

To,  
M/s.Goyal Hariyana Developers  
Bangalore.

**Sub:** Legal Scrutiny Report of title deeds and documents pertaining to all the piece and parcel of land bearing Sy.No.70/1, measuring 03 acres 16 guntas exclusive of 06 guntas and Sy.No.70/2, measuring 01 acre 22 guntas exclusive of 02 guntas, situated at Balagere Village. Varthur Hobli, Bangalore East Taluk. Presently belonging to 1.Smt.B.Y.Padmavathi, 2.Smt.B.Y.Premalatha, 3.Smt.B.Y.Bharathi, 4.Sri.B.Y.Srinath, 5.Sumanth and 6.M/s.Vikram Traders.

### **I. DESCRIPTION OF THE PROPERTY:**

All the piece and parcel of Sy.No.70/1, measuring 03 acres 16 guntas exclusive of 06 guntas and Sy.No.70/2, measuring 01 acre 22 guntas exclusive of 02 guntas, and easement property measuring 1.3191 guntas in Sy.No.62/1 measuring 1.3191 guntas(easement property) situated at Balagere Village. Varthur Hobli, Bangalore East Taluk and bounded as follows :

#### **Sy.No.70/1 measuring 03 acre 16 guntas**

East by : Land bearing Sy.No.72  
West by : Halla & Land bearing Sy.No.78  
North by : Kaluve, thereafter Bellandur Ammanikere village boundary and land bearing Sy.No.70/4, 70/7 and 70/8  
South by : Lands bearing Sy.No.70/2, 70/5, 70/6 & 70/3.

#### **Sy.No.70/2 measuring 01 acre 22 guntas**

East by : Land bearing Sy.No.70/5  
West by : Exchanged portion in sy.No.70/2 & Halla and thereafter Sy.No.78  
North by : Land bearing Sy.No.70/1  
South by : Easement Road in Sy.No.62/1.

#### **Sy.No.62/1 measuring 1.3191 guntas (easement property)**

East by : Sy.No.62/1  
West by : Sy.No.62/1  
North by : Sy.No.70/2 and  
South by : Road

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

Sl. No	Date	Description of documents	Original/ copy
		<b>Sy.No.70/1</b>	
1.	30.01.1980	Unregistered partition deed entered into between Sri.Venkataramana Reddy and Sri.Narayana Reddy	Photocopy

		Wherein land bearing Sy.No.70/1, measuring 03 acres 16 guntas along with other properties were allotted to the share of Sri.Narayana Reddy	
2.	Nil	IHC bearing No.2/1992-93 for Sy.No.70/1, measuring 03 acres 16 guntas and others properties in the name of Sri.Narayana Reddy on the basis of partition deed dated 30.01.1980 entered into between Sri.Narayana Reddy and his brother Sri.Venkataramana Reddy and also on the basis of death of their father Late.Hanumaiah	Photocopy
3.	Nil	RTC's for the period from 1982-83 to 2001-02 for Sy.No.70/1, measuring 03 acres 16 guntas in the name of Sri.B.H.Narayana Reddy on the basis of IHC bearing No.2/1992-93	Photocopy
4.	Nil	Mutation register bearing No.1/1996-97  Wherein Sri.Venkataramana Reddy and Sri.Narayana Reddy have mortgaged Sy.No.70/1 in favour of Prathamika Sahakari Bhoo Abivrudhi Bank Niyamitha and the loan amount was repaid and the bank has given receipt	Photocopy
5.	28.11.1996	Certified copy of Registered mortgage deed bearing Sl.No.24/1996-97 executed by Sri.Narayana Reddy and his son Sri.B.N.Venugopala Reddy in favour of Prathamika Sahakari Krushi and Gramina Abivrudhi Bank for Sy.No.70/1, measuring 03 acres 16 guntas	Photocopy
6.	25.06.2001	Certified copy of Registered receipt bearing No.3370/2001-02 executed by Prathamika Sahakari Krushi and Gramina Abivrudhi Bank for Sy.No.70/1, measuring 03 acres 16 guntas  Wherein registered mortgage deed bearing Sl.No.24/1996-97 got discharged	Photocopy
7.	16.02.2002	Certified copy of Registered sale deed bearing No.11949/2001-02 executed by Sri.Narayana Reddy.B.H, and his children Sri.B.N.Venugopala Reddy and Sri.B.N.Sathish Reddy in favour of Sri.Narayanaswamy, Sri.Manjunath and Sri.Mahesh for Sy.No.70/1, measuring 03 acres 16 guntas	Photocopy
8.	Nil	RTC's for the period from 2002-03 to 2019-20 for Sy.No.70/1, measuring 03 acres 16 guntas in the names of Sri.M.Narayanaswamy, Sri.Manjunath and Sri.Mahesh on the basis of MR no.8/2002-03.	Photocopy
9.	14.01.2003	Certified copy of registered partition deed bearing No.13630/2002-03 entered into between Sri.Muthappa, Sri.Narayanaswamy, Sri.Manjunath, Sri.Mahesh, Smt.Gowramma and Smt.Narayanamma (all are children of Late.Annaiah) for partition of joint family properties.  Wherein land bearing Sy.No.70/1, measuring 01 acre 06 guntas along with other properties were allotted to the share of Sri.Narayanaswamy  Wherein land bearing Sy.No.70/1, measuring 01 acre 05 guntas along with other properties were allotted to the share	Photocopy

		of Sri.Manjunath  land bearing Sy.No.70/1, measuring 01 acre 05 guntas along with other properties were allotted to the share of Sri.Mahesh	
10.	30.01.2008	Certified copy of registered agreement to sell bearing No.5575/2007-08 entered into between Sri.Narayanaswamy, Sri.Manjunath and Sri.Mahesh with M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam for Sy.No.70/1, measuring 03 acres 16 guntas  Wherein Smt.Muniyellamma, Smt.Mangala and Smt.Geetha (wives of sellers respectively) and M/s.SJR Builders have signed as consenting witness.	Photocopy
11.	01.02.2008	Registered General Power of Attorney bearing No.306/2007-08 executed by Sri.Narayanaswamy, Sri.Manjunath and Sri.Mahesh in favour of Sri.Y.M.Vinay and Sri.Y.G.Dwarakanath to do acts, deeds and things along with sale power with respect to Sy.No.70/1, measuring 03 acres 16 guntas	Photocopy
12.	18.06.2008	Registered release deed bearing No.1097/2008-09 executed by Smt.Indiramma (sister of Sri.B.H.Narayana Reddy) in favour of Sri.Narayanaswamy, Sri.Manjunath and Sri.Mahesh represented by their General Power of Attorney holder Sri.Y.M.Vinay by relinquishing all her right, title and interest in respect of Sy.No.70/1, measuring 03 acres 16 guntas.	Photocopy
13.	18.06.2008	Registered release deed bearing No.1083/2008-09 executed by Smt.Nanjamma (sister of Sri.B.H.Narayana Reddy) in favour of Sri.Narayanaswamy, Sri.Manjunath and Sri.Mahesh by relinquishing all her right, title and interest in respect of Sy.No.70/1, measuring 03 acres 16 guntas.	Photocopy
14.	11.07.2016	Endorsement issued by Sub divisional officer stating that there are no cases pending under Sec.79(a)&(b)of KLR act for Sy.No.70/1.	Photocopy
15.	11.07.2016	Endorsement issued by Sub-divisional Officer, stating that, there no claims under PTCL act for property bearing Sy.No.70/1.	Photocopy
16.	16.07.2016	Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.70/1.	Photocopy
17.	13.11.2008	DC conversion order bearing No.ALN(EVH)SR627/2007-08 for conversion of land bearing Sy.No.70/1, measuring 03 acres 16 guntas from agriculture to non agricultural residential purpose.	Photocopy
18.	01.12.2008	Registered sale deed bearing No.3941/2008-09 executed by Sri.Narayanaswamy, Sri.Manjunath and Sri.Mahesh represented by their GPA holder Sri.Y.N.Vinay in favour of M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam for Sy.No.70/1, measuring 03 acres 16 guntas.  Wherein M/s/SJR Builders has signed as consenting witness.	Photocopy

