, (i.e, portion of Sy.No.16, situated at Thirumenahalli Village, Yelahanka Hobli, Bangalore North (Additional) Taluk, measuring about 6 acres 32 guntas and bounded as follows :

East by : Road formed in same Sy.No.16 and thereafter Sy.No.17  
 West by : Land bearing Sy.No.1 & Gramatana land  
 North by : Land bearing Sy.No.14 & 15  
 South by : Land bearing Sy.No.25

**II LIST OF DOCUMENTS SCRUTINISED (ALL PHOTO COPIES) :**

<b>S1. No</b>	<b>Date</b>	<b>Description of documents</b>	<b>Original/ copy</b>
1.	25.07.1960	Certified copy of registered sale deed bearing doc.No.3397/1960-61 executed by G Kalappa reddy (S/o Thimmaiah) in favour of Giriyappa for Sy.No.16 measuring 6 acres	Photocopy
2.	31.01.1962	Order passed in case No.23, wherein Giriyappa has filed an application before The Special Deputy Commissioner for abolition of Inams Bangalore, seeking occupancy rights of Sy.No.16 measuring 6 acre, accordingly the petitioner has purchased the land mentioned above from the Inamdar and therefore the petitioner becomes the transferee and successor in interest of the Inamdar, hence the petitioner is entitled to be registered as an occupant of the land under sec 9 of the Mysore Inams Abolition Act, 1954.	Photocopy
3.	19.02.1963	Endorsement issued by The Special Deputy Commissioner for abolition of Inams Bangalore,	Photocopy

		stating that Giriyappa has been Hiduvalidhar and Khathedar of Sy.No.16 measuring 6 acre	
4.	Nil	RTC for the period from 1966-67 to 1979-80 for Sy.No.16 in the names of Giriyappa measuring 6 acre	Photocopy
5.	01.06.1983	Registered sale deed bearing doc.No.1184/1983-84 executed by Giriyappa (S/o Thimmaiah) in favour of K Mohammed Haneef (S/o Mohammed Khasim) for Sy.No.16 measuring 6 acre	Photocopy
6.	Nil	Mutation register bearing MR No.3/1989-90 in the name of K Mohammed Haneef (S/o Mohammed Khasim) for Sy.No.16 measuring 6 acre, on the basis of registered sale deed bearing doc.No.1184/1983-84	Photocopy
7.	26.02.1999	Registered sale deed bearing doc.No.1048/1999-2000 executed by K.Mohammed Haneef (S/o Mohammed Khasim) in favour of 1.T.M.Ghouse, 2.Nazneen Begum 3.T Shameem and 4.Nigar Sultana for Sy.No.16 measuring 4 acre	Photocopy
8.	Nil	Mutation register bearing MR No.2/1998-99 in the name of 1.T.M.Ghouse, 2.Nazneen Begum 3.T Shameem and 4.Nigar Sultana for Sy.No.16 measuring 04 acre, on the basis of registered sale deed bearing doc.No.1048/1999-2000	Photocopy
9.	28.06.1997	Order passed in O S No.1021/1996, wherein K Mohammed Haneef (S/o Mohammed Khasim) has filed case against Zabir Ahmed and C L Rudre Gowda for set aside of the deed of sale bearing doc.no.6518/1995-96, executed by first defendant in favour of second defendant in respect of Sy.No.16 measuring 02 acre and permanent injunction restraining the defendants their agents and declaration that the power of attorney said to have been executed by the plaintiff in favour of first defendant is void and illegal not genuine, in the pendency of the suit both parties have filed compromise petition, the case is disposed on the basis of compromise petition, the defendant concede that the plaintiff K Mohammed Haneef has not executed any power of attorney in favour of Zahir Ahmed, the first defendant and that the one relied upon is no genuine and that the sale deed executed by the first defendant in favour of the second defendant in respect to Sy.No.16, the Second defendant hereby concede that the plaintiff is the absolute owner of the said property and has been possession of the property	Photocopy
10.	28.06.1997	Order passed in O S No.1024/1996, wherein K Mohammed Haneef (S/o Mohammed Khasim) has filed case against Zabir Ahmed and C L Thimmappa for set aside of the deed of sale bearing doc.no.6518/1995-96, executed by first defendant in favour of second defendant in respect of	Photocopy

		Sy.No.16 measuring 02 acre and permanent injunction restraining the defendants their agents and declaration that the power of attorney said to have been executed by the plaintiff in favour of first defendant is void and illegal not genuine, in the pendency of the suit both parties have filed compromise petition, the case is disposed on the basis of compromise petition, the defendant concede that the plaintiff K Mohammed Haneef has not executed any power of attorney in favour of Zahir Ahmed, the first defendant and that the one relied upon is no genuine and that the sale deed executed by the first defendant in favour of the second defendant in respect to Sy.No.16, the Second defendant hereby concede that the plaintiff is the absolute owner of the said property and has been possession of the property	
11.	28.06.1997	Order passed in O S No.1027/1996, wherein K Mohammed Haneef (S/o Mohammed Khasim) has filed case against Zabir Ahmed and C L Gowda for set aside of the deed of sale bearing doc.no.6517/1995-96, executed by first defendant in favour of second defendant in respect of Sy.No.16 measuring 02 acre and permanent injunction restraining the defendants their agents and declaration that the power of attorney said to have been executed by the plaintiff in favour of first defendant is void and illegal not genuine, in the pendency of the suit both parties have filed compromise petition, the case is disposed on the basis of compromise petition, the defendant concede that the plaintiff K Mohammed Haneef has not executed any power of attorney in favour of Zahir Ahmed, the first defendant and that the one relied upon is no genuine and that the sale deed executed by the first defendant in favour of the second defendant in respect to Sy.No.16, the Second defendant hereby concede that the plaintiff is the absolute owner of the said property and has been possession of the property	Photocopy
12.	06.10.1997	Order passed in O.S No.11162/1996, wherein K Mohammed Hanif has filed suit against V Krishnappa for a permanent injunction restraining the defendant his agents, servants, assigns or any other person acting or claiming on his behalf from entering upon or in any way interfering with the peaceful possession and enjoyment by the plaintiff of the property bearing Sy.No.16 measuring 30 guntas and other reliefs, the case is decreed that by way of permanent injunction restraining the defendant his defendant his agent, servant assignee, any other person acting or claiming on his behalf, from entering	Photocopy

