

**Ref:DMLA:PVT:PRO:01.06.2023**

**20.07.2023**

**To,**

**M/s Goyal Hariyana Associates,  
Bangalore.**

**Sub:** Legal Scrutiny Report of title deeds and documents pertaining to all the piece and parcel of Residential apartment known as **“ORCHID LIFE”** to be constructed on Sy.no.20, 21, 125/4, 125/5, 126/1, 126/5, 126/6, 127/3, situated at Gunjuru Village, Varthur Hobli, Bangalore East Taluk and Bangalore Urban District. Presently belonging to M/s Goyal Hariyana Associates.

**I. DESCRIPTION OF THE PROPERTY:**

All the piece and parcel of the Residential apartment known as **“ORCHID LIFE”** to be constructed on Sy.no.20, 21, 125/4, 125/5, 126/1, 126/5, 126/6, 127/3, totally measuring 07 acre 09 guntas, situated at Gunjuru Village, Varthur Hobli, Bangalore East Taluk and Bangalore Urban District and bounded as follows :

**Sy.no.20, measuring 01 acre 32 guntas**

East by : Property bearing Sy.no.23  
West by : Property bearing Sy.no.126/2  
North by : Property bearing Sy.nos.19 & 126/5  
South by : Property bearing Sy.no.21

**Sy.no.21, measuring 26 guntas**

East by : Property bearing Sy.no.23  
West by : Property bearing Sy.no.126/2  
North by : Property bearing Sy.nos.20  
South by : Property bearing Sy.no.22

**Sy.no.125/4, measuring 05 guntas**

East by : Property bearing Sy.no.125/5  
West by : Property bearing Sy.no.129/3  
North by : Property bearing Sy.no.127/2  
South by : Property bearing Sy.no.125/3

**Sy.no.125/5, measuring 05 guntas**

East by : Property bearing Sy.no.126/1  
West by : Property bearing Sy.no.125/4  
North by : Property bearing Sy.no.127/2  
South by : Property bearing Sy.no.125/3

**Sy.no.126/1, measuring 01 acre 13 guntas**

East by : Property bearing Sy.no.126/6  
West by : Property bearing Sy.no.125/3 & 125/5  
North by : Property bearing Sy.nos.127/2  
South by : Property bearing Sy.no.126/2

**Sy.no.126/5, measuring 01 acre 03 guntas**

East by : Property bearing Sy.no.19  
West by : Property bearing Sy.no.126/6  
North by : Property bearing Sy.no.127/3  
South by : Property bearing Sy.no.20 & 126/2

**Sy.no.126/6, measuring 25 guntas**

East by : Property bearing Sy.no.126/5  
West by : Property bearing Sy.no.126/1  
North by : Property bearing Sy.no.127/2  
South by : Property bearing Sy.no.126/2

**Sy.no.127/3, measuring 30 guntas**

East by : Remaining portion of property bearing Sy.no.127/3  
West by : Property bearing Sy.no.127/2 & 127/4  
North by : Proposed CDP Road and property bearing Sy.no.128/6  
South by : Property bearing Sy.no.126/5

**Sy.no.127/3, measuring 30 guntas**

East by : Remaining portion of Property bearing Sy.no.127/3  
West by : Remaining portion of Property bearing Sy.no.127/3  
North by : Proposed CDP Road and property bearing Sy.no.128/6  
South by : Property bearing Sy.no.126/5

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

| <b>Sl. No</b> | <b>Date</b> | <b>Description of documents</b>   | <b>Whether Certified/copies</b> |
|---------------|-------------|---|---------------------------------|
|               |             | <b>Sy No.127/3</b>  |                                 |
| 1.            | 22.04.1938  | Certified copy of Registered sale deed bearing doc No.3764/1937-38 executed by Munappa and Nanjappa in favour of Dodda Veerabhadraiah for Sy No.127/3, measuring 02 acres 29 guntas | Photocopy                       |
| 2.            | Nil         | RTC for the period from 1967-68 to 1991-92 in the name of Dodda Veerabhadrappa for Sy No.127/3  | Photocopy                       |
| 3.            | 18.08.2005  | Family tree of Chikka Veerabhadrappa issued by Village accountant which shows Venkata Giriamma is his wife,   | Photocopy                       |