19.	01.11.2020	Special notice issued by Bruhat Bangalore Mahanaraga Palike in the name of M/s.Vikram Traders for assessment of tax with respect to Sy.No.70/1	Photocopy
20.	24.11.2020	Khatha certificate issued by Bruhat Bangalore Mahanaraga Palike in the name of M/s.Vikram Traders for Sl.No.2990, Sy.No.70/1, Municipal No.58.	Photocopy
21.	24.11.2020	Khatha extract issued by Bruhat Bangalore Mahanaraga Palike in the name of M/s.Vikram Traders for Sl.No.2990, Sy.No.70/1, Municipal No.58, measuring 03 acres 16 guntas	Photocopy
22.	19.12.1991	Acknowledgment of registration of M/s.Vikram Traders	Photocopy
23.	17.06.1991	Deed of partnership entered into between Sri.Y.G.Madhusudan, Sri.Y.G.Dwarakanath, Sri.Y.M.Vinay and Sri.Y.P.Dattukumar to carry on the business in the name and style of Vikram Traders  And parties have admitted Chi.Vikram.D.Yadalam (Minor) son of Sri.Y.D.Dwarakanath (natural Guardian) to the benefit of partnership.	Photocopy
24.	06.10.1993	Deed of partnership entered into between Sri.Y.G.Madhusudan, Sri.Y.G.Dwarakanath, SRi.Vinay.M.Yadalam (Y.M.Vinay), SRi.Y.P.Dattukumar and Sri.Vikram.D.Yadalam  Wherein Sri.Vikram.D.Yadalam had attended majority with effect from 20.09.1993	Photocopy
25.	01.04.1999	Deed of partnership entered into between Sri.Y.G.Madhusudan, Sri.Y.G.Dwarakanath, SRi.Vinay.M.Yadalam (Y.M.Vinay), and Sri.Vikram.D.Yadalam  Wherein Sri.Y.P.Dattukumar died	Photocopy
26.	27.12.2007	Deed of amendment of partnership Sri.Y.G.Madhusudan, Sri.Y.G.Dwarakanath, Sri.Vinay.M.Yadalam (Y.M.Vinay), and Sri.Vikram.D.Yadalam	Photocopy
27.	31.10.2012	Deed of Codicil entered into between Sri.Y.G.Madhusudan, Sri.Y.G.Dwarakanath, Sri.Vinay.M.Yadalam (Y.M.Vinay), and Sri.Vikram.D.Yadalam	Photocopy
28.	01.04.2017	Deed of Codicil entered into between Sri.Y.G.Madhusudan, Sri.Y.G.Dwarakanath, SRi.Vinay.M.Yadalam (Y.M.Vinay), and Sri.Vikram.D.Yadalam	Photocopy
29.	30.05.2018	Deed of Codicil entered into between Sri.Y.G.Madhusudan, Sri.Y.G.Dwarakanath, SRi.Vinay.M.Yadalam (Y.M.Vinay), and Sri.Vikram.D.Yadalam	Photocopy
30.	31.03.2009	Registered Joint Development Agreement bearing No.5836/2008-09 entered into between M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam with M/s.Terminus Park India Pvt Ltd represented by its director Mr.J.Vijay Reddy for development of land bearing Sy.No.70/1, measuring 03 acres 16 guntas	Photocopy
31.	19.10.2020	Registered cancellation bearing No.4484/2020-21 entered into between M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam with M/s.Terminus Park India Pvt Ltd represented by its director Mr.J.Vijay Reddy	Photocopy

		Wherein Registered Joint Development Agreement bearing No.5836/2008-09 got cancelled.	
32.	19.10.2020	Registered General Power of Attorney bearing No.135/2020-21 executed by M/s.Terminus Park India Private Limited represented by its director MR.J.Vijay Reddy in favour of M/s.Goyal Hariyana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its director Mr.Tanmay Trilokchand Agarwal to sign as confirming party with respect to Sy.No.70/1, measuring 03 acres 16 guntas.	Photocopy
33.	19.10.2020	Registered Joint Development Agreement bearing No.4487/2020-21 entered into between M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam (Owner) M/s.Goyal Hariyana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its director Mr.Tanmay Trilokchand Agarwal (Developer) and M/s.Terminus Park India Private Limited represented by its director Mr.J.Vijay Reddy (confirming party) for development of land bearing Sy.No.70/1, measuring 03 acres 16 guntas.  Wherein 40.27% of super built up area was allotted to the share of Owners and remaining 59.73% of super built up area was allotted to the share of developer.	Photocopy
34.	19.10.2020	Registered General Power of Attorney bearing No.136/2020-21 executed by M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam in favour of M/s.Goyal Hariyana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its director Mr.Tanmay Trilokchand Agarwal to do act, deeds and things along with sale power of 59.73% of super built up area in respect of Sy.No.70/1, measuring 03 acres 16 guntas.	Photocopy
		<b>Sy.No.70/2</b>	
35.	12.02.1979	Registered sale deed bearing No.6952/1978-79 executed by Sri.B.Chinaswamy Reddy in favour of Sri.B.Yellappa Reddy for Sy.No.70/2, measuring 01 acre 10 guntas.	
36.	21.03.1981	Certified copy of registered partition deed bearing No.13758/1980-81 entered into between Sri.B.Chinawamy Reddy, Sri.B.Hanuma Reddy and Sri.B.Krishna Reddy for partition of joint family properties.  Wherein land bearing Sy.No.70/2, measuring 16 guntas along with other properties.	Photocopy
37.	01.09.1983	Registered sale deed bearing No.4142/1983-84 executed by Sri.B.Krishna Reddy in favour of Sri.B.Yelappa Reddy for Sy.No.70/2, measuring 20 guntas including kharab land.	Photocopy
38.	Nil	Mutation register bearing No.12/1983-84 for Sy.No.70/2, measuring 16 guntas in the name of sri.B.Yelappa Reddy on the basis of registered sale deed bearing No.4142/1983-84	Photocopy
39.	01.12.2007	Judgment passed in OS No.14/2004 in the court of the I Addl Civil Judge (Sr.Dvn) Bangalore Rural District, Bangalore filed by Sri.Krishna Reddy since deceased by his LR's Smt.Sulochanamma, Smt.Gowramma,	Photocopy