		upon or in any way interfering with the peaceful possession and enjoyment by the plaintiff of the property bearing Sy.No.16 measuring 30 guntas	
13.	12.08.2005	Registered sale deed bearing doc.No.5218/2005-06 executed by 1.T M Ghous, 2.Nazneen Begum 3.T Shameem and 4.Nigar Sultana in favour of A Savithramma rep by her GPA holder Rajesh Jhunjuwala for Sy.No.16 measuring 04 acres	Photocopy
14.	12.09.2006	Mutation register bearing MR No.52/2006-07 in the name of Savithramma for Sy.No.16 measuring 04 acre, on the basis of registered sale deed bearing doc.No.5218/2005-06	Photocopy
15.	19.03.1999	Registered sale deed bearing doc.No.7051/1998-99 executed by Mohammed Haneef (S/o late Mohammed Khasim) in favour of Tipu Khaleel Ahmed and Gulnaz Begum for Sy.No.16 measuring 02 acre	Photocopy
16.	Nil	Mutation register bearing MR No.9/1999-2000 in the name of Tipu Khaleel Ahmed and Gulnaz Begum for Sy.No.16 measuring 02 acre, on the basis of registered sale deed bearing doc.No.7051/1998-99	Photocopy
17.	19.03.2004	Notarized GPA executed by A Savithramma in favour of Rajesh Junjunwala to purchase the property on her behalf,	Photocopy
18.	12.08.2005	Registered sale deed bearing doc.No.5217/2005-06 executed by 1.2.Tipu Khaleel Ahmed and Gulnaz Begum in favour of A Savithramma rep by her GPA holder Rajesh Junjunwala for Sy.No.16 measuring 02 acre	Photocopy
19.	12.09.2006	Mutation register bearing MR No.53/2006-07 in the name of V Savithramma for Sy.No.16 measuring 02 acre, on the basis of registered sale deed bearing doc.No.5217/2005-06	Photocopy
20.	18.11.2021	Declaratory Affidavit sworn by Jayaram @ Jayaramaiah and his wife Lakshmamma @ Lakshmi N 3.Chikkathayamma @ Mangala Gowramma and 4.Yashodamma (both are daughters of Giriyappa), stating that Giriyappa and his wife Thimmakka have ten children, namely 1.Gangappa, 2.Muniyappa, 3.Rangaswamy @ Rangaswamappa @ Rangaswamaiah, 4.Ramaiah, 5.Venkatachalappa @ Venkatachalaiah, 6.Ramakrishna, 7.Jayaram @ Jayaramaiah G, 8.Gangamma, 9.Chikkathayamma @ Mangala 10.Gowramma and Yashodha	Photocopy
21.	13.08.2015	Order passed in O.S.No.1967/2006, wherein 1.Rangaswamappa, 2.Lakshmamma, 3.Susheelamma, 4.Yasodha and 5.Jayaram (all are children of late Giriyappa) against Mohammed Haneef (S/o late Mohammed Khasim) 2.T M Ghous, 3.Nazeem Begum, 4.T Shameem, 5.Nigar Sultana, 6.K Tippu Khaleel Ahmed 7.Gulnazbi to	Photocopy

		pass an order of cancellation of sale deed which was executed by late Giriyappa in favour of Defendant No.1 and also with sale deeds with executed by Defendant No.1 to other defendants and grant other relief or reliefs, the suit is dismissed for non prosecution	
22.	25.10.2021	Order passed in Mis No.15/2015 in O.S No.1967/2005, filed by 1.Rangaswamappa, 2.Lakshmamma, 3.Susheelamma, 4.Yasodha and 5.Jayaram (all are children of late Giriyappa) against Mohammed Haneef (S/o late Mohammed Khasim) 2.T M Ghose, 3.Nazeem Begum, 4.T.Shameem, 5.Nigar Sultana, 6.K.Tippu Khaleel Ahmed 7.Gulnaz, the petitioner pray that to restoration of the order dated 09.07.2015 by recalling the same in file of O.S. No.1967/2006, the case is dismissed as not pressed Memo	Photocopy
23.	11.09.2015	Order passed in O.S No.44/2012, wherein 1.R Nagaraj, 2.Manjula, 3.Shashikala, 4.Nagaveni have filed a case against 1.Thimmakka (W/o late Giriyappa) 2.Gangappa( S/o Giriyappa) 3.Sushelamma, 4.Shankarappa, 5.Muniraju, 6.Srinivasa, 7.Rangaswamy 8.Venkatachalapathy 9.Ramakrsihan, 10.Jayaram, 11.Lakshmamma 12.Umehs @ Manjunath, 13.Chikkathayamma @ Mangala Gowramma 14.Yashodamma, (Sl.No.1 to 14 are legal heirs of late Giriyappa) 15.Grandhi Mallikarjuna Rao rep by his GPA holder G Purnachandra Rao 16.K.Mohammed Haneef, 17.Tipu Khaleel Ahmed, 18.Gulnaz Begum, 19.T M Ghose, 20.Nazneen Begum, 21.T Shameem, 22.Nigam Sultana and 23.A Savithramma, for directing the defendant No.2 to effect partition of Sy.No.16 measuring 06 acres and declaring that the sale deed bearing doc.No.1184/1983-84, Registered sale deed bearing doc.No.7051/1998-99, 1048/1999-2000, 5217/2005-06 as illegal and not binding on the plaintiffs' share, the suit is dismissed as settled out of court	Photocopy
24.	28.08.2015	Registered confirmation deed bearing doc.No.2089/2015-16 executed by 1.Rangaswamy 2.Jayaram, 3.Lakshmamma 4.Umesh @ Manjunath 5.Chikkathayamma @ Mangalagowramma 6.Yashodamma (all are legal heirs of late Giriyappa) in favour of Grandhi Mallikarjuna Rao rep by his GPA holder G Purnachandra Rao for Sy.No.16 measuring 6 acres  Wherein first party declares that Giriyappa alone was full and absolute owner of Sy.No.16, he having purchased the same through registered sale deed bearing doc. No.3397/1960-61, later on Giriyappa sold the property in favour of K Mohammed Haneef in terms of sale deed bearing doc.No.1184/1983-84	Photocopy

		and first party confirming the registered sale deed bearing doc.No.1048/1999-2000, 7051/1998-99, 5217/2005-06 and 5056/2011-12	
25.	26.10.2021	Order passed in P.C.R.No.9141/2016, Complaint filed by Rangaswamy, Jayaram, Lakshmamma, Yashodamma, Mangala Gowramma against Grandhi Mallikarjuna Rao, Umesh @ Manjunath, Purnachandra Rao, Ramaswamy and Thyagarajaan, complaint filed under Sec. 200 Cr.P.C. along with affidavit and pray for orders to take the cognizance against the accused persons for the offences punishable U/S 420, 463, 471, the case is closed as settled out of the court	Photocopy
26.	25.10.2021	Compromise order passed in O.S No.51/2018, filed by Grandhi Malikarjuna Rao rep by his GPA holder Purnachandra Rao against Jayaram, Lakshmamma, Yashodamma, Mangala Gowramma, for grant of order or permanent injunction restraining the defendant their agents or any one claiming through or under them from interfering with the peaceful possession and enjoyment of BBMP Khatha No.8/16/2 measuring 6 acres 32.296 guntas, the suit is decreed in terms of compromise petition	Photocopy
27.	17.08.2019	Order passed in O.S No.833/2017, wherein case filed by Rangaswamy, Jayaram, Lakshmamma, Yashodamma, Mangala Gowramma against Grandhi Mallikarjuna Rao 2.Umesh @ Manjunath, 3.Purnachandra Rao, 4.Ramaswamy 5.Thyagarajaan for grant an order or permanent injunction restraining the defendant their agents or any one claiming through or under them from interfering with the peaceful possession and enjoyment of the BBMP Khatah No.8/16/2 measuring 6 acres 32.296 guntas, the suit is dismissed for default	Photocopy
28.	21.01.1982	<b>Sy.No.16 measuring 01 acre</b> Order passed in LRF No.3030/1976, wherein V Krishnappa has filed an application before the Court of land Tribunal, Bangalore, seeking occupancy rights over Sy.No.16 measuring 01 acre and other properties accordingly the application was allowed and petitioner is registered as occupant of above mentioned property.	Photocopy
29.	21.01.1982	Form 10, (Certificate of Registration of a tenant as an occupant under Sec.55(1) of the Karnataka land reforms Act 1961) in the name of V.Krishnappa for Sy.No.16 measuring 01 are, with the condition that, the occupant shall not alienate the property for the period from 15 years.	Photocopy
30.	Nil	Mutation register bearing M R No.4/1981-82 in the name of V.Krishnappa for Sy.No.16 measuring 1 acre, on the basis of order passed in LRF	Photocopy