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|     |            | AND 1.G.C.Narayanappa, 2.G.C.Hagadoorappa, 3. Jayamma and 4.G.C.Deva Kumar are their legal heirs Smt.Rajkumari is wife and G.H.Harish, Rajeshwari, Ms.Nethravathi are legal heirs of G.C.Hagadoorappa   |           |
| 4.  | 15.12.1989 | Panchayath Palu patti entered into between, 1.Giriyamma, 2.G.C.Narayanappa, 3.G.C.Hagadoorappa, 4.G.C.Deva Kumar (legal heirs of Chikkaveerabhadrapa)<br>Wherein Sy no.127/3 measuring 30 guntas was allotted to the share of G.C.Hagadoorappa<br>G.C.Deva Kumar was allotted Sy no.127/3 measuring 30 guntas   | Photocopy |
| 5.  | 21.08.1992 | MR No.8/92-93 in the name of 1.G.C.Narayanappa, 2.G.C.Hagadoorappa, 3.G.C.Deva Kumar for Sy No.127/3 measuring 30 guntas, on the basis of Palupatti dated 15.12.1989.   | Photocopy |
| 6.  | Nil        | RTC for the period from 1992-93 to 2004-05 in the name of G.C.Hagadoorappa (30 guntas), G.C.Deva Kumar (30 guntas) sons of Chikka Veerabhadrapa and Muniyappa S/o. Dodda Veerabhadrapa (1 acre 09 guntas) for Sy No.127/3   | Photocopy |
| 7.  | 02.07.2004 | GPA executed by G.H.Harish S/o.Hagadoorappa and Smt.Rajkumari W/o.Hagadoorappa in favour of Hagadoorappa to deal with Sy No.127/3 measuring 30 guntas   | Photocopy |
| 8.  | 18.03.1995 | Registered GPA bearing doc No.46/1994-95 executed by Smt.B.S.Leelavathi in favour of Sri.Narasimha Reddy to do acts, deeds and things on her behalf   | Photocopy |
| 9.  | 28.06.2005 | Registered sale deed bearing doc No.4669/2005-06 executed by 1.G.C.Hagadoorappa, 2.Smt.Rajkumari, 3.G.H.Harish represented by their GPA holder G.C.Hagadoorappa and 4.Ms.Nethravathi, since minor represented by her father guardian G.C.Hagadoorappa in favour of Smt.B.S.Leelavathi represented by her GPA holder Sri.Narasimha Reddy for Sy No.127/3 measuring 30 guntas | Photocopy |
| 10. | 08.11.2005 | MR No.18/2005-06 in the name of B.S.Leelavathi for Sy No.127/3 measuring 30 guntas on the basis of sale deed No.4669/2005-06  | Photocopy |
| 11. | 28.06.2005 | Registered sale deed bearing doc No.4668/2005-06 executed by 1.G.C.Devakumar, 2.Smt.Kanthamma, 3.Kum Archana and Kuma Apoorva represented by their father guardian G.C.Devakumar in favour of Smt.B.S.Leelavathi represented by her GPA holder Sri.Narasimha Reddy for Sy No.127/3 measuring 30 guntas  | Photocopy |
| 12. | 08.11.2005 | MR No.19/2005-06 in the name of B.S.Leelavathi for Sy No.127/3 measuring 30 guntas on the basis of sale deed No.4668/2005-06  | Photocopy |
| 13. | Nil        | RTC for the period from 2005-06 to 2013-14 in the name of B.S.Leelavathi for Sy No.127/3 measuring 30 guntas  | Photocopy |

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| 14. | 10.08.2005                                   | Endorsement issued by Special Thasildar stating no tenancy claims on Sy No.127/3 under 48(1) and Form 7 of Karnataka land reforms Act   | Photocopy |
| 15. | 20.10.2005                                   | Endorsement issued by Sub-divisional officer stating no claims under section 79 (A) & (B) over Sy No.127/3 of Karnataka land reforms Act  | Photocopy |
| 16. | 02.03.2009                                   | DC Conversion order bearing No.ALN:[EVH]SR:663/2007-08 for conversion of Sy no.127/3 measuring 30 guntas from agricultural to non-agricultural residential purpose.   | Photocopy |
| 17. | 02.03.2009                                   | DC Conversion order bearing No.ALN:[EVH]SR:45/2007-08 for conversion of Sy no.127/3 measuring 30 guntas from agricultural to non-agricultural residential purpose.  | Photocopy |
| 18. | 20.07.2009                                   | Order sheet in O.S.No.1819/2005, suit for Partition filed by Harish G.H. against Hagadoorappa and others. Wherein the suit is dismissed for non-prosecution.  | Photocopy |
|     |  | <b>Sy No.20 and 21</b>  | Photocopy |
| 19. | 25.11.1961                                   | Registered sale deed bearing No.4639/1961-62 executed by Sri.Channappa in favour of Sri.Siddalingappa for Sy.no.20 measuring 01 acre 29 guntas and Sy.no.21 measuring 24 guntas                             | Photocopy |
| 20. | Nil  | RTC's from 1967-68 to 1977-78 for sy.no.20, measuring 01 acre 32 guntas in the name of Siddalingappa  | Photocopy |
| 21. | Nil  | RTC's from 1967-68 to 1977-78 for sy.no.21, measuring 26 guntas in the name of Siddalingappa  | Photocopy |
| 22. | 11.08.1969                                   | Certified copy of registered sale deed bearing No.2284/1969-70 executed by Sri.Siddalingappa in favour of Smt.Yellamma for Sy.no.20 measuring 01 acre 29 guntas and Sy.no.21 measuring 24 guntas            | Photocopy |
| 23. | 26.11.1979                                   | Registered sale deed bearing No.4054/1979-80 executed by Sri.Yellamma in favour of Smt.Lakshamma for Sy.no.20 measuring 01 acre 32 guntas and Sy.no.21 measuring 26 guntas                                  | Photocopy |
| 24. | Nil  | RTC's from 1982-83 to 1997-98 for sy.no.20, measuring 01 acre 32 guntas in the name of Lakshamma  | Photocopy |
| 25. | Nil  | RTC's from 1982-83 to 1997-98 for sy.no.21 measuring 26 guntas in the name of Lakshamma   | Photocopy |
| 26. | 25.04.2007                                   | Endorsement issued by Thasildar stating that RTC's for the period from 1977 to 1982 and from 1972 to 1977 and from 1982 to 1982 with respect to Sy.no.107, 20, 21, 128/6 are not available with them        | Photocopy |
| 27. | 03.02.1984<br>Registered<br>on<br>26.08.2000 | Registered sale deed bearing No.3572/2000-01 executed by Smt.Lakshamma in favour of Sri.Yellamma for Sy.no.20 measuring 01 acre 32 guntas and Sy.no.21 measuring 26 guntas                                  | Photocopy |
| 28. | Nil  | Mutation register bearing No.39/2000-01 for Sy.no.20 measuring 01 acre 32 guntas and Sy.no.21 measuring 26 guntas in the name of Smt.Yellamma on the basis of registered sale deed bearing No.3572/2000-01. | Photocopy |
| 29. | Nil  | RTC's from 1998-99 to 2003-04 for sy.no.20, measuring 01  | Photocopy |