		<p>Sri.Venkatramana Reddy, Smt.Saraswathi, Sri.Nagaraj, Smt.Sarojamma, Smt.Vedavathi, Sri.B.K.Srinivas against Sri.Venkatachala Reddy, Sri.Yellappa Reddy, Sri.Ramaiah Reddy (children of Venkatappa Reddy) Smt.Anasuyamma W/o.Venkataramanappa and Smt.Yashodamma for partition and separate possession of 1/4<sup>th</sup> share in land bearing Sy.No.70/2 along with other properties.</p> <p>Wherein court ordered that the partition in respect of land bearing Sy.No.70/2 and 70/3 and house property i.e.(item no.1b to 1 e and Item No.2 of the plaint schedule is dismissed.</p>	
40.	09.07.2008	Registered agreement bearing No.1520/2008-09 entered into between Sri.B.Yellappa Reddy his wife Smt.Meenakshamma and their children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath with M/s.Terminus Park india Pvt Ltd represented by its director Mr.J.Vijay Reddy for Sy.No.70/2, measuring 01 acre 25 guntas.	Photocopy
41.	09.07.2008	Registered General Power of Attorney bearing No.112/2008-09 executed by Sri.B.Yellappa Reddy his wife Smt.Meenakshamma and their children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath in favour of M/s.Terminus Park india Pvt Ltd represented by its director Mr.J.Vijay Reddy for Sy.No.70/2, measuring 01 acre 25 guntas	Photocopy
42.	04.01.2011	DC conversion order bearing No.ALN(EVH)SR:548/2007-08 for conversion of land bearing Sy.No.70/2, measuring 01 acre 25 guntas from agriculture to non-agricultural residential purpose.	Photocopy
43.	17.11.2019	Mutation register bearing No.T1/2016-17 for Sy.No.70/2, measuring 01 acre 25 guntas in the name of Sri.B.Yelappa Reddy	Photocopy
44.	09.12.2015	Death certificate of Meenakshamma issued by chief registrar of birth and death who died on 01.12.2015.	Photocopy
45.	21.03.2018	<p>Registered will bearing No.83/2017-18 executed by Sri.B.Yellappa Reddy</p> <p>Wherein he stated that B.Y.Padmavathi, B.Y.Premalatha, B.Y.Bharathi, B.Y.Srinath are his children and</p> <p>bequeathed land bearing Sy.No.70/2, measuring 05 guntas was allotted to the share of B.Y.Padmavathi</p> <p>land bearing Sy.No.70/2, measuring 05 guntas was allotted to the share of B.Y.Premalatha</p> <p>land bearing Sy.No.70/2, measuring 05 guntas was allotted to the share of B.Y.Bharathi</p> <p>land bearing Sy.No.70/2, measuring 30 guntas was allotted to the share of Sri.B.Y.Srinath</p> <p>land bearing Sy.No.70/2, measuring 20 guntas was allotted</p>	Photocopy

		to the share of B.S.Sumatha S/o.B.Y.Srinath	
46.	08.11.2019	Registered cancellation deed bearing No.6766/2019-20 executed by Sri.B.Yellappa Reddy his children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath in favour of M/s.Terminus Park india Pvt Ltd represented by its director Mr.J.Vijay Reddy  Wherein registered Joint Development Agreement bearing No.1520/2008-09 got cancelled.	Photocopy
47.	08.11.2019	Registered deed of revocation of General Power of Attorney bearing No.634/2019-20 executed by Sri.B.Yellappa Reddy his children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath in favour of M/s.Terminus Park india Pvt Ltd represented by its director Mr.J.Vijay Reddy for Sy.No.70/2, measuring 01 acre 25 guntas  Wherein in Registered General Power of Attorney bearing No.112/2008-09.	Photocopy
48.	08.11.2019	Registered agreement for Easement bearing No.6776/2019-20 entered into between Sri.B.L.Nagaraja, Sri.Praveen and Sri.Harish with Sri.B.Yellappa Reddy his children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath to access road for land bearing Sy.No.70/2.	Photocopy
49.	08.11.2019	Registered agreement to exchange bearing No.6779/2019-20 entered into between Sri.B.Yellappa Reddy his children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath (First party) with Sri.B.L.Nagaraja, Sri.Praveen and Sri.Harish (Second party)  Wherein land bearing Sy.No.70/2, measuring 3267 sq.ft or 03 guntas out of 01 acre 25 guntas was in the name of first party and given to second party  Wherein land bearing Sy.No.61/2, measuring 1436.56 Sq.ft or 1.3191 guntas was in the name of second party and given tot first party	Photocopy
50.	08.11.2019	Registered General Power of Attorney bearing No.636/2019-20 executed by Sri.B.L.Nagaraja, Sri.Praveen and Sri.Harish in favour of Sri.B.Y.Srinath to do acts, deeds and things along with sale power with respect to Sy.No.61/2, measuring 1436.56 Sq.ft or 1.3191 guntas	Photocopy
51.	08.11.2019	Registered Joint Development Agreement bearing No.6783/2019-20 entered into between Sri.B.Yellappa Reddy his children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath (Owner) SRi.B.L.Nagaraja and Sri.Praveen (confirming party) M/s.Terminus Park India Pvt Ltd represented by its director Mr.J.Vijay Reddy (confirming party) with M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam for development of land bearing Sy.No.70/2, measuring 01 acre 22 guntas	Photocopy
52.	08.11.2019	Registered General Power of Attorney bearing No.637/2019-20 executed by Sri.B.Yellappa Reddy his children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and	Photocopy

		Sri.Srinath in favour of M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam for land bearing Sy.No.70/2, measuring 01 acre 22 guntas	
53.	28.01.2020	Registered rectification deed bearing No.9518/2019-20 entered into between Sri.B.L.Nagaraja, Sri.Praveen and Sri.Harish with Sri.B.Yellappa Reddy his children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath to access road for land bearing Sy.No.70/2  Rectifying the Registered agreement for Easement bearing No.6776/2019-20	Photocopy
54.	28.01.2020	Registered rectification deed bearing No.9521/2019-20 executed by Sri.B.Yellappa Reddy his children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath (First party) with Sri.B.L.Nagaraja, Sri.Praveen and Sri.Harish (Second party)  Wherein land bearing Sy.No.70/2, measuring 3267 sq.ft or 03 guntas out of 01 acre 25 guntas was in the name of first party and given to second party  Wherein land bearing Sy.No.62/1, measuring 1436.56 Sq.ft or 1.3191 guntas was in the name of second party and given tot first party  Rectifying the survey number and boundaries in Registered agreement to exchange bearing No.6779/2019-20	Photocopy
55.	28.01.2020	Registered Rectification deed bearing No.9724/2019-20 executed by Sri.B.Yellappa Reddy his children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath (Owner) SRi.B.L.Nagaraja and Sri.Praveen (confirming party) M/s.Terminus Park India Pvt Ltd represented by its director Mr.J.Vijay Reddy (confirming party) with M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam for development of land bearing Sy.No.70/2, measuring 01 acre 22 guntas  Rectifying the boundaries in Registered Joint Development Agreement bearing No.6783/2019-20	Photocopy
56.	28.01.2020	Registered rectification of General Power of Attorney bearing No.884/2019-20 executed by Sri.B.L.Nagaraja, Sri.Praveen and Sri.Harish in favour of Sri.B.Y.Srinath to do acts, deeds and things along with sale power with respect to Sy.No.61/2, measuring 1436.56 Sq.ft or 1.3191 guntas  Rectifying Registered General Power of Attorney bearing No.636/2019-20	Photocopy
57.	28.01.2020	Registered rectification of General Power of Attorney bearing No.894/2020-21 Sri.B.Yellappa Reddy his children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath in favour of M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam for land bearing Sy.No.70/2, measuring 01 acre 22 guntas	Photocopy