		No.3030/1976	
31.	14.10.1998	Registered sale deed bearing doc.No.3764/1998-99 executed by V.Krishnappa (S/o late Venkatappa) in favour of B.S.Mohammed Liyas for Sy.No.16 measuring 01 acre	Photocopy
32.	Nil	Mutation register bearing MR No.1/1998-99 in the name of Liyas for Sy.No.16 measuring 01 acre, Registered sale deed bearing doc.No.3764/1998-99	Photocopy
33.	20.09.2005	Registered sale deed bearing doc.No.6485/2005-06 executed by B.S.Mohammed Liyas in favour of A Savithramma rep by her GPA holder Rajesh Junjunwala for Sy.No.16 measuring 01 acre	Photocopy
34.	09.01.2006	Mutation register bearing MR No.19/2005-06 in the name of Savithramma for Sy.No.16 measuring 01 acre, on the basis of registered sale deed bearing doc.No.6485/2005-06	Photocopy
35.	06.12.2008	Official memorandum bearing No.ALN (NAY)SR:137/2006-07 for the conversion of Sy.No.16 measuring 7 acres from agricultural into non-agricultural residential purpose	Photocopy
36.	05.09.2011	Registered relinquishment deed bearing doc.No.3441/2011-12 executed by A Savithramma in favour of Commissioner, BBMP of Karnataka for Sy.No.16 measuring 789.66 sq mtrs or 8500 sq ft	Photocopy
37.	23.06.2009	Special notice issued by BMP, for assigning new Municipal No.8/16/2, measuring 3,04,920 sq ft	Photocopy
38.	09.02.2012	Notarized SPA executed by A Savithramma in favour of G Purnachandra Rao to present the gift deed on her behalf, for registration before the concerned Sub-Registrar and to get the gift deed registered and to do all other acts, deed and things with respect to Sy.No.16 measuring 6 acres 32.295 guntas	Photocopy
39.	25.02.2012	Notarized SPA executed by Grandhi Mallikarjuna Rao in favour of Srinivasa Rao to execute, present the said gift deed and admit the execution on his behalf in respect of Sy.No.16 measuring 6 acres 32.295 guntas	Photocopy
40.	09.02.2012	Certified copy of registered Gift deed bearing doc.No.5056/2011-12 executed by A.Savitramma rep by her SPA holder G Purnachandra Rao in favour of her brother Grandhi Mallikarjuna Rao rep by his SPA holder Ch Srinivasa Rao for Sy.No.16 measuring 6 acres 32.295 guntas	Photocopy
41.	12.10.2010	Varalakshmi Enterprises LLP entered into between 1.Grandhi Mallikarjuna Rao 2.Grandhi Varalakshmi, 3.Srinivas Bommidala 4.Bommidala Ramadevi 5.Grandhi Butchi Sanyasi Raju 6.Grandhi Satyavathi Smitha 7.Grandhi Kiran Kumar and 8.Grandhi Ragini to carry on the business in the name and style of Varalakshmi Enterprises LLP Wherein Grandhi Varalakshmi and Bommidala	Photocopy

		Ramadevi are designated partner	
42.	09.11.2015	Registered re-constitution of Limited Liability of partnership deed of Varalakshmi Enterprises LLP bearing doc.No.2753/2015-16 entered into between 1.Grandhi Mallikarjuna Rao 2.Grandhi Varalakshmi, 3.Srinivas Bommidala 4.Bommidala Ramadevi 5.Grandhi Butchi Sanyasi Raju 6.Grandhi Satyavathi Smitha 7.Grandhi Kiran Kumar and 8.Grandhi Ragini, 9.G Purnachandra Rao and 9.Srinivasa Rao Sl.No.2, 4, 6 and 8 are rep by their GPA holder G Purnachandra Rao Wherein first, third, firth and seventh part shall be collectively referred as continuing partner and parties of the second, fourth, sixth and eight part shall be collectively referred as retiring partner and parties of ninth and tenth part shall be collectively referred as incoming partner and first party ha expressed his intention to contribute to his capital the residentially converted property bearing Sy.No.16, Municipal No.8/16/2 measuring 6 acres 32.295 guntas	Photocopy
43.	27.08.2015	Registered GPA bearing doc.No.220/2015-16 executed by Rangaswamy in favour of Mohiyuddim for Sy.No.16 measuring 6 acre	Photocopy
44.	29.08.2015	Registered GPA bearing doc.No.221/2015-16 executed by 1.Lakshmamma and 2.Umesh @ Manjunath in favour of Mohiyuddim for Sy.No.16 measuring 6 acre	Photocopy
45.	29.08.2015	Registered GPA bearing doc.No.222/2015-16 executed by Jayaram in favour of Mohiyuddin for Sy.No.16 measuring 6 acre	Photocopy
46.	29.08.2015	Registered GPA bearing doc.No.223/2015-16 executed by Chikkathayamma in favour of Mohiyuddin for Sy.No.16 measuring 6 acre	Photocopy
47.	29.08.2015	Registered GPA bearing doc.No.224/2015-16 executed by Yashodamma in favour of Mohiyuddin for Sy.No.16 measuring 6 acre	Photocopy
48.	11.09.2015	Registered deed of confirmation bearing doc.No.2286/2015-16 executed by R Nagaraj, Manjula, Shashikala, and Nagaveni in favour of Grandhi Mallikarjuna Rao rep by his SPA older G Purnachandra Rao for Sy.No.16 measuring 06 acre Confirming the registered sale deed bearing doc.No.1184/1983-84, 1048/1999-2000, 7051/1998-99, 5217/2005-06 and registered gift deed bearing doc.No.5056/2011-12	Photocopy
49.	04.11.2019	Modified official Memorandum bearing NO.AL (NAY) CR 7/2019-20, issued by Special Deputy Commissioner, for change of usage land from residential use into commercial use	Photocopy
50.	16.11.2021	Registered Indemnity deed bearing doc.No.3483/2021-22 executed by Nasir Hussain Nizami in favour of M/s Varalakshmi Enterprises	Photocopy