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|     |            | acre 32 guntas in the name of Yellamma  |           |
| 30. | Nil        | RTC's from 1998-99 to 2004-05 for sy.no.21, measuring 26 guntas in the name of Yellamma   | Photocopy |
| 31. | 17.10.2005 | Death Certificate of Yellamma issued by Chief registrar of Birth and Death (DOD : 23.12.1996)   | Photocopy |
| 32. | 14.02.2005 | Family tree of Chennappa and Yellamma issued by Village Accountant, Gunjur which shows Smt.Krishnamma, Muniswamy (Unmarried), Late Pillappa, Smt.Muniyamma, Smt.Gowramma, Narayanappa, Ramaiah and Smt.Savithramma are children of Chennappa and Yellamma<br><br>Susheelamma is First wife and Jayalakshamma is second wife of Pillappa<br>Muniyamma, Krishna, Sujatha, Babu and Girija are legal heirs of Pillappa and Susheelamma.<br>Anitha, Umesh, Gayathri and Radha are legal heirs of Jayalakshamma and Pillappa | Photocopy |
| 33. | 06.06.1993 | Unregistered partition deed entered into between Yellamma and her children Munishammappa, Pillappa, Narayanappa<br><br>Wherein land bearing Sy.no.20 & 21 measuring 02 acres 08 guntas along with other properties were allotted to Muniswamappa<br><br>It is mentioned that 4 <sup>th</sup> son of Yellamma i.e.Ramaiah Died   | Photocopy |
| 34. | 06.06.2005 | Mutation register bearing No.199/2004-05 for Sy.no.20 measuring 01 acre 32 guntas and Sy.no.21 measuring 26 guntas in the name of Muniswamappa on the basis of partition deed entered into between Muniswamappa, Pillappa, Narayanappa and Ramaiah  | Photocopy |
| 35. | 12.01.2006 | Mutation register bearing No.109/2005-06 for Sy.no.20 measuring 10 guntas in the name of Muniswamappa on the basis of partition deed dated 06.06.1993   | Photocopy |
| 36. | Nil        | RTC for the year 2004-05 and 2005-06 for Sy.no.20 measuring 01 acre 22 guntas in the name of Muniswamappa and measuring 10 guntas in the name of Yellamma   | Photocopy |
| 37. | Nil        | RTC for the year 2004-05 for Sy.no.21, measuring 26 guntas in the name of Muniswamappa  | Photocopy |
| 38. | Nil        | Order sheet in OS.No.2296/2005, suit for partition of Sy No.20 and 21 and other properties filed by Smt.Muniyamma and Smt.Gowramma against 1.Muniswamy, 2.Smt.Susheelamma, 3.G.C.Narayanappa, 4.Smt.Krishnamma, 5.Smt.Savithramma and 6.Smt.B.S.Leelavathi<br><br>Wherein defendant No.6 has paid Rs.4,00,000/- to plaintiffs and defendant 4 & 5 and accordingly the suit is decreed in terms of compromise petition   | Photocopy |

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| 39. | 22.03.2006 | Endorsement issued by Special Thasildar stating no tenancy claims on Sy no.20 and 21 under 48(1) and Form 7 of Karnataka land reforms Act  | Photocopy |
| 40. | 25.06.2005 | Registered sale deed bearing No.14229/2005-06 executed by Sri.Muniswamappa in favour of Smt.B.S.Leelavathi represented by her GPA holder Narasimha Reddy for Sy.no.20 measuring 01 acre 32 guntas and Sy.no.21 measuring 26 guntas<br><br>Sri.Narayanappa has signed as consenting witness.  | Photocopy |
| 41. | 26.12.2006 | Mutation register bearing No.110/2006-07 for Sy.no.20, measuring 01 acre 32 guntas and Sy.no.21, measuring 26 guntas in the name of Leelavathi on the basis of registered sale deed bearing No.14299/2005-06.  | Photocopy |
| 42. | Nil        | RTC for the year 2006-07 to 2013-14 for Sy.no.20, measuring 01 acre 31 guntas in the name of Leelavathi  | Photocopy |
| 43. | Nil        | RTC for the year 2006-07 to 2013-14 for Sy.no.21, measuring 26 guntas in the name of Leelavathi  | Photocopy |
| 44. | 05.01.2008 | Online copy of Registered confirmation deed bearing No.5096/2007-08 executed by Muniyamma, Gowramma, Krishnamma, smt.Savithamma in favour of Smt.Leelavathi represented by her GPA holder Narasimha Reddy for sy.no.20 measuring 01 acre 32 guntas and Sy.no.21 measuring 26 guntas along with other properties<br><br>And first parties have confirmed that they do not make any claim in the suit filed by them in OS no.2296/2005 | Photocopy |
| 45. | 02.03.2009 | DC Conversion order bearing No.ALN:[EVH]SR:46/2007-08 for conversion of Sy no.20 measuring 1 acre 32 guntas, Sy no.21 measuring 26 guntas, totally measuring 2 acre 18 guntas from agricultural to non-agricultural residential purpose.   | Photocopy |
|     |            | <b>Sy no.125/4 measuring 05 guntas, Sy no.125/5 measuring 05 guntas and Sy no.126/1 measuring 1 acre 13 guntas, 126/5 (01 acre 03 guntas), for Sy No.126/6 measuring 25 guntas</b>   |           |
| 46. | 26.06.1967 | Registered sale deed bearing doc No.1269/1967-68 executed by Smt.Maramma and Sri.Motappa in favour of Nanjundappa for, Sy no.125/4 measuring 05 guntas, Sy no.125/5 measuring 05 guntas and Sy no.126/1 measuring 1 acre 13 guntas, 126/5 (01 acre 03 guntas),   | Photocopy |
| 47. | Nil        | RTC's from 1967-68 to 1987-88 for Sy.no.125/4, measuring 05 guntas in the name of Nanjundappa  | Photocopy |
| 48. | Nil        | RTC's from 1967-68 to 1987-88 for Sy.no.125/5, measuring 05 guntas in the name of Nanjundappa  | Photocopy |
| 49. | Nil        | RTC's from 1967-68 to 1987-88 for Sy.no.126/1, measuring 01 acre 13 guntas in the name of Nanjundappa  | Photocopy |
| 50. | Nil        | RTC's from 1967-68 to 1987-88 for Sy.no.126/5, measuring 01 acre 03 guntas in the name of Nanjundappa  | Photocopy |