		Rectifying boundaries in Registered General Power of Attorney bearing No.637/2019-20	
58.	21.12.2019	<p>Affidavit sworn by Sri.B.Yellappa reddy stating his family tree that Late.Venkatappa Reddy @ Abbaiah Reddy is his father, Late.Meenakshamma is his wife and his children namely B.Y.Padmavathi, B.Y.Premalatha, B.Y.Bharathi and B.Y.Srinatha</p> <p>Smt.Archana is first wife and Smt.Nandhini is second wife of Sri.B.Y.Srinath and Sri.B.S.Sumanth is son of Archana and B.Y.Srinatha</p>	Photocopy
59.	08.05.2020	Death certificate of Yallappa Reddy issued by chief registrar of birth and deaths who died on 30.03.2020	Photocopy
60.	19.10.2020	<p>Registered deed of cancellation bearing No.4468/2020-21 Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath (Owner) M/s.Terminus Park India Pvt Ltd represented by its director Mr.J.Vijay Reddy (confirming party) with M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam</p> <p>Wherein Registered Joint Development Agreement bearing No.6783/2019-20 and Registered Rectification deed bearing No.9724/2019-20 got cancelled.</p>	Photocopy
61.	19.10.2020	<p>Registered instrument of revocation of the power of attorney bearing No.133/2020-21 executed by Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath in favour of M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam</p> <p>Wherein registered General Power of Attorney bearing No.637/2019-20 and Registered rectification of General Power of Attorney bearing No.894/2020-21 got cancelled</p>	Photocopy
62.	19.10.2020	<p>Registered Joint Development Agreement bearing No.4478/2020-21 entered into between Smt.B.Y.Padmavathi, Smt.B.Y.Premalatha, Smt.B.Y.Bharathi, Sri.B.Y.Srinath and B.S.Sumanth minor represented by his father Sri.B.Y.Srinath (owners) M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam (confirming party) with M/s.Goyal Hariyana Developers represented by its partner company Goyal &amp; Co Construction Pvt Ltd represented by its director Mr.Tanmay Trilokchand Agarwal for development of land bearing Sy.No.70/2, measuring 01 acre 22 guntas exclusive of 02 guntas kharab and easement property measuring 1.3191 guntas in Sy.No.62/1.</p> <p>Wherein 33% of the super built up area was allotted to the share of owner and remaining 67% of the super built up area was allotted to the share of developer.</p>	Photocopy
63.	19.10.2020	Registered General Power of Attorney bearing No.134/2020-21 executed by Smt.B.Y.Padmavathi, Smt.B.Y.Premalatha, Smt.B.Y.Bharathi, Sri.B.Y.Srinath and B.S.Sumanth minor	Photocopy

		represented by his father Sri.B.Y.Srinath in favour of M/s.Goyal Hariyana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its director Mr.Tanmay Trilokchand Agarwal for to do acts, deeds and things with respect to land bearing Sy.No.70/2, measuring 01 acre 22 guntas exclusive of 02 guntas kharab and <b>easement property measuring 1.3191 guntas in Sy.No.62/1</b>	
64.	19.10.2020	Registered deed of gift bearing No.4519/2020-21 executed by Mr.B.Y.Srinath in favour of Smt.B.Y.Premalatha for an undivided 1/30 <sup>th</sup> share (equivalent to 1 guntas) out of 30 guntas in Sy.No.70/2.	Photocopy
65.	04.11.2020	Special notice issued by Bruhat Bangalore Mahanaraga Palike for property No.70/2 for assessment of tax	Photocopy
66.	24.11.2020	Khatha certificate issued by Bruhat Bangalore Mahanaraga Palike in the name of Smt.B.Y.Padmavathi, Smt.B.Y.Premalatha, Smt.B.Y.Bharathi, Sri.B.Y.Srinath for Sl.No.2991, Sy.No.70/2, Municipal No.59.	Photocopy
67.	24.11.2020	Khatha extract issued by Bruhat Bangalore Mahanaraga Palike in the name of Smt.B.Y.Padmavathi, Smt.B.Y.Premalatha, Smt.B.Y.Bharathi, Sri.B.Y.Srinath for Sl.No.2991, Sy.No.70/2, Municipal No.59, measuring 66179 Sq.mtrs	Photocopy
68.	30.07.2021	Order passed in G & W C No.21/2020, Srinath Y C filed a petition under 8(5) of The Hindu Minority and Guardianship Act,1956, R/w Sec.29 of the guardians & Wards Act 1890, seeking permission to enter JDA on behalf of his minor son B S Sumanth, the petition is allowed and petitioner permitted to enter the joint Development agreement on behalf of the his minor son B S Sumanth on behalf of welfare his further education.	Photocopy
69.	03.08.2021	Registered relinquishment and exchange deed bearing doc.No.2993/2021-22 executed by M/s Vikram Traders, 2. Smt.B.Y.Padmavathi, 3.Smt.B.Y.Premalatha, 4.Smt.B.Y.Bharathi and 5.Sri.B.Y.Srinath as second party in favour of Government of Karnataka rep by Tahasildhar as first party Wherein Sy.No.70/1 measuring 02 guntas and Sy.No.70/2 measuring ½ guntas belonging to first party (Government ) who has exchanged the same with second party  Sy.No.70/1 measuring 01 guntas and Sy.No.70/2 measuring 3.12 guntas belonging to second party who has exchanged the same with first party)	Photocopy
70.	16.10.2019	Partnership deed entered into between Goyal & Co.Const.Pvt Ltd., rep by its Director Tanmay Trilok Chand and M/s.Reniwal Constructions Pvt ltd., rep by its CEO Sanjeev Reniwal to carry on the business in the name and style of Goyal Hariyan Developers .	Photocopy
71.	01.10.2022	Approved construction plan bearing	Photocopy

		No.BBMP/Addl.Dir/J D North/0046/21-22 for construction of Building-1 (Tower A & B) Basement + Ground + 17 upper floors, Building-2 having Ground and 1 upper floor (amenities) Building-3 (Tower C & D) having Ground + 17 upper floors on Sy no.70/1 and 70/2.	
72.	23.11.2020	EC for the period from 15.02.1957 to 31.03.2004 for Sy.No.70/1 (5987, 3370, 11949, 13630)	Photocopy
73.	19.12.2019	EC for the period from 01.04.2004 to 18.12.2019 for Sy.No.70/1 (5836, 3941, 1097, 1083, 5575)	Photocopy
74.	03.11.2020	EC for the period from 15.12.2019 to 02.11.2020 for Sy.No.70/1 (4487,4484)	Photocopy
75.	10.08.2021	EC for the period from 01.04.2020 to 08.08.2021 for 70/1 & 70/1 (2993, 4484)	Photocopy
76.	14.03.2023	Nil EC for the period from 08.08.2021 to 09.03.2023 for 70/1	Photocopy
77.	23.11.2020	EC for the period from 15.02.1957 to 31.03.2004 for Sy.No.70/2 (363, 6952, 4142, Sl.No.4 & Sl.No.25)	Photocopy
78.	18.12.2019	EC for the period from 01.04.2004 to 17.12.2019 for Sy.No.70/2 (6783, 6779, 6766, 2724, 5154, 5153, 1520)	Photocopy
79.	25.09.2018	EC for the period from 01.04.2004 to 24.09.2018 for sy.No.70/2 (1520)	Photocopy
80.	03.11.2020	EC for the period from 20.09.2018 to 02.11.2020 for Sy.No.70/2 (4519, 4478, 6779, 6766, 6783, 9521, 4468, 9724)	Photocopy
81.	10.08.2021	EC for the period from 01.04.2020 to 08.08.2021 for Sy.No.70/2 (4478, 4468)	Photocopy
82.	14.03.2023	Nil EC for the period from 08.08.2021 to 09.03.2023 for 70/2	Photocopy