		<p>LLP rep by its partner G Purnachandra Rao, wherein the first party has not performed any acts, deeds and things in regard to said POA save and except the for initiating the proceedings in O.S No.1967/2006 and Mic No.15/2015, with regard to the property bearing Sy.No.16, and first party acknowledges that the said POA stands revoked by a deed of revocation dated 08.10.2021.</p> <p>first party hereby indemnify and agrees and undertakes to indemnity and keep indemnified the second party against any claims, compensations, litigations, liabilities third party purchasers or action that may be initiated or levied due to any act of omission or commission or any other act in performance of any powers under the power of attorney.</p>	
51.	17.11.2021	Registered sale agreement bearing doc.No.3522/2021-22 entered into between M/s Varalakshmi Enterprises LLP rep its authorized signatory Siddarth Kasturia as vendor and GMR Infrastructure limited rep by its Chief Executive Bodapatil Bhaskar as confirming party in favour of M/s Goyal Hariyana Enterprises, rep by its authorized signatory Tanmay Agarwal for commercial land bearing Municipal No.8/16/2, Ward No.5-Jakkur, portion of Sy.No.16 measuring 6 acres 32 guntas	Photocopy
52.	1.08.2021	Khatha endorsement issued by BBMP in the name of Varalakshmi Enterprises LLP for Khatha No.8/16/2	Photocopy
53.	11.08.2021	Khatha certificate issued by BBMP in the name of Varalakshmi Enterprises LLP for Khatha No.8/16/2	Photocopy
54.	11.08.2021	Khatha extract issued by BBMP in the name of Varalakshmi Enterprises LLP for Khatha No.8/16/2, measuring 2,96,420 sq ft	Photocopy
55.	26.10.2021	Registered revocation of Power of attorney bearing doc.No.192/2021-22 executed by 1.Nanjamma (W/o Rangaswamy @ Rangaswamaiah) and her children 2.Venkatesh R, 3.Narasamma in favour of Mohiyuddin for revocation of registered GPA bearing doc.No.220/2015-16	Photocopy
56.	26.10.2021	Registered revocation bearing doc.No.193/2021-22 executed by Jayaram @ Jayaramaiah G in favour of Mohiyuddin for, revocation registered GPA bearing doc.No.222/2015-16	Photocopy
57.	26.10.2021	Registered revocation GPA bearing doc.No.194/2021-22 executed by Lakshmamma @ Lakshmi N in favour of Mohiyuddin for revocation registered GPA bearing doc.No.221/2015-16	Photocopy
58.	26.10.2021	Registered revocation of GPA bearing doc.No.196/2021-22 executed by Yashodhamma in favour of Mohiyuddin for revocation registered GPA	Photocopy

		bearing doc.No.224/2015-16	
59.	26.10.2021	Registered Revocation of GPA bearing doc.No.197/2021-22 executed by Chikkathayamma @ Mangala Gowramma in favour of Mohiyuddin for revocation registered GPA bearing doc.No.223/2015-16	Photocopy
60.	26.10.2021	Registered deed of confirmation bearing doc.No.3198/2021-22 executed by 1.Jayaram @ Jayaramaiah G (s/o late Giriyappa) 2.Lakshmimma @ Lakshmi N, 3.Chikkathayamma @ Mangala Gowramma (D/o Giriyappa) and 4.Yashodamma @ Yashodha (D/o Yashodamma) as first party and 1.Nanjamma (W/o late Rangaswamy @ Rangashamaiah @ Rangaswamappa) and her children 2.Venkatesha 3.Narasamma 4.Girish J (S/o Jayarama @ Jayaramaiah G) 5.Devaraja (S/o Mangala Gowramma @ Chikkathayamma) 6.Santhosh (S/o Yashodamma) and 7.Jyothi Kumari as second party in favour of Grandhi Mallikarjuna Rao and M/s Varalakshmi Enterprises LLP rep by its partner G Purnachandra Rao, confirming the registered sale deed bearing doc.No.1184/1983-84, 1048/1999-2000, 7051/1998-99, 5217/2005-065218/2005-06, 5056/2011-12, for Municipal no.8/16/2 measuring 6 acres	Photocopy
61.	29.10.2021	Registered deed of Indemnity bearing doc.No.3289/2021-22 executed by Mohiyuddin in favour of Varalakshmi enterprises LLP, the first party has not performed any acts, deeds and things in regard to the said POAs with regard Sy.No.16, and the first party acknowledges that the said POAs stand revoked by various deeds of revocation in dated 26.10.2021	Photocopy
62.	03.12.2021	Registered deed of partial release bearing doc.No.3779/2021-22 executed by IDBI Trusteeship Services Limited (ITSL) in favour of Varalakshmi Enterprises LLP rep by designated partner Chakka Srinivas Rao and G M Rao rep by his SPA holder K.R.K Kameswara Gupta, for releasing of property bearing Sy.No.16 measuring 6 acres 32.295 guntas	Photocopy
63.	14.12.2021	Registered sale deed bearing doc.No.3945/2021-22 executed by M/s Varalakshmi Enterprises LLP rep by its Chakka Srinivasa Rao in favour of M/s Goyal Hariyana Enterprises rep by its authorized signatory and Director Tanmay Agarwal for commercial land bearing Municipal No.8/16/2, Ward No.5-Jakkur, portion of Sy.No.16 measuring 6 acres 32 guntas	Photocopy
64.	21.10.2022	Khatha endorsement issued by BBMP in the name of M/s Goyal Hariyana Enterprises for Khatha No.8/16/2	Photocopy

K R

Manjula

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by K R Manjula  
Date: 2023.05.22  
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65.	21.10.2022	Khatha certificate issued by BBMP in the name of M/s Goyal Hariyana Enterprises for Khatha No.8/16/2	Photocopy
66.	21.10.2022	Khatha extract issued by BBMP in the name of M/s Goyal Hariyana Enterprises for Khatha No.8/16/2, measuring 2,96, 420 sq ft	Photocopy
67.	27.09.2022	Tax paid receipt for the year of 2022-23 issued by BBMP for property No.16	Photocopy
68.	20.07.2021	EC for the period from 01.04.1960 to 31.05.1989 for Sy.No.16 (3397, 2605, 2994, 1184)	Photocopy
69.	28.05.1991	Nil EC for the period from 01.06.1989 to 28.05.1991 for Sy.No.16	Photocopy
70.	03.02.1993	Nil EC for the period from 28.05.1991 to 02.02.1993 for Sy.No.16	Photocopy
71.	23.07.2021	Nil EC for the period from 02.02.1993 to 31.03.1994 for Sy.No.16	Photocopy
72.	04.11.2008	EC for the period from 01.04.1994 to 31.03.2004 for Sy.No.16 ([ 6518, 6519, 3764 these three documents are cancelled by principal Civil Judge (Sr.dvn Bangalore Rural District], 7051, 1048)	Photocopy
73.	18.08.2021	EC for the period from 01.04.2004 to 16.08.2021 for Sy.No.16, Municipal No.8/16/2 (2763, 2286, 2089, 3508, 1023, 5056, 7357, 6983, 3441, 6485, 5218, 5217) Registered confirmation deed bearing doc.No.2286/2015-16	Photocopy
74.	11.01.2022	EC for the period from 01.08.2021 to 11.01.2022 for Municipal No.8/16/2 (3945, 3779, 3522, 3483, 3289, 3198)	Photocopy
75.	10.12.2021	EC for the period from 01.04.2004 to 10.12.2021 for Sy.No.16 (3779, 3522, 3483, 3289, 3198, 2753, 2286, 2089, 3508, 1023, 5056, 6983, 3441, 5218, 5217,	Photocopy
76.	05.01.2022	EC for the period from 01.12.2021 to 31.12.2021 for Municipal No.8/16/2 (3945)	Photocopy
77.	13.03.2023	Nil EC for the period from 31.12.2021 to 09.03.2023 for Sy.No.16	Photocopy