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| 51. | Nil        | RTC's from 1967-68 to 1987-88 for Sy.no.126/6, measuring 25guntas in the name of Nanjundappa  | Photocopy |
| 52. | 29.01.1973 | Registered sale deed bearing doc No.6195/1972-73 executed by Nanjundappa in favour of Muniyappa for Sy No.126/6 measuring 25 guntas, Sy no.125/4 measuring 05 guntas, Sy no.125/5 measuring 05 guntas and Sy no.126/1 measuring 1 acre 13 guntas, 126/5 measuring 01 acre 03 guntas,  | Photocopy |
| 53. | Nil        | Mutation register bearing No.7/1988-89 for Sy No.126/6 measuring 25 guntas, Sy no.125/4 measuring 05 guntas, Sy no.125/5 measuring 05 guntas and Sy no.126/1 measuring 1 acre 13 guntas, 126/5 measuring 01 acre 03 guntas in the name of Muniyappa on the basis of Registered sale deed bearing doc No.6195/1972-73                  | Photocopy |
| 54. | 20.05.1975 | Registered sale deed bearing Doc No.704/1975-76 executed by Muniyappa in favour of Kaverappa for Sy No.126/6 measuring 25 guntas, Sy no.125/4 measuring 05 guntas, Sy no.125/5 measuring 05 guntas and Sy.no.126/1 measuring 1 acre 13 guntas, 126/5 measuring 01 acre 03 guntas  | Photocopy |
| 55. | Nil        | Mutation register bearing No.8/1988-89 for Sy No.126/6 measuring 25 guntas, Sy no.125/4 measuring 05 guntas, Sy no.125/5 measuring 05 guntas and Sy.no.126/1 measuring 1 acre 13 guntas, 126/5 measuring 01 acre 03 guntas in the name of Kaverappa on the basis of Registered sale deed bearing doc No. 704/1975-76                  | Photocopy |
| 56. | Nil        | RTC's from 1988-89 to 2003-04 for Sy.no.125/4, measuring 05 guntas in the name of Kaverappa   | Photocopy |
| 57. | Nil        | RTC's from 1988-89 to 2003-04 for Sy.no.125/5, measuring 05 guntas in the name of Kaverappa   | Photocopy |
| 58. | Nil        | RTC's from 1988-89 to 2003-04 for Sy.no.126/1, measuring 01 acre 13 guntas in the name of Kaverappa   | Photocopy |
| 59. | Nil        | RTC's from 1988-89 to 2003-04 for Sy.no.126/5, measuring 01 acre 03 guntas in the name of Kaverappa   | Photocopy |
| 60. | Nil        | RTC's from 1988-89 to 2003-04 for Sy.no.126/6, measuring 25 guntas in the name of Kaverappa   | Photocopy |
| 61. | 10.08.2005 | Endorsement issued by Special Thasildar stating no tenancy claims on Sy No.125/4,5,126/1,5,6 under 48(1) and Form 7 of Karnataka land reforms Act   | Photocopy |
| 62. | 21.01.2006 | Endorsement issued by Sub-divisional officer stating no claims pending or registered under Section 79 (A) and B of Karnataka land reforms Act   | Photocopy |
| 63. | 20.05.2005 | Mutation register bearing No.185/2004-05 for Sy.no.125/4, measuring 05 guntas, Sy.no.125/5, measuring 05 guntas, Sy.no.126/1, measuring 01 acre 13 guntas, Sy.no.126/5, measuring 01 acre 03 guntas, Sy.no.126/6, measuring 25 guntas and Sy.no.143/10, measuring 03 guntas in the name of Muniyappa on death of his father Kaverappa | Photocopy |