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

#### Sy.No.70/1

The property bearing Sy.No.70/1, measuring 03 acres 16 guntas was previously belonging to Sri.Narayana Reddy, who has acquired the same through family partition, as seen from the Memorandum of partition entered into between Narayanareddy and Venkataramanareddy, which is referred in **Sl.No.1 of II Para.**

On the basis of partition, khatha for the Sy.No.70/1, measuring 03 acres 16 guntas was mutated in the name of Sri.Narayana Reddy, as seen from the IHC bearing No.2/1992-93 and RTC's for the period from 1982-83 to 2001-02, which are referred in **Sl.No.2 & 3 of II Para.**

The Mutation register bearing No.1/1996-97, in the name of Sri.Venkataramana Reddy and Sri.Narayana Reddy, shows Sri.Venkataramana Reddy and Sri.Narayana Reddy have mortgaged Sy.No.70/1 in favour of Prathamika Sahakari Bhoo Abivrudhi Bank Niyamitha and the loan amount was repaid and the bank has given receipt, which is referred in **Sl.No.4 of II Para.**

Sri.Narayana Reddy and his son Sri.B.N.Venugopala Reddy have mortgaged the property bearing Sy.No.70/1, measuring 03 acres 16 guntas to Prathamika Sahakari Krushi and Gramina Abivrudhi Bank through registered mortgage deed

bearing Sl.No.24/1996-97 and the said loan has been discharge after re-payment of loan amount, as seen from the Certified copy of Registered receipt bearing No.3370/2001-02, which are referred in **Sl.No.5 & 6 of II Para.**

Thereafter, 1.Sri.Narayana Reddy.B.H, and his children 2.Sri.B.N.Venugopala Reddy and 3.Sri.B.N.Sathish Reddy have sold Sy.No.70/1, measuring 03 acres 16 guntas in favour of Sri.Narayanaswamy, Sri.Manjunath and Sri.Mahesh, as seen from the Certified copy of Registered sale deed bearing No.11949/2001-02, which is referred in **Sl.No.7 of II Para.**

On the basis of above said sale, Khatha for the Sy.No.70/1, measuring 03 acres 16 guntas was transferred in the names of Sri.M.Narayanaswamy, Sri.Manjunath and Sri.Mahesh, as seen from the RTC's for the period from 2002-03 to 2019-20, which is referred in **Sl.No.8 of II Para.**

1.Sri.Muthappa, 2.Sri.Narayanaswamy, 3.Sri.Manjunath, 4.Sri.Mahesh, 5.Smt.Gowramma and 5.Smt.Narayanamma (all are children of Late.Annaiah) have entered into family partition, Wherein land bearing Sy.No.70/1, measuring 01 acre 06 guntas along with other properties were allotted to the share of Sri.Narayanaswamy land bearing Sy.No.70/1, measuring 01 acre 05 guntas along with other properties were allotted to the share of Sri.Manjunath land bearing Sy.No.70/1, measuring 01 acre 05 guntas along with other properties were allotted to the share of Sri.Mahesh, as seen from the certified copy of registered partition deed bearing No.13630/2002-03, which is referred in **Sl.No.9 of II Para.**

With an intention to sell the Sy.No.70/1, measuring 03 acres 16 guntas Sri.Narayanaswamy, Sri.Manjunath and Sri.Mahesh have entered into sale agreement with M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam, as seen from the certified copy of registered agreement to sell bearing No.5575/2007-08, which is referred in **Sl.No.10 of II Para.** Wherein Smt.Muniyellamma, Smt.Mangala and Smt.Geetha (wives of sellers respectively) and M/s.SJR Builders have signed as consenting witness

Sri.Narayanaswamy, Sri.Manjunath and Sri.Mahesh have authorized Sri.Y.M.Vinay and Sri.Y.G.Dwarakanath to do all acts, deeds and things and also to alienate Sy.No.70/1, measuring 03 acres 16 guntas on their behalf, as seen from the registered General Power of Attorney bearing No.306/2007-08, which is referred in **Sl.No.11 of II Para.**

Smt.Indiramma (sister of Sri.B.H.Narayana Reddy) has executed a registered release deed bearing No.1097/2008-09 in favour of Sri.Narayanaswamy, Sri.Manjunath and Sri.Mahesh represented by their General Power of Attorney holder Sri.Y.M.Vinay by relinquishing all her right, title and interest in respect of Sy.No.70/1, measuring 03 acres 16 guntas, which is referred in **Sl.No.12 of II Para.**

Smt.Nanjamma (sister of Sri.B.H.Narayana Reddy) has executed a registered release deed bearing No.1083/2008-09 in favour of Sri.Narayanaswamy, Sri.Manjunath and Sri.Mahesh, by relinquishing all her right, title and interest in respect of Sy.No.70/1, measuring 03 acres 16 guntas, which is referred in **Sl.No.13 of II Para.**

The endorsement issued by Sub divisional officer stating that there are no cases pending under Sec.79(a)&(b)of KLR act for Sy.No.70/1, is referred in **Sl.No.14 of II Para.**

The endorsement issued by Sub-divisional Officer, stating that, there no claims under PTCL act for property bearing Sy.No.70/1, is referred in **Sl.No.15 of II Para.**

The endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.70/1, is referred in **Sl.No.16 of II Para.**

The land in Sy.No.70/1, measuring 03 acres 16 guntas was converted from agriculture to non agricultural residential purpose, as seen from the DC conversion order bearing No.ALN(EVH)SR627/2007-08, which is referred in **Sl.No.17 of II Para.**

1.Sri.Narayanaswamy, 2.Sri.Manjunath and 3.Sri.Mahesh represented by their GPA holder Sri.Y.N.Vinay have sold the Sy.No.70/1, measuring 03 acres 16 guntas in favour of M/s.Vikram Traders represented by its partner SRi.Vikram.D.Yadalam, as seen from the registered sale deed bearing No.3941/2008-09, which is referred in **Sl.No.18 of II Para**, wherein M/s/SJR Builders has signed as consenting witness.

The Special notice issued by Bruhat Bangalore Mahanaraga Palike in the name of M/s.Vikram Traders for assessment of tax with respect to Sy.No.70/1, is referred in **Sl.No.19 of II Para.**

The Khatha for Sl.No.2990, Sy.No.70/1, Municipal No.58, measuring 03 acres 16 guntas is transferred in the name of M/s.Vikram Traders, as seen from the Khatha certificate and Khatha extract issued by Bruhat Bangalore Mahanaraga Palike, which are referred in **Sl.No.20 & 21 of II Para.**

The Acknowledgment for registration of M/s.Vikram Traders, is referred in **Sl.No.22 of II Para.**

Deed of partnership entered into between, Sri.Y.G.Madhusudan, Sri.Y.G.Dwarakanath, Sri.Y.M.Vinay and Sri.Y.P.Dattukumar to carry on the business in the name and style of Vikram Traders  
And parties have admitted Chi.Vikram.D.Yadalam (Minor) son of Sri.Y.D.Dwarakanath (natural Guardian) to the benefit of partnership, is referred in **Sl.No.23 of II Para.**

Deed of partnership entered into between Sri.Y.G.Madhusudan, Sri.Y.G.Dwarakanath, SRi.Vinay.M.Yadalam (Y.M.Vinay), SRi.Y.P.Dattukumar and Sri.Vikram.D.Yadalam  
Wherein Sri.Vikram.D.Yadalam had attended majority with effect from 20.09.1993, is referred in **Sl.No.24 of II Para.**