### III. FLOW OF TITLE TO THE PROPERTY:

The property bearing Sy.No.16 measuring 6 acres was previously belonging to G Kalappa reddy (S/o Thimmaiah), who has sold the same in favour of Giriyappa, as seen from the Certified copy of registered sale deed bearing doc.No.3397/1960-61, which is referred in **Sl.No.1 of II Para.**

Giriyappa has filed an application before The Special Deputy Commissioner for abolition of Inams Bangalore, seeking occupancy rights over Sy.No.16 measuring 6 acre. Wherein the Order was passed in case No.23, stating the petitioner has purchased the land mentioned above from the Inamdar and therefore the petitioner becomes the transferee and successor in interest of the Inamdar, hence the petitioner is entitled to be registered as an occupant of the land under sec 9 of the Mysore Inams Abolition Act, 1954, which is referred in **Sl.No.2 of II Para.**

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The endorsement issued by The Special Deputy Commissioner for abolition of Inams Bangalore, stating that Giriyappa has been Hiduvalidhar and Khathedar of Sy.No.16 measuring 6 acre, is referred in **Sl.No.3 of II Para.**

The RTC for the period from 1966-67 to 1979-80 for Sy.No.16 reflects in the names of Giriyappa measuring 6 acre, is referred in **Sl.No.4 of II Para.**

Giriyappa (S/o Thimmaiah) has sold Sy.No.16, measuring 6 acre in favour of K Mohammed Haneef (S/o Mohammed Khasim), as seen from the registered sale deed bearing doc.No.1184/1983-84, which is referred in **Sl.No.5 of II Para.**

On the basis of above said sale, the khatha for Sy.No.16 measuring 6 acre was mutated in the name of K.Mohammed Haneef (S/o Mohammed Khasim), as seen from the Mutation register bearing MR No.3/1989-90, which is referred in **Sl.No.6 of II Para.**

K.Mohammed Haneef (S/o Mohammed Khasim) has sold Sy.No.16 measuring 4 acre in favour of 1.T.M.Ghouse, 2.Nazneen Begum, 3.T.Shameem and 4.Nigar Sultana, as seen from the registered sale deed bearing doc.No.1048/1999-2000, which is referred in **Sl.No.7 of II Para.**

On the basis of above said sale, the Khatha for Sy.No.16 measuring 04 acre was mutated in the names of 1.T.M.Ghouse, 2.Nazneen Begum, 3.T.Shameem and 4.Nigar Sultana, as seen from the Mutation register bearing MR No.2/1998-99, which is referred in **Sl.No.8 of II Para.**

K.Mohammed Haneef (S/o Mohammed Khasim) has filed case against Zabir Ahmed and C.L.Rudre Gowda to set aside the deed of sale bearing doc.no.6518/1995-96, executed by first defendant in favour of second defendant in respect of Sy.No.16 measuring 02 acre and permanent injunction in O.S.No.1021/1996. However the Order passed in O S No.1021/1996, referred in **Sl.No.9 of II Para**, shows that during pendency of the suit both parties have filed compromise petition, and the case is disposed on the basis of compromise petition, wherein the defendant concede that the plaintiff K Mohammed Haneef has not executed any power of attorney in favour of Zahir Ahmed, the first defendant and that the one relied upon is not genuine and that the sale deed executed by the first defendant in favour of the second defendant in respect of Sy.No.16 is not valid, the Second defendant also agrees that the plaintiff is the absolute owner of the said property and has been in possession of the property.

K.Mohammed Haneef (S/o Mohammed Khasim) had also filed case against Zabir Ahmed and C L Thimmappa in O S No.1024/1996, to set aside the deed of sale bearing doc.no.6518/1995-96, executed by first defendant in favour of second defendant in respect of Sy.No.16 measuring 02 acre and permanent injunction in O.S.No.1021/1996. However the Order passed in O S No.1024/1996, referred in **Sl.No.10 of II Para**, shows that during pendency of the suit both parties have filed compromise petition, and the case is disposed on the basis of compromise petition, wherein the defendant concede that the plaintiff K Mohammed Haneef has not executed any power of attorney in favour of Zahir Ahmed, the first defendant and that the one relied upon is not genuine and that the sale deed executed by the first defendant in favour of the second defendant in respect of Sy.No.16 is not valid, the

Second defendant also agrees that the plaintiff is the absolute owner of the said property and has been in possession of the property.

K.Mohammed Haneef (S/o Mohammed Khasim) had also filed case against Zabir Ahmed and C.L.Gowda in O S No.1027/1996, to set aside the deed of sale bearing doc.no.6517/1995-96, executed by first defendant in favour of second defendant in respect of Sy.No.16 measuring 02 acre and permanent injunction in O.S.No.1021/1996. However the Order passed in O S No.1027/1996, referred in **Sl.No.11 of II Para**, shows that during pendency of the suit both parties have filed compromise petition, and the case is disposed on the basis of compromise petition, wherein the defendant concede that the plaintiff K Mohammed Haneef has not executed any power of attorney in favour of Zahir Ahmed, the first defendant and that the one relied upon is not genuine and that the sale deed executed by the first defendant in favour of the second defendant in respect of Sy.No.16 is not valid, the Second defendant also agrees that the plaintiff is the absolute owner of the said property and has been in possession of the property.

K.Mohammed Hanif has filed suit against V.Krishnappa for permanent injunction restraining the defendant his agents, servants, assigns or any other person acting or claiming on his behalf from entering upon or in any way interfering with the peaceful possession and enjoyment by the plaintiff of the property bearing Sy.No.16 measuring 30 guntas and other reliefs in in O.S No.11162/1996. The said suit was decreed granting permanent injunction restraining the defendant his agent, servant assignee, any other person acting or claiming on his behalf, from entering upon or in any way interfering with the peaceful possession and enjoyment by the plaintiff of the property bearing Sy.No.16 measuring 30 guntas, as seen from the Final order in in O.S No.11162/1996, which is referred in **Sl.No.12 of II Para**.

1.T.M.Ghouse, 2.Nazneen Begum, 3.T.Shameem and 4.Nigar Sultana have sold Sy.No.16 measuring 04 acres in favour of A Savithramma rep by her GPA holder Rajesh Jhunjuwala, through Registered sale deed bearing doc.No.5218/2005-06, which is referred in **Sl.No.13 of II Para**.

On the basis of above said sale, the Khatha for Sy.No.16 measuring 04 acre was mutated in the name of Savithramma, as seen from the Mutation register bearing MR No.52/2006-07, which is referred in **Sl.No.14 of II Para**.

Mohammed Haneef (S/o late Mohammed Khasim) has sold Sy.No.16 measuring 02 acre in favour of Tipu Khaleel Ahmed and Gulnaz Begum, as seen from the registered sale deed bearing doc.No.7051/1998-99, which is referred in **Sl.No.15 of II Para**.