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| 64. | Nil        | RTC's from 2004-05 for Sy.no.125/4, measuring 05 guntas in the name of Muniyappa S/o.Late.Kaverappa  | Photocopy |
| 65. | Nil        | RTC's from 2004-05 for Sy.no.125/5, measuring 05 guntas in the name of Muniyappa S/o.Late.Kaverappa  | Photocopy |
| 66. | Nil        | RTC's from 2004-05 for Sy.no.126/1, measuring 01 acre 13 guntas in the name of Muniyappa S/o.Late.Kaverappa  | Photocopy |
| 67. | Nil        | RTC's from 2004-05 for Sy.no.126/5, measuring 01 acre 03 guntas in the name of Muniyappa S/o.Late.Kaverappa  | Photocopy |
| 68. | Nil        | RTC's from 2004-05 for Sy.no.126/6, measuring 25 guntas in the name of Muniyappa S/o.Late.Kaverappa  | Photocopy |
| 69. | 29.01.2005 | Family tree of Late.Kaverappa issued by Village Accountant stating that Late.Muniyamma is his wife and their son Sri.K.Muniyappa, Venkatamma is his wife and their children<br><br>1. Ramachandra<br>2. Manjunath<br>3. Munikrishna,<br>4. Ashwath<br>5. Jyothi  | Photocopy |
| 70. | 24.06.2005 | Registered sale deed bearing No.4604/2005-06 executed by Sri.K.Muniyappa, Smt.Venkatamma, Sri.B.M.Ramachandra, Smt.Gowramma, B.R.Chaya, B.R.Kiran, both are minors represented by their father Ramachandra, Munikrishna, Anitha, Pooja minor represented by her father Munikishna, Manjunath, Ashwatha, Jyothi (LR's of Late.Kaverappa) in favour of Smt.B.S.Leelavathi represented by her GPA holder Narasimha Reddy for<br><br>1. Sy.no.126/1, measuring 01 acre 13 guntas<br>2. Sy.no.126/5, measuring 01 acre 03 guntas<br>3. Sy.no.126/6, measuring 25 guntas<br>4. Sy.no.125/4, measuring 05 guntas<br>5. Sy.no.125/5, measuring 05 guntas | Photocopy |
| 71. | 02.03.2009 | DC Conversion order bearing No.ALN:[EVH]SR:42/2007-08 for conversion of Sy no.126/1 measuring 1 acre 13 guntas, Sy no.126/5 measuring 1 acre 03 guntas, Sy no.126/6 measuring 25 guntas, Sy no.125/4 measuring 05 guntas, Sy no.125/5 measuring 05 guntas totally measuring 3 acre 11 guntas from agricultural to non-agricultural residential purpose.  | Photocopy |
| 72. | 14.11.2005 | Mutation register bearing No.103/2005-06 for Sy.no.125/4, measuring 05 guntas, Sy.no.125/5, measuring 05 guntas, Sy.no.126/1, measuring 01 acre 13 guntas, Sy.no.126/5, measuring 01 acre 03 guntas, Sy.no.126/6, measuring 25 guntas and Sy.no.143/10, measuring 03 guntas in the name of Leelavathi on the basis of court order bearing No.RRT(Dis)172/2005-06.  | Photocopy |



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| 73. | Nil        | RTC's from 2005-06 to 2012-13 for Sy.no.125/5, measuring 05 guntas in the name of Leelavathi  | Photocopy |
| 74. | Nil        | RTC's from 2005-06 to 2013-14 for Sy.no.125/4, measuring 05 guntas in the name of Leelavathi  | Photocopy |
| 75. | Nil        | RTC's from 2005-06 to 2013-14 for Sy.no.126/1, measuring 01 acre 13 guntas in the name of Leelavathi  | Photocopy |
| 76. | Nil        | RTC's from 2005-06 to 2013-14 for Sy.no.126/5, measuring 01 acre 03 guntas in the name of Leelavathi  | Photocopy |
| 77. | Nil        | RTC's from 2005-06 to 2013-14 for Sy.no.126/6, measuring 25 guntas in the name of Leelavathi  | Photocopy |
|     |            | <b>COMMON DOCUMENTS</b>   |           |
| 78. | 05.01.2011 | Certified copy of registered gift deed bearing No.6710/2010-11 executed by Mrs.B.S.Leelavathi in favour of Mr.B.S.N.Hari for Sy.no.20, measuring 01 acre, Sy.no.21, measuring 26 guntas, Sy.no.127/3, measuring 30 guntas, Sy.no.126/1, measuring 01 acre 13 guntas, Sy.no.126/5, measuring 01 acre 03 guntas, Sy.no.126/6, measuring 25 guntas, Sy.no.125/4, measuring 05 guntas, Sy.no.125/5, measuring 05 guntas, Sy.no.127/3, measuring 30 guntas along with other properties   | Photocopy |
| 79. | 12.10.2006 | Khatha endorsement in the name of B.S.N.Hari for Sl No.612/47, Sy no. 20, 21, 125/4, 125/5, 126/1, 126/5, 126/6, 127/3 and other Sy nos, on the basis of Gift deed  | Photocopy |
| 80. | 12.10.2006 | Khatha certificate in the name of B.S.N.Hari for Sl No.612/47, Sy no. 20, 21, 125/4, 125/5, 126/1, 126/5, 126/6, 127/3 and other Sy nos,  | Photocopy |
| 81. | 12.10.2006 | Khatha Extract in the name of B.S.N.Hari for Sl No.612/47, Sy no. 20, 21, 125/4, 125/5, 126/1, 126/5, 126/6, 127/3 and other Sy nos,  | Photocopy |
| 82. | 31.03.2009 | Registered Joint Development Agreement bearing No.5834/2008-09 entered into between Sri.B.S.N.Hari, D.Ravishankar, B.N.Adarsh, B.S.Leelavathi, Smt.Louisa Rodrigues with Mantri Developers Private Limited represented by its authorized signatory Girish Gupta for development of Sy.no.20, measuring 01 acre, Sy.no.21, measuring 26 guntas, Sy.no.127/3, measuring 30 guntas, Sy.no.126/1, measuring 01 acre 13 guntas, Sy.no.126/5, measuring 01 acre 03 guntas, Sy.no.126/6, measuring 25 guntas, Sy.no.125/4, measuring 05 guntas, Sy.no.125/5, measuring 05 guntas, Sy.no.127/3, measuring 30 guntas along with other properties | Photocopy |
| 83. | 31.03.2009 | Registered General Power of Attorney bearing No.275/2008-09 executed by Sri.B.S.N.Hari, D.Ravishankar, B.N.Adarsh, B.S.Leelavathi, Smt.Louisa Rodrigues with Mantri Developers Private Limited represented by its authorized signatory Girish Gupta to do acts, deeds and things together with sale of Sy.no.20, measuring 01 acre, Sy.no.21, measuring 26 guntas, Sy.no.127/3, measuring 30 guntas, Sy.no.126/1,   | Photocopy |