Deed of partnership entered into between Sri.Y.G.Madhusudan, Sri.Y.G.Dwarakanath, SRi.Vinay.M.Yadalam (Y.M.Vinay), and Sri.Vikram.D.Yadalam,  
Wherein Sri.Y.P.Dattukumar died, the same has been recorded, is referred in **Sl.No.25 of II Para.**

After the death of Dattukumar, remaining partners Sri.Y.G.Madhusudan, Sri.Y.G.Dwarakanath, Sri.Vinay.M.Yadalam (Y.M.Vinay), and Sri.Vikram.D.Yadalam have amended the partnership deed, which is referred in **Sl.No.26 of II Para.**

The Deed of Codicil entered into between Sri.Y.G.Madhusudan, Sri.Y.G.Dwarakanath, Sri.Vinay.M.Yadalam (Y.M.Vinay), and Sri.Vikram.D.Yadalam, this deed of codicil of the partnership shall be treated as part and parcel of the original deeds dated 01.04.1999 and subsequent amendment deeds dated 30.04.2002, 30.06.2005, 01.05.2006 and 27.12.2007, whereas clause 10(b) (remuneration of working partners) of the partnership deed dated 01.04.1999, as amended by the deed of the amendment dated 30.04.2002, 30.06.2005, 01.05.2006 and 27.12.2007 is substituted by the new clause, is referred in **Sl.No.27 of II Para.**

The Deed of Codicil entered into between Sri.Y.G.Madhusudan, Sri.Y.G.Dwarakanath, Sri.Vinay.M.Yadalam (Y.M.Vinay), and Sri.Vikram.D.Yadalam, this deed of codicil of the partnership shall be treated as part and parcel of the original deeds dated 01.04.1999 and subsequent amendment deeds dated 30.04.2002, 30.06.2005, 01.05.2006 and 27.12.2007, whereas clause 10(b) (remuneration of working partners) of the partnership deed dated 01.04.1999, as amended by the deed of the amendment dated 30.04.2002, 30.06.2005, 01.05.2006, 27.12.2007 and 31.10.2012 is substituted by the new clause, is referred in **Sl.No.28 of II Para.**

The Deed of Codicil entered into between Sri.Y.G.Madhusudan, Sri.Y.G.Dwarakanath, Sri.Vinay.M.Yadalam (Y.M.Vinay), and Sri.Vikram.D.Yadalam, whereas said partner decided to amendment to Clause 10 (b) (Remuneration to working partners), is referred in **Sl.No.29 of II Para.**

With an intention to develop the Sy.No.70/1, measuring 03 acres 16 guntas M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam have entered into registered Joint Development Agreement bearing No.5836/2008-09 WITH M/s.Terminus Park India Pvt Ltd represented by its director Mr.J.Vijay Reddy and the same has been cancelled through registered cancellation bearing No.4484/2020-21 entered into between M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam with M/s.Terminus Park India Pvt Ltd represented by its director Mr.J.Vijay Reddy, which are referred in **Sl.No.30 and 31 of II Para.**

M/s.Terminus Park India Private Limited represented by its director MR.J.Vijay Reddy has authorized M/s.Goyal Hariyana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by it director Mr.Tanmay Trilokchand Agarwal to sign as confirming party with respect to Sy.No.70/1, measuring 03 acres 16 guntas, as seen from the registered General Power of Attorney bearing No.135/2020-21, which is referred in **Sl.No.32 of II Para.**

M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam (Owner) have entered into registered Joint Development Agreement bearing No.4487/2020-21 WITH M/s.Goyal Hariyana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by it director Mr.Tanmay Trilokchand Agarwal (Developer) and M/s.Terminus Park India Private Limited represented by its director Mr.J.Vijay Reddy (confirming party) for development of land bearing Sy.No.70/1, measuring 03 acres 16 guntas.

Wherein 40.27% of super built up area was allotted to the share of Owners and remaining 59.73% of super built up area was allotted to the share of developer. Which is referred in **Sl.No.33 of II Para.**

In the continuation of above said JDA, M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam has authorized M/s.Goyal Hariyana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its director Mr.Tanmay Trilokchand Agarwal to do all act, deeds, things and sell 59.73% of super built up area in respect of Sy.No.70/1, measuring 03 acres 16 guntas on its behalf, as seen from the registered General Power of Attorney bearing No.136/2020-21, which is referred in **Sl.No.34 of II Para.**

#### **Sy.No.70/2**

The property bearing Sy.No.701/2 was previously belonging to B Chinnaswamy reddy.

Sri.B.Chinnaswamy Reddy has sold the portion of Sy.No.70/2 measuring 01 acre 10 guntas in favour of Sri.B.Yellappa Reddy, as seen from the registered sale deed bearing No.6952/1978-79, which is referred in **Sl.No.35 of II Para.**

Sri.B.Chinnaswamy Reddy, Sri.B.Hanuma Reddy and Sri.B.Krishna Reddy have entered into family partition, wherein land bearing Sy.No.70/2, measuring 16 guntas along with other properties were allotted to B Krishnareddy, as seen from the certified copy of registered partition deed bearing No.13758/1980-81, which is referred in **Sl.No.36 of II Para.**

Sri.B.Krishna Reddy has sold Sy.No.70/2, measuring 20 guntas including 4 guntas kharab land in favour of Sri.B.Yelappa Reddy, as seen from the registered sale deed bearing No.4142/1983-84, which is referred in **Sl.No.37 of II Para.**

On the basis of above said sale, Khatha for Sy.No.70/2, measuring 16 guntas is transferred in the name of Sri.B.Yelappa Reddy, as seen from the Mutation register bearing No.12/1983-84, which is referred in **Sl.No.38 of II Para.**

Sri.Krishna Reddy since deceased by his LR's Smt.Sulochanamma, Smt.Gowramma, Sri.Venkatramana Reddy, Smt.Saraswathi, Sri.Nagaraj, Smt.Sarojamma, Smt.Vedavathi, Sri.B.K.Srinivas have filed a suit in O.S.No.14/2004, in the court of the I Addl Civil Judge (Sr.Dvn) Bangalore Rural District, Bangalore against Sri.Venkatachala Reddy, Sri.Yellappa Reddy, Sri.Ramaiah Reddy (children of Venkatappa Reddy) Smt.Anasuyamma W/o.Venkataramanappa and Smt.Yashodamma for partition and separate possession of 1/4th share in land bearing Sy.No.70/2 along with other properties, Wherein court ordered partition in respect of land bearing Sy.No.70/2 and 70/3 and house property i.e.(item no.1b to 1 e and Item No.2 of the plaint schedule) and dismissed the said suit, is referred in **Sl.No.39 of II Para.**

Sri.B.Yellappa Reddy his wife Smt.Meenakshamma and their children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath have entered into Registered agreement bearing No.1520/2008-09 with M/s.Terminus Park india Pvt Ltd represented by its director Mr.J.Vijay Reddy, which is referred in **Sl.No.40 of II Para.**

Sri.B.Yellappa Reddy his wife Smt.Meenakshamma and their children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath have authorized M/s.Terminus Park india Pvt Ltd represented by its director Mr.J.Vijay Reddy for Sy.No.70/2, measuring 01 acre 25 guntas to do all acts and deed with sale power, on their behalf, as seen from the registered General Power of Attorney bearing No.112/2008-09, which is referred **Sl.No.41 of II Para.**