On the basis of above said sale, the Khatha for Sy.No.16 measuring 02 acre was mutated in the name of Tipu Khaleel Ahmed and Gulnaz Begum, as seen from the Mutation register bearing MR No.9/1999-2000, which is referred in **Sl.No.16 of II Para**.

A.Savithramma has authorized Rajesh Junjunwala to purchase the property on her behalf, as seen from the Notarized GPA, which is referred in **Sl.No.17 of II Para**.

1.Tipu Khaleel Ahmed and 2.Gulnaz Begum have sold Sy.No.16 measuring 02 acre in favour of A.Savithramma rep by her GPA holder Rajesh Junjunwala, as seen

from the registered sale deed bearing doc.No.5217/2005-06, which is referred in **Sl.No.18 of II Para.**

On the basis of above said sale, the khatha for Sy.No.16 measuring 02 acre was mutated in the name of V.Savithramma, as seen from the Mutation register bearing MR No.53/2006-07, which is referred in **Sl.No.19 of II Para.**

The Declaratory Affidavit sworn by Jayaram @ Jayaramaiah and his wife Lakshmamma @ Lakshmi N Chikkathayamma @ Mangala Gowramma and Yashodamma (both are daughters of Giryappa), stating that Giryappa and his wife Thimmakka have children, namely 1.Gangappa, 2.Muniyappa, 3.Rangaswamy @ Rangaswamappa @ Rangaswamaiah, 4.Ramaiah, 5.Venkatachalappa @ Venkatachalaiah, 6.Ramakrishna, 7.Jayaram @ Jayaramaiah G, 8.Gangamma, 9.Chikkathayamma @ Mangala 10.Gowramma and Yashodha, is referred in **Sl.No.20 of II Para.**

1.Rangaswamappa, 2.Lakshmamma, 3.Susheelamma, 4.Yasodha and 5.Jayaram (all are children of late Giryappa) have filed suit against Mohammed Haneef (S/o late Mohammed Khasim) 2.T M Ghouse, 3.Nazeem Begum, 4.T Shameem, 5.Nigar Sultana, 6.K Tippu Khaleel Ahmed 7.Gulnazbi, for declaration and cancellation of sale deed which was executed by late Giryappa in favour of Defendant No.1 and also the sale deeds executed by Defendant No.1 in favour of other defendants and grant other relief or reliefs in O.S.No.1967/2006. On examination of the witness and documents, the suit is dismissed for non prosecution, as seen from the Order passed in O.S.No.1967/2006, which is referred in **Sl.No.21 of II Para.**

1.Rangaswamappa, 2.Lakshmamma, 3.Susheelamma, 4.Yasodha and 5.Jayaram (all are children of late Giryappa) have then filed Mis No.15/2015 in O.S No.1967/2005, against Mohammed Haneef (S/o late Mohammed Khasim) 2.T.M.Ghouse, 3.Nazeem Begum, 4.T.Shameem, 5.Nigar Sultana, 6.K.Tippu Khaleel Ahmed, 7.Gulnazb, to restore order dated 09.07.2015 by recalling the same in file of O.S. No.1967/2006, the said application is dismissed as not pressed, as seen from the Memo filed in Mis No.15/2015 in O.S No.1967/2005, which is referred in **Sl.No.22 of II Para.**

1.R Nagaraj, 2.Manjula, 3.Shashikala, 4.Nagaveni have filed a case against 1.Thimmakka (W/o late Giryappa), 2.Gangappa (S/o Giryappa) 3.Susheelamma, 4.Shankarappa, 5.Muniraju, 6.Srinivasa, 7.Rangaswamy 8.Venkatachalapathy 9.Ramakrsihan, 10.Jayaram, 11.Lakshmamma 12.Umesh @ Manjunath, 13.Chikkathayamma @ Mangala Gowramma 14.Yashodamma, (Sl.No.1 to 14 are legal heirs of late Giryappa) 15.Grandhi Mallikarjuna Rao rep by his GPA holder G Purnachandra Rao 16.K Mohammed Haneef, 17.Tipu Khaleel Ahmed, 18.Gulnaz Begum, 19.T.M.Ghouse, 20.Nazneen Begum, 21.T.Shameem, 22.Nigam Sultana and 23.A.Savithramma, in O.S No.44/2012 for directing the defendant No.2 to effect partition of Sy.No.16 measuring 06 acres and declaring that the sale deed bearing doc.No. 1184/1983-84, Registered sale deed bearing doc.No.7051/1998-99, 1048/1999-2000, 5217/2005-06 as illegal and not binding on the plaintiffs' share. The said suit was dismissed as settled out of court, as seen from the Order passed in O.S No.44/2012, which is referred **Sl.No.23 of II Para.**

1.Rangaswamy 2.Jayaram, 3.Lakshmamma 4.Umesh @ Manjunath 5.Chikkathayamma @ Mangala Gowramma 6.Yashodamma (all are legal heirs of late Giryappa) have executed registered confirmation deed bearing

doc.No.2089/2015-16 in favour of Grandhi Mallikarjuna Rao rep by his GPA holder G.Purnachandra Rao for Sy.No.16, which is referred in **Sl.No.24 of II Para.** wherein first party declares that Giriyappa alone was full and absolute owner of the Sy.No.16 measuring 6 acres, he having purchased the same through registered sale deed bearing doc.No.3397/1960-61, later on Giriyappa sold the property in favour of K.Mohammed Haneef in terms of sale deed bearing doc.No.1184/1983-84 and first party also confirms the registered sale deed bearing doc.No.1048/1999-2000, 7051/1998-99, 5217/2005-06 and 5056/2011-12.

Rangaswamy, Jayaram, Lakshmamma, Yashodamma, Mangala Gowramma have filed P.C.R.No.9141/2016, against Grandhi Mallikarjuna Rao, Umesh @ Manjunath, Purnachandra Rao, Ramaswamy and Thyagarajan, under Sec.200 Cr.P.C. along with affidavit for orders to take cognizance against the accused persons for the offences punishable U/S 420, 463, 471, however the complaint was closed as settled out of court, as seen from the Order passed in P.C.R.No.9141/2016, which is referred in **Sl.No.25 of II Para.**

Grandhi Malikarjuna Rao rep by his GPA holder Purnachandra Rao has filed suit in O.S.No.51/2018 against Jayaram, Lakshmamma, Yashodamma, Mangala Gowramma for permanent injunction and restraining the defendant their agents or any one claiming through or under them from interfering with the peaceful possession and enjoyment of the BBMP Khatha No.8/16/2 measuring 6 acres 32.296 guntas. The said suit was decreed as compromised, as seen from the Compromise order passed in O.S No.51/2018 in terms of compromise petition, which is referred in **Sl.No.26 of II Para.**

Rangaswamy, Jayaram, Lakshmamma, Yashodamma, Mangala Gowramma have filed suit in O.S.No.833/2017 against Grandhi Mallikarjuna Rao, 2.Umesh @ Manjunath, 3.Purnachandra Rao, 4.Ramaswamy 5.Thyagarajaan for grant of order or permanent injunction restraining the defendant their agents or any one claiming through or under them from interfering with the peaceful possession and enjoyment of the BBMP Khatha No.8/16/2 measuring 6 acres 32.296 guntas the said suit was dismissed for default, as seen from the Order passed in O.S No.833/2017, which is referred in **Sl.No.27 of II Para.**