|     |            |  |           |
|-----|------------|--|-----------|
|     |            | measuring 01 acre 13 guntas, Sy.no.126/5, measuring 01 acre 03 guntas, Sy.no.126/6, measuring 25 guntas, Sy.no.125/4, measuring 05 guntas, Sy.no.125/5, measuring 05 guntas, Sy.no.127/3, measuring 30 guntas along with other properties  |           |
| 84. | 15.03.2018 | Registered GPA bearing doc No.203/2017-18 executed by Sri.B.S.N.Hari in favour of Sri.R.S.Panasudakar, to present and lodge before concerned SRO and to admit execution of the Agreement of sale, sale deed, Rectification, Gift, confirmation and mortgage deed duly signed by me in favour of Purchaser and to do all acts and things necessary for effectively registering the said conveyance.<br><br>This GPA is only to present the document at SRO duly signed by Sri.B.S.N.Hari.   | Photocopy |
| 85. | 13.12.2021 | Registered Sale deed bearing doc No.4608/2021-22 executed by 1.Mr.B.S.Narahari @ B.S.N.Hari and 2.Mantri Developers Pvt ltd, as VENDORS<br>1.Mr.Dakoju Ravishankar @ Ravishankar, 2. Mrs.Poala Ravishankar, 3. Mr.Adarsh Narahari @ B.N.Narahari, Mrs.Louisa Rodrigues, as CONFIRMING PARTIES in favour of M/s.Goyal Hariyana Associates for Sy No.20 (1 acre 32 guntas), 21 (26 guntas), 125/4 (05 guntas), 125/5 (05 guntas), 126/1 (01 acre 13 guntas), 126/5 (01 acre 03 guntas), 126/6 (25 guntas) and 127/3 (30 guntas + 30 guntas), totally measuring 07 acre 09 guntas | Photocopy |
| 86. | 16.05.2023 | Khatha certificate issued by Bruhath Bangalore Mahanagara Palike in the name of M/s.Goyal Hariyana Associates for property No.20, 21, 125/4, 125/5, 126/1, 126/5, 126/6, 127/3, Municipal No.390, Sl.No.8512   | Photocopy |
| 87. | 16.05.2023 | Khatha extract issued by Bruhath Bangalore Mahanagara Palike in the name of M/s.Goyal Hariyana Associates for property No.20, 21, 125/4, 125/5, 126/1, 126/5, 126/6, 127/3, Municipal No.390, Sl.No.8512, measuring 07 acres 09 guntas   | Photocopy |
| 88. | 18.05.2023 | Tax paid receipt for the year 2023-24 issued by Bruhath Bangalore Mahanagara Palike for property No.8512/390   | Photocopy |
| 89. | 11.01.2023 | NOC issued by Airport Authority of India for construction of high rise building on Sy No.20, 21, 125/4, 125/5, 126/1, 126/5, 126/6 and 127/3   | Photocopy |
| 90. | 20.02.2023 | NOC issued by HAL for construction of high rise building on Sy No.20, 21, 125/4, 125/5, 126/1, 126/5, 126/6 and 127/3  | Photocopy |
| 91. | 25.01.2023 | NOC issued by State level Environment Impact Assessment Authority-Karnataka for construction of high rise building on Sy No.20, 21, 125/4, 125/5, 126/1, 126/5, 126/6 and 127/3  | Photocopy |
| 92. | 04.02.2023 | NOC issued by Karnataka State Pollution Control Board for construction of high rise building on Sy No.20, 21, 125/4,   | Photocopy |

|      |            |   |           |
|------|------------|---|-----------|
|      |            | 125/5, 126/1, 126/5, 126/6 and 127/3  |           |
| 93.  | 09.12.2021 | Registered Partial discharge of Mortgage bearing No.8298/2021-22 executed by Canara Bank in favour of Mr.B.S.N.Hari represented by GPA holder M/s.Mantri Developers Pvt ltd, to discharge charge over Sy No.20 (1 acre 32 guntas), 21 (26 guntas), 125/4 (05 guntas), 125/5 (05 guntas), 126/1 (01 acre 13 guntas), 126/5 (01 acre 03 guntas), 126/6 (25 guntas) and 127/3 (30 guntas + 30 guntas), | Photocopy |
| 94.  | 16.03.2023 | Registered Relinquishment deed bearing No.4103/2022-23 executed by M/s.Goyal Hariyana Associates in favour of BDA to release 2923.83 sq mtrs for park and open space  | Photocopy |
| 95.  | 05.04.2023 | Work Order issued by BDA to construct residential apartment on Sy No.20, 21, 125/4, 125/5, 126/1, 126/5, 126/6 and 127/3  | Photocopy |
| 96.  | 05.04.2023 | Approved construction plan issued by BDA to construct residential apartment with Tower A to E, consisting of Basement 1, 2, ground, first to twenty seventh floor and terrace floor on Sy No.20, 21, 125/4, 125/5, 126/1, 126/5, 126/6 and 127/3, measuring 29238.29 sq.mtrs  | Photocopy |
| 97.  | 15.07.2022 | Deed of Reconstitution entered into between, 1.Goyal & Co Const Pvt Ltd, 2.Reniwal Constructions Pvt Ltd, 3.Satvik Wealth Advisors LLP, 4.Riviera Infra Ventures LLP, to start business in the name and style of M/s.Goyal Hariyana Associates.<br>wherein the 4 <sup>th</sup> partner is incoming party.   | Photocopy |
|      |            | <b>Encumbrance Certificates</b><br><b>Sy.no.127/3</b>   |           |
| 98.  | 05.06.2014 | EC for the period from 01.04.2004 to 04.06.2014 for Sy No.127/3 (4669, 9051, 668, 6710)   | Photocopy |
| 99.  | 05.06.2014 | EC for the period from 01.04.2004 to 28.08.2019 for Sy No.127/3 (4668, 4669, 9051, 668, 6710)   | Photocopy |
| 100. | 28.10.2019 | EC for the period from 01.08.2019 to 27.10.2019 for Sy No.127/3 (4337)  | Photocopy |
| 101. | 01.07.2013 | EC for the period from 27.10.2019 to 31.03.2021 for sy.no.127/3 (6854)  | Photocopy |
|      |            | <b>Sy.no.20 &amp; 21</b>  |           |
| 102. | 15.11.2007 | EC for the period from 01.04.1969 to 31.03.1983 for sy.no.20 & 21 (4639, 2284)  | Photocopy |
| 103. | 16.05.2005 | EC for the period from 01.04.1983 to 31.03.2004 for sy.no. 20 & 21 (3572)   | Photocopy |
| 104. | 12.05.2005 | Nil EC for the period from 01.04.2004 to 10.05.2005 for sy.no. 20 & 21  | Photocopy |
| 105. | 18.03.2006 | EC for the period from 01.04.2005 to 17.03.2006 for sy.no. 20 & 21 (14229)  | Photocopy |
| 106. | 17.04.2007 | Nil EC for the period from 18.03.2006 to 31.03.2007 for sy.no. 20 & 21  | Photocopy |
| 107. | 07.07.2007 | Nil EC for the period from 01.04.2007 to 06.07.2007 for sy.no. 20 & 21  | Photocopy |