The land in Sy.No.70/2, measuring 01 acre 25 guntas was converted from agriculture to non-agricultural residential purpose, as seen from DC conversion order bearing No.ALN(EVH)SR:548/2007-08, which is referred in **Sl.No.42 of II Para.**

On the basis of conversion order, khatha for the Sy.No.70/2, measuring 01 acre 25 guntas was mutated in the name of Sri.B.Yelappa Reddy, as seen from the Mutation register bearing No.T1/2016-17, which is referred in **Sl.No.43 of II Para.**

The Death certificate of Meenakshamma issued by chief registrar of birth and death who died on 01.12.2015, is referred in **Sl.No.44 of II Para.**

The registered will bearing No.83/2017-18 executed by Sri.B.Yellappa Reddy, wherein he states, B.Y.Padmavathi, B.Y.Premalatha, B.Y.Bharathi, B.Y.Srinath are his children and bequeathed land bearing Sy.No.70/2, measuring 05 guntas to the share of B.Y.Padmavathi

land bearing Sy.No.70/2, measuring 05 guntas to the share of B.Y.Premalatha

land bearing Sy.No.70/2, measuring 05 guntas to the share of B.Y.Bharathi

land bearing Sy.No.70/2, measuring 30 guntas to the share of Sri.B.Y.Srinath

land bearing Sy.No.70/2, measuring 20 guntas to the share of B.S.Sumatha S/o.B.Y.Srinath, which is referred in **Sl.No.45 of II Para.**

Sri.B.Yellappa Reddy along with his children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath has executed a registered cancellation deed bearing No.6766/2019-20 in favour of M/s.Terminus Park india Pvt Ltd represented by its director Mr.J.Vijay Reddy, for cancellation of registered Joint Development Agreement bearing No.1520/2008-09, which is referred in **Sl.No.46 of II Para.**

Sri.B.Yellappa Reddy his children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath have executed a registered deed of revocation of General Power of Attorney bearing No.634/2019-20 in favour of M/s.Terminus Park india Pvt Ltd represented by its director Mr.J.Vijay Reddy for Sy.No.70/2, measuring 01 acre 25 guntas, for revocation of registered General Power of Attorney bearing No.112/2008-09, which is referred in **Sl.No.47 of II Para.**

The registered agreement for Easement bearing No.6776/2019-20 entered into between Sri.B.L.Nagaraja, Sri.Praveen and Sri.Harish with Sri.B.Yellappa Reddy his children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath to access road for land bearing Sy.No.70/2, is referred in **Sl.No.48 of II Para.**

The registered agreement to exchange bearing No.6779/2019-20 entered into between Sri.B.Yellappa Reddy his children Smt.Padmavathi, Smt.Premalatha,



Smt.Bharathi and Sri.Srinath (First party) with Sri.B.L.Nagaraja, Sri.Praveen and Sri.Harish (Second party)

Wherein land bearing Sy.No.70/2, measuring 3267 sq. ft or 03 guntas out of 01 acre 25 guntas was in the name of first party and given to second party

In exchange for land bearing Sy.No.61/2, measuring 1436.56 Sq. ft or 1.3191 guntas in the name of second party and given to first party, which is referred in **Sl.No.49 of II Para.**

1.Sri.B.L.Nagaraja, 2.Sri.Praveen and 3.Sri.Harish have authorized Sri.B.Y.Srinath to do all acts, deeds and things along with sale power with respect to Sy.No.61/2, measuring 1436.56 Sq. ft or 1.3191 guntas on their behalf, as seen from the registered General Power of Attorney bearing No.636/2019-20, which is referred in **Sl.No.50 of II Para.**

With an intention to develop the Sy.No.70/2, measuring 01 acre 22 guntas Sri.B.Yellappa Reddy his children Smt.Padmavathi, Smt.Premalatha, Smt. Bharathi and Sri.Srinath (Owner) Sri.B.L.Nagaraja and Sri.Praveen (confirming party) and M/s.Terminus Park India Pvt Ltd represented by its director Mr.J.Vijay Reddy (confirming party) have entered into registered Joint Development Agreement bearing No.6783/2019-20 WITH M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam, which is referred in **Sl.No.51 of II Para.**

In continuation of above said JDA, Sri.B.Yellappa Reddy his children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath have authorized M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam to deal with property bearing Sy.No.70/2, measuring 01 acre 22 guntas on their behalf, as seen from the registered General Power of Attorney bearing No.637/2019-20, which is referred in **Sl.No.52 of II Para.**

The registered rectification deed bearing No.9518/2019-20 entered into between Sri.B.L.Nagaraja, Sri.Praveen and Sri.Harish with Sri.B.Yellappa Reddy his children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath to rectify the Registered agreement for Easement bearing No.6776/2019-20, wherein the schedule property number was wrongly mentioned as 61/2 instead of 62/1 and Extent of B Schedule property was wrongly mentioned as 01 acre 22 guntas instead of 01 acre 25 guntas,

Eastern boundary of B schedule property was wrongly mentioned as remaining property in 70/2 instead of 70/5 and

Western boundary of B schedule property was wrongly mentioned as property No.69 instead of 78 and thereafter Sy.No.69

Southern boundary of B schedule property was wrongly mentioned as property in Sy.Nos.62/1, 69 & 70/2 instead of Sy.Nos.62/1 and 78

is referred **Sl.No.53 of II Para.**

The registered rectification deed bearing No.9521/2019-20 executed by Sri.B.Yellappa Reddy his children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath (First party) with Sri.B.L.Nagaraja, Sri.Praveen and Sri.Harish (Second party), rectifying the survey number and boundaries in Registered agreement of exchange bearing No.6779/2019-20,

Wherein land bearing Sy.No.70/2, measuring 3267 sq.ft or 03 guntas out of 01 acre 25 guntas was in the name of first party and given to second party

Wherein land bearing Sy.No.62/1, measuring 1436.56 Sq.ft or 1.3191 guntas was in the name of second party and given to first party, which is referred in **Sl.No.54 of II Para.**

The registered Rectification deed bearing No.9724/2019-20 entered into between Sri.B.Yellappa Reddy his children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath (Owner) Sri.B.L.Nagaraja and Sri.Praveen (confirming party) M/s.Terminus Park India Pvt Ltd represented by its director Mr.J.Vijay Reddy (confirming party) with M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam for development of land bearing Sy.No.70/2, measuring 01 acre 22 guntas, rectifying the boundaries in Registered Joint Development Agreement bearing No.6783/2019-20, is referred in **Sl.No.55 of II Para.**

The registered rectification of General Power of Attorney bearing No.884/2019-20 executed by Sri.B.L.Nagaraja, Sri.Praveen and Sri.Harish in favour of Sri.B.Y.Srinath, for rectifying the Registered General Power of Attorney bearing No.636/2019-20, whereas in the schedule property number was wrongly mentioned as 61/2 instead of 62/1 and The eastern boundary of schedule property was wrongly mentioned as 70/2 instead of 62/1, the same has been rectified through this deed, which is referred in **Sl.No.56 of II Para.**

The registered rectification of General Power of Attorney bearing No.894/2020-21 Sri.B.Yellappa Reddy his children Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath in favour of M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam for land bearing Sy.No.70/2, measuring 01 acre 22 guntas, rectifying boundaries in Registered General Power of Attorney bearing No.637/2019-20, which is referred in **Sl.No.57 of II Para.**