#### **Portion of Sy.No.16 measuring 01 acre**

Another portion of Sy no.16 measuring 1 acre was previously belonging to V.Krishnappa, who has acquired occupancy rights over the same, as seen from the Order passed in LRF No.3030/1976, wherein he was registered as occupant of above mentioned property, which is referred in **Sl.No.28 of II Para.**

The Form 10, (Certificate of Registration of a tenant as an occupant under Sec.55(1) of the Karnataka land reforms Act 1961) issued in the name of V.Krishnappa for Sy.No.16 measuring 01 are, with a non-alienation condition for 15 years, is referred in **Sl.No.29 of II Para.**

On the basis of order passed in LRF No.3030/1976, the Khatha for Sy.No.16 measuring 1 acre was mutated in the name of V Krishnappa, as seen from the Mutation register bearing M R No.4/1981-82, which is referred in **Sl.No.30 of II Para.**

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V.Krishnappa (S/o late Venkatappa) has sold Sy.No.16 measuring 01 acre in favour of B.S.Mohammed Liyas, as seen from the registered sale deed bearing doc.No.3764/1998-99, which is referred in **Sl.No.31 of II Para.**

On the basis of registered sale deed bearing doc.No.3764/1998-99, the khatha for Sy.No.16 measuring 01 acre was mutated in the name of Liyas, as seen from the Mutation register bearing MR No.1/1998-99, which is referred in **Sl.No.32 of II Para.**

B.S.Mohammed Liyas has sold Sy.No.16 measuring 01 acre in favour of A Savithramma rep by her GPA holder Rajesh Junjunwala, as seen from the registered sale deed bearing doc.No.6485/2005-06, which is referred in **Sl.No.33 of II Para.**

On the basis of registered sale deed bearing doc.No.6485/2005-06, the Khatha for Sy.No.16 measuring 01 acre was mutated in the name of Savithramma, as seen from the Mutation register bearing MR No.19/2005-06, which is referred in **Sl.No.34 of II Para.**

### **Common documents**

The Official memorandum bearing No.ALN (NAY)SR:137/2006-07, issued by Deputy Commissioner for the conversion of Sy.No.16 measuring 7 acres from agricultural into non-agricultural residential purpose, is referred in **Sl.No.35 of II Para.**

The registered relinquishment deed bearing doc.No.3441/2011-12 was executed by A.Savithramma in favour of Commissioner, BBMP of Karnataka for portion of Sy.No.16 measuring 789.66 sq mtrs or 8500 sq ft, which is referred in **Sl.No.36 of II Para.**

The Special notice issued by BMP, for assigning new Municipal No.8/16/2, measuring 3,04,920 sq ft, is referred in **Sl.No.37 of II Para.**

The Notarized SPA was executed by A.Savithramma in favour of G.Purnachandra Rao, authorizing him to present the gift deed on her behalf, for registration before the concerned Sub-Registrar and to get the gift deed registered and to do all other acts, deed and things with respect to Sy.No.16 measuring 6 acres 32.295 guntas, is referred in **Sl.No.38 of II Para.**

The notarized SPA was executed by Grandhi Mallikarjuna Rao in favour of Srinivasa Rao to execute, present the said gift deed and admit the execution on his behalf in respect of Sy.No.16 measuring 6 acres 32.295 guntas, which is referred in **Sl.No.39 of II Para.**

A.Savitramma rep by her SPA holder G Purnachandra Rao has gifted the property bearing Sy.No.16 measuring 6 acres 32.295 guntas in favour of her brother Grandhi Mallikarjuna Rao rep by his SPA holder Ch Srinivasa Rao, as seen from the registered Gift deed bearing doc.No.5056/2011-12, which is referred in **Sl.No.40 of II Para.**

The LLP agreement of Varalakshmi Enterprises entered into between, 1.Grandhi Mallikarjuna Rao 2.Grandhi Varalakshmi, 3.Srinivas Bommidala 4.Bommidala

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Ramadevi 5.Grandhi Butchi Sanyasi Raju 6.Grandhi Satyavathi Smitha 7.Grandhi Kiran Kumar and 8.Grandhi Ragini to carry on the business in the name and style of Varalakshmi Enterprises LLP, wherein Grandhi Varalakshmi and Bommidala Ramadevi are designated partner, is referred in **Sl.No.41 of II Para.**

The registered re-constitution of Limited Liability partnership deed of Varalakshmi Enterprises LLP bearing doc.No.2753/2015-16 entered into between, 1.Grandhi Mallikarjuna Rao 2.Grandhi Varalakshmi, 3.Srinivas Bommidala 4.Bommidala Ramadevi 5.Grandhi Butchi Sanyasi Raju 6.Grandhi Satyavathi Smitha 7.Grandhi Kiran Kumar and 8.Grandhi Ragini, 9.G Purnachandra Rao and 9.Srinivasa Rao Sl.No.2, 4, 6 and 8 are rep by their GPA holder G Purnachandra Rao

*Wherein first, third, fifth and seventh part shall be collectively referred as continuing partner and parties of the second, fourth, sixth and eighth part shall be collectively referred as retiring partner and parties of ninth and tenth part shall be collectively referred as incoming partner and first party has expressed his intention to contribute to his capital the residentially converted property bearing Sy.No.16, Municipal No.8/16/2 measuring 6 acres 32.295 guntas, which is referred in **Sl.No.42 of II Para.***

The Registered GPA bearing doc.No.220/2015-16 was executed by Rangaswamy in favour of Mohiyuddin, authorizing him to deal with Sy.No.16 measuring 6 acre, which is referred in **Sl.No.43 of II Para.**

The registered GPA bearing doc.No.221/2015-16 was executed by 1.Lakshmamma and 2.Umesh @ Manjunath in favour of Mohiyuddin, authorizing him to deal with the property bearing Sy.No.16 measuring 6 acre on their behalf, which is referred in **Sl.No.44 of II Para.**

The registered GPA bearing doc.No.222/2015-16 was executed by Jayaram in favour of Mohiyuddin, authorizing him to deal with the property bearing Sy.No.16 measuring 6 acre on his behalf, which is referred in **Sl.No.45 of II Para.**

The registered GPA bearing doc.No.223/2015-16 was executed by Chikkathayamma in favour of Mohiyuddin to deal with the property bearing Sy.No.16 measuring 6 acre, which is referred in **Sl.No.46 of II Para.**

The registered GPA bearing doc.No.224/2015-16 was executed by Yashodamma in favour of Mohiyuddin to deal with the property bearing Sy.No.16 measuring 6 acre, on her behalf, which is referred in **Sl.No.47 of II Para.**

The registered deed of confirmation bearing doc.No.2286/2015-16 was executed by 1.R.Nagaraj, 2.Manjula, 3.Shashikala, and 4.Nagaveni in favour of Grandhi Mallikarjuna Rao rep by his SPA holder G.Purnachandra Rao for Sy.No.16 measuring 06 acre, confirming the registered sale deed bearing doc.No.1184/1983-84, 1048/1999-2000, 7051/1998-99, 5217/2005-06 and registered gift deed bearing doc.No.5056/2011-12, is referred in **Sl.No.48 of II Para.**

The Modified official Memorandum bearing NO.AL (NAY) CR 7/2019-20, issued by Special Deputy Commissioner, for change of land use from residential to commercial use, is referred in **Sl.No.49 of II Para.**

The registered Indemnity deed bearing doc.No.3483/2021-22 was executed by Nasir Hussain Nizami in favour of M/s Varalakshmi Enterprises LLP rep by its partner G Purnachandra Rao, wherein the first party has not performed any acts,

deeds and things in regard to said POA save and except for initiating the proceedings in O.S No.1967/2006 and Mis No.15/2015, with regard to the property bearing Sy.No.16, and first party acknowledges that the said POA stands revoked by a deed of revocation dated 08.10.2021.