|      |            |  |           |
|------|------------|--|-----------|
| 108. | 23.03.2011 | EC for the period from 06.07.2007 to 22.03.2011 for Sy.no. 20 & 21 (5069, 6710)  | Photocopy |
| 109. | 14.02.2017 | EC for the period from 23.10.2011 to 13.02.2017 for sy.no. 20 & 21 (9051, 668)   | Photocopy |
| 110. | 30.05.2019 | EC for the period from 01.04.2011 to 29.05.2019 (1435-mortgage to Indiabulls, 1433-discharge from indiabulls, 10781-mortgage to Indiabulls, 10735-discharge from IFCI, 6399-mortgage to IFCI, 9051, 668)   | Photocopy |
| 111. | 01.07.2023 | EC for the period from 29.05.2019 to 01.07.2023 for sy.no.20 (3474, 282, 7379, 8661, 4608)   | Photocopy |
| 112. | 15.07.2023 | EC for the period from 29.05.2019 to 14.07.2023 for sy.no.21 (3474, 282, 7379, 8661, 4608)   | Photocopy |
|      |            | <b>Sy.No.126/1, 5, 6, 125/5 &amp; 4</b>  | Photocopy |
| 113. | 23.07.2005 | EC for the period from 01.04.1960 to 31.03.2005 for sy.no.125/4 & 5 (1269)   | Photocopy |
| 114. | 07.05.2014 | Nil EC from 01.04.1984 to 31.03.2004 for sy.no.125/5   | Photocopy |
| 115. | 07.05.2014 | Nil EC from 01.04.1984 to 31.03.2004 for sy.no.125/4   | Photocopy |
| 116. | 06.08.2005 | EC from 01.04.2005 to 05.08.2005 for sy.no.125/5 (4604)  | Photocopy |
| 117. | 06.08.2005 | EC from 01.04.2005 to 05.08.2005 for sy.no.125/4 (4604)  | Photocopy |
| 118. | 24.10.2011 | EC from 01.04.2005 to 23.10.2011 for sy.no.125/5 (5834, 890, 6710, 1646,1652, 4604)  | Photocopy |
| 119. | 30.05.2019 | EC from 01.04.2011 to 29.05.2019 for sy.no.125 (1434, 1433, 10781, 6399, 9051, 668, 1646, 1652)  | Photocopy |
| 120. | 30.05.2019 | EC from 01.04.2011 to 29.05.2019 for sy.no.125 (1434, 1433, 7811, 10735, 6399, 9051, 668, 1646, 1652)  | Photocopy |
| 121. | 04.04.2005 | EC for the period from 01.04.1960 to 31.03.2004 (1269)   | Photocopy |
| 122. | 05.06.2014 | EC from 01.04.2004 to 04.06.2014 for sy.no.126 (9051, 668, 273, 1646, 1652, 6710, 890, 5834, 4604)   | Photocopy |
| 123. | 30.05.2019 | EC from 01.04.2011 to 29.05.2019 for sy.no.126 (1434, 1433, 10781, 10735, 6399, 9051, 668, 1646, 1652)   | Photocopy |
| 124. | 06.08.2005 | EC from 01.04.2005 to 05.08.2005 for sy.no.126/1, 5, 6 (4604)  | Photocopy |
| 125. | 05.06.2014 | EC for the period from 01.04.2004 to 04.06.2014 for sy.no.126 (9051, 668, 273, 1646, 1652, 6710, 890, 5834, 4604)  | Photocopy |
| 126. | 16.04.2014 | EC for the period from 01.04.2004 to 16.04.2014 for sy.no.125/4 (9051, 668, 6710, 890-mortgage to Indian Overseas bank, 5834, 4604)  | Photocopy |
| 127. | 30.08.2019 | EC for the period from 01.04.2004 to 29.08.2019 for sy.no.125/4 (4337-mortgage to Canara, 3478-discharge from Indiabulls, 1434-mortgage to Indiabulls, 1433-discharge from Indiabulls, 10781-mortgage to Indiabulls, 6427-discharge from IFCI, 6399-mortgage to IFCI, 3491-mortgage to IFCI, 2147-mortgage to IFCI, 9051, 668, 1646, 1652-mortgage to SBT, 6710, 890-indian Overseas Bank, 5834) | Photocopy |
| 128. | 30.08.2019 | EC for the period from 01.04.2004 to 28.08.2019 for sy.no,126/6 (4337-mortgage to Canara Bank, 3478-dischare from Indiabulls, 1434-mortgage to Indiabulls,   | Photocopy |