An Affidavit sworn by Ssi.B.Yellappa reddy for his family tree, shows Late.Venkatappa Reddy @ Abbaiah Reddy is his father, Late.Meenakshamma is his wife and his children namely B.Y.Padmavathi, B.Y.Premalatha, B.Y.Bharathi and B.Y.Srinatha

Smt.Archana is first wife and Smt.Nandhini is second wife of Sri.B.Y.Srinath and Sri.B.S.Sumanth is son of Archana and B.Y.Srinatha, is referred in **Sl.No.58 of II Para.**

Yallappa Reddy has died on 30.03.2020, as seen from the Death certificate of issued by chief registrar of birth and deaths, is referred in **Sl.No.59 of II Para.**

Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath (Owner) M/s.Terminus Park India Pvt Ltd represented by its director Mr.J.Vijay Reddy (confirming party) have executed a registered deed of cancellation bearing No.4468/2020-21 in favour of M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam, to cancel the registered Joint Development Agreement bearing No.6783/2019-20 and Registered Rectification deed bearing No.9724/2019-20, which is referred in **Sl.No.60 of II Para.**

Smt.Padmavathi, Smt.Premalatha, Smt.Bharathi and Sri.Srinath have executed a registered instrument of revocation of the power of attorney bearing No.133/2020-21 in favour of M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam, to cancel the registered General Power of Attorney bearing No.637/2019-20 and Registered rectification of General Power of Attorney bearing No.894/2020-21, is referred in **Sl.No.61 of II Para.**

With an intention to develop the Sy.No.70/2, measuring 01 acre 22 guntas exclusive of 02 guntas kharab and easement property measuring 1.3191 guntas in Sy.No.62/1, Smt.B.Y.Padmavathi, Smt.B.Y.Premalatha, Smt.B.Y.Bharathi, Sri.B.Y.Srinath and B.S.Sumanth minor represented by his father Sri.B.Y.Srinath (owners) M/s.Vikram Traders represented by its partner Sri.Vikram.D.Yadalam (confirming party) have entered into registered Joint Development Agreement bearing No.4478/2020-21 WITH M/s.Goyal Hariyana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its director Mr.Tanmay Trilokchand Agarwal, with a sharing ratio of 33% of the super built up area to the share of owner and remaining 67% of the super built up area to the share of developer, which is referred in **Sl.No.62 of II Para.**

1.Smt.B.Y.Padmavathi, 2.Smt.B.Y.Premalatha, 3.Smt.B.Y.Bharathi, 4.Sri.B.Y.Srinath and 5.B.S.Sumanth minor represented by his father Sri.B.Y.Srinath have authorized M/s.Goyal Hariyana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its director Mr.Tanmay Trilokchand Agarwal to do all acts, deeds and things with respect to land bearing Sy.No.70/2, measuring 01 acre 22 guntas exclusive of 02 guntas kharab and easement property measuring 1.3191 guntas in Sy.No.62/1, as seen from the registered General Power of Attorney bearing No.134/2020-21, which is referred in **Sl.No.63 of II Para.**

Mr.B.Y.Srinath has gifted undivided 1/30th share (equivalent to 1 guntas) out of 30 guntas in Sy.No.70/2 in favour of his sister Smt.B.Y.Premalatha through registered deed of gift bearing No.4519/2020-21, which is referred in **Sl.No.64 of II Para.**

The Bruhat Bangalore Mahanaraga Palike, has issued Special notice for property No.70/2 for assessment of tax, is referred in **Sl.No.65 of II Para.**

Khatha for the Sl.No.2991, Sy.No.70/2, Municipal No.59 measuring 66179 Sq. mtrs is transferred in the names of 1.Smt.B.Y.Padmavathi, 2.Smt.B.Y.Premalatha, 3.Smt.B.Y.Bharathi, 4.Sri.B.Y.Srinath, as seen from the Khatha certificate and Khatha extract, which are referred in **Sl.Nos.66 and 67 of II Para.**

Order passed in G & W C No.21/2020, wherein Srinath Y C filed a petition under 8(5) of The Hindu Minority and Guardianship Act,1956, R/w Sec.29 of the guardians & Wards Act 1890, seeking permission to enter into JDA on behalf of his minor son B S Sumanth, the petition is allowed and petitioner is permitted to enter the joint Development agreement on behalf of the his minor son B S Sumanth for his welfare and further education, is referred in **Sl.No.68 of II Para.**

Registered relinquishment and exchange deed bearing doc.No.2993/2021-22 executed by M/s Vikram Traders, 2. Smt.B.Y.Padmavathi, 3.Smt.B.Y.Premalatha, 4.Smt.B.Y.Bharathi and 5.Sri.B.Y.Srinath as second party in favour of Government of Karnataka rep by Thasildhar as first party

Wherein Sy.No.70/1 measuring 02 guntas and Sy.No.70/2 measuring ½ guntas belonging to first party (Government) was given in exchange to second party for Sy.No.70/1 measuring 01 guntas and Sy.No.70/2 measuring 3.12 guntas belonging to second party given to first party), which is referred in **Sl.No.69 of II Para.**

Partnership deed entered into between Goyal & Co.Const.Pvt Ltd., rep by its Director Tanmay Trilok Chand and M/s.Reniwal Constructions Pvt Ltd., rep by its

CEO Sanjeev Reniwal to carry on the business in the name and style of Goyal Hariyan Developers, is referred in **Sl.No.70 of II Para.**

The Approved construction plan bearing No.BBMP/Addl.Dir/JD North/0046/21-22 for construction of Building-1 (Tower A & B) Basement + Ground + 17 upper floors, Building-2 having Ground and 1 upper floor (amenities) Building-3 (Tower C & D) having Ground + 17 upper floors on Sy no.70/1 and 70/2, is referred in **Sl No.71 of II Para.**

**NOTE :** The land bearing Sy.No.61/2, measuring 1436.56 Sq. ft or 1.3191 guntas is only easement property and there is no development/construction on the said property. Hence the title to Sy No.61/2 is not verified.

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

On the basis of the documents scrutinized, subject to above observations and conditions, I certify that 1.Smt.B.Y.Padmavathi, 2.Smt.B.Y.Premalatha, 3.Smt.B.Y.Bharathi, 4.Sri.B.Y.Srinath 5.B.S.Sumanth minor represented by his father Sri.B.Y.Srinath and 6.M/s.Vikram Traders, have clear marketable title over the subject property described in Para 1.

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

On the basis of the documents scrutinized above, 1.Smt.B.Y.Padmavathi, 2.Smt.B.Y.Premalatha, 3.Smt.B.Y.Bharathi, 4.Sri.B.Y.Srinath 5.B.S.Sumanth minor represented by his father Sri.B.Y.Srinath and 6.M/s.Vikram Traders are in possession of the captioned property described in Para 1.

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

On perusal of the Encumbrance Certificate referred at **Sl.No.72 to 82 of II Para**, I certify that the above property is free from all encumbrances during the period from 15.02.1957 to 09.03.2023.

#### **CERTIFICATE**

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

1. RERA certificate.
2. Latest Tax paid receipt.
3. Verification of original title deeds and documents

I certify that 1.Smt.B.Y.Padmavathi, 2.Smt.B.Y.Premalatha, 3.Smt.B.Y.Bharathi, 4.Sri.B.Y.Srinath 5.B.S.Sumanth minor represented by his father Sri.B.Y.Srinath and 6.M/s.Vikram Traders have valid clear absolute marketable title over the subject property described in Para 1.

**D & M LAW ASSOCIATES**