AND the first party indemnifies and agrees to undertake to indemnity and keep indemnified the second party against any claims, compensations, litigations, liabilities third party purchasers or action that may be initiated or levied due to any act of omission or commission or any other act in performance of any powers under the power of attorney, which is referred in **S1.No.50 of II Para.**

With an intention to sell the Municipal No.8/16/2, Ward No.5-Jakkur, portion of commercial land bearing Sy.No.16 measuring 6 acres 32 guntas, M/s Varalakshmi Enterprises LLP rep its authorized signatory Siddarth Kasturia as vendor and GMR Infrastructure limited rep by its Chief Executive Bodapatil Bhaskar as confirming party have entered into registered sale agreement bearing doc.No.3522/2021-22 WITH M/s Goyal Hariyana Enterprises, rep by its authorized signatory Tanmay Agarwal, which is referred in **S1.No.51 of II Para.**

The Khatha No.8/16/2, measuring 2,96,420 sq ft is transferred in the name of Varalakshmi Enterprises LLP, as seen from the Khatha endorsement, Khatha certificate and Khatha extract issued by BBMP, which are referred in **S1.No.52, 53 and 54 of II Para.**

The registered revocation of Power of attorney bearing doc.No.192/2021-22 was executed by 1.Nanjamma (W/o Rangaswamy @ Rangaswamaiah) and her children 2.Venkatesh R, 3.Narasamma in favour of Mohiyuddin for revocation of registered GPA bearing doc.No.220/2015-16, is referred in **S1.No.55 of II Para.**

The registered revocation bearing doc.No.193/2021-22 was executed by Jayaram @ Jayaramaiah G in favour of Mohiyuddin for, revocation registered GPA bearing doc.No.222/2015-16, is referred in **S1.No.56 of II Para.**

The registered revocation GPA bearing doc.No.194/2021-22 was executed by Lakshmamma @ Lakshmi N in favour of Mohiyuddin for revocation registered GPA bearing doc.No.221/2015-16, is referred in **S1.No.57 of II Para.**

The registered revocation of GPA bearing doc.No.196/2021-22 was executed by Yashodhamma in favour of Mohiyuddin for revocation registered GPA bearing doc.No.224/2015-16, which is referred in **S1.No.58 of II Para.**

The registered Revocation of GPA bearing doc.No.197/2021-22 was executed by Chikkathayamma @ Mangala Gowramma in favour of Mohiyuddin for revocation registered GPA bearing doc.No.223/2015-16, is referred in **S1.No.59 of II Para.**

The registered deed of confirmation bearing doc.No.3198/2021-22 was executed by 1.Jayaram @ Jayaramaiah G (s/o late Giriyappa) 2.Lakshmimma @ Lakshmi N, 3.Chikkathayamma @ Mangala Gowramma (D/o Giriyappa) and 4.Yashodamma @ Yashodha (D/o Yashodamma) as first party and 1.Nanjamma (W/o late Rangaswamy @ Rangashamaiah @ Rangaswamappa) and her children 2.Venkatesha 3.Narasamma 4.Girish J (S/o Jayarama @ Jayaramaiah G) 5.Devaraja (S/o Mangala Gowramma @ Chikkathayamma) 6.Santhosh (S/o Yashodamma) and 7.Jyothi Kumari as second party in favour of Gandhi Mallikarjuna Rao and M/s Varalakshmi Enterprises LLP rep by its partner G Purnachandra Rao, confirming the registered sale deed bearing doc.No.1184/1983-

84, 1048/1999-2000, 7051/1998-99, 5217/2005-065218/2005-06, 5056/2011-12, for Municipal no.8/16/2 measuring 6 acres, which is referred in **Sl.No.60 of II Para.**

The registered deed of Indemnity bearing doc.No.3289/2021-22 was executed by Mohiyuddin in favour of Varalakshmi Enterprises LLP, wherein the first party has not performed any acts, deeds and things in regard to the said POAs with regard Sy.No.16, and the first party acknowledges that the said POAs stand revoked by various deeds of revocation dated 26.10.2021, is referred in **Sl.No.61 of II Para.**

The registered deed of partial release bearing doc.No.3779/2021-22 executed by IDBI Trusteeship Services Limited (ITSL) in favour of Varalakshmi Enterprises LLP rep by designated partner Chakka Srinivas Rao and G.M.Rao rep by his SPA holder K.R.K Kameswara Gupta, for releasing their charge over property bearing Sy.No.16 measuring 6 acres 32.295 guntas, is referred in **Sl.No.62 of II Para.**

M/s Varalakshmi Enterprises LLP rep by its Chakka Srinivasa Rao has sold commercial land bearing Municipal No.8/16/2, Ward No.5-Jakkur portion of Sy.No.16 measuring 6 acres 32 guntas in favour of M/s Goyal Hariyana Enterprises rep by its authorized signatory and Director Tanmay Agarwal, as seen from the registered sale deed bearing doc.No.3945/2021-22, which is referred in **Sl.No.63 of II Para.**

The Khatha for No.8/16/2, measuring 2,96, 420 sq ft is transferred in the name of M/s Goyal Hariyana Enterprises, as seen from the Khatha endorsement, Khatha certificate and Khatha extract, which are referred in **Sl.No.64, 65 and 66 of II Para.**

Tax for the property No.16 is paid up to date, as seen from the Tax paid receipt for the year of 2022-23 issued by BBMP, which is referred in **Sl.No.67 of II Para.**

#### **IV. TITLE :**

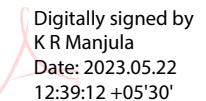
On the basis of the documents scrutinized, subject to above observations and conditions, I certify that M/s Goyal Hariyana Enterprises, have clear marketable title over the subject property described in Para 1.

#### **V. POSSESSION:**

On the basis of the documents scrutinized above, M/s Goyal Hariyana Enterprises is in possession of the captioned property described in Para 1.

#### **VI. ENCUMBRANCE CERTIFICATE:**

On perusal of the Encumbrance Certificate referred at **Sl.No.68 to 77 of II Para**, I certify that the above property is free from all encumbrances during the period from 01.04.1960 to 09.03.2023.

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## **CERTIFICATE**

On the basis of documents scrutinized by me as referred in II Para, and subject to condition of obtaining :

1. Approved construction plan issued by concerned authority
2. Verification of original title deeds and documents

I certify that M/s Goyal Hariyana Enterprises has valid clear absolute marketable title over the subject property described in Para 1.

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**D & M LAW ASSOCIATES**

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