|      |            |  |           |
|------|------------|--|-----------|
|      |            | 1433-discharge from Indiabulls, 10781-mortgae to Indiabulls, 10735-discharge from IFCI, 6399-mortgage to IFCI, 9051, 668, 1646-discharge from Indian Overseas, 1652-mortgage to SBT, 6710, 890-mortgage to Indian Overseas Bank, 5834) |           |
| 129. | 25.04.2023 | EC for the period from 07.03.2023 to 24.04.2023 for Sy No.20, 21, 125, 126 and 127 (4103)  | Photocopy |
| 130. | 01.07.2023 | EC for the period from 29.05.2015 to 01.07.2023 for Sy.no.126/1, 5, 6, 125/5 & 4 (4608, 8661, 8298, 7379, 282, 6854 NR, 4337, 3478)  | Photocopy |

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

#### Sy No.127/3

The property bearing Sy No.127/3 was previously belonging to Muneppa and Nanjappa, who have sold the same in favour of Dodda Veerabhadraiah, as seen from the Certified copy of Registered sale deed bearing doc No.3764/1937-38 for Sy No.127/3, measuring 02 acres 29 guntas, which is referred in **Sl No.1 of II Para.**

The khatha was accordingly transferred, as seen from the RTC for the period from 1967-68 to 1991-92 in the name of Dodda Veerabhadrappa for Sy No.127/3, which is referred in **Sl No.2 of II Para.**

Family tree of Chikka Veerabhadrappa issued by Village accountant, which shows Venkata Giryamma is his wife, AND 1.G.C.Narayanappa, 2.G.C.Hagadoorappa, 3. Jayamma and 4.G.C.Deva Kumar are their legal heirs Smt.Rajkumari is wife and G.H.Harish, Rajeshwari, Ms.Nethravathi are legal heirs of G.C.Hagadoorappa, is referred in **Sl No.3 of II Para.**

*It is informed that Dodda Veerabhadrappa and Chikkaveerabhadrappa have entered into oral partition and each party was allotted 1 acre 20 guntas in Sy no.127/3 and further legal heirs of Chikkaveerabhadrappa has portioned the property allotted to their family.*

1.Giryamma, 2.G.C.Narayanappa, 3.G.C.Hagadoorappa, 4.G.C.Deva Kumar (legal heirs of Chikkaveerabhadrappa) have partitioned the joint family property, through Panchayath Palu patti dated 15.12.1989, which is referred in **Sl No.4 of II Para.** Wherein Sy no.127/3 measuring 30 guntas was allotted to the share of G.C.Hagadoorappa AND G.C.Deva Kumar was allotted Sy no.127/3 measuring 30 guntas

The khatha for Sy No.127/3 measuring 30 guntas was accordingly transferred in the name of 1.G.C.Narayanappa, 2.G.C.Hagadoorappa, 3.G.C.Deva Kumar, on the basis of Palupatti dated 15.12.1989, as seen from the MR No.8/92-93 and RTC for the period from 1992-93 to 2004-05 in the name of G.C.Hagadoorappa (30 guntas), G.C.Deva Kumar (30 guntas) sons of Chikka Veerabhadrappa and Muniyappa S/o. Dodda Veerabhadrappa (1 acre 09 guntas) for Sy No.127/3, which are referred in **Sl No.5 and 6 of II Para.**

G.H.Harish S/o.Hagadoorappa and Smt.Rajkumari W/o.Hagadoorappa have executed GPA in favour of Hagadoorappa to deal with Sy No.127/3 measuring 30 guntas, which is referred in **Sl No.7 of II Para.**

Smt.B.S.Leelavathi has executed Registered GPA bearing doc No.46/1994-95 in favour of Sri.Narasimha Reddy to do acts, deeds and things on her behalf to purchase the property, which is referred in **Sl No.8 of II Para.**

1.G.C.Hagadoorappa, 2.Smt.Rajkumari, 3.G.H.Harish represented by their GPA holder G.C.Hagadoorappa and 4.Ms.Nethravathi, since minor represented by her father guardian G.C.Hagadoorappa have sold Sy No.127/3 measuring 30 guntas in favour of Smt.B.S.Leelavathi represented by her GPA holder Sri.Narasimha Reddy, through Registered sale deed bearing doc No.4669/2005-06, which is referred in **Sl No.9 of II Para.**

The MR No.18/2005-06 in the name of B.S.Leelavathi for Sy No.127/3 measuring 30 guntas on the basis of sale deed No.4669/2005-06, is referred in **Sl No.10 of II Para.**

1.G.C.Devakumar, 2.Smt.Kanthamma, 3.Kum Archana and Kuma Apoorva represented by their father guardian G.C.Devakumar have sold Sy No.127/3 measuring 30 guntas in favour of Smt.B.S.Leelavathi represented by her GPA holder Sri.Narasimha Reddy through Registered sale deed bearing doc No.4668/2005-06, which is referred in **Sl No.11 of II Para.**

The MR No.19/2005-06 in the name of B.S.Leelavathi for Sy No.127/3 measuring 30 guntas on the basis of sale deed No.4668/2005-06 and RTC for the period from 2005-06 to 2013-14 in the name of B.S.Leelavathi for Sy No.127/3 measuring 30 guntas, are referred in **Sl No.12 and 13 of II Para.**

The Endorsement issued by Special Thasildar stating no tenancy claims on Sy No.127/3 under 48(1) and Form 7 of Karnataka land reforms Act, is referred in **Sl No.14 of II Para.**

The Endorsement issued by Sub-divisional officer stating no claims under section 79 (A) & (B) over Sy No.127/3 of Karnataka land reforms Act, is referred in **Sl No.15 of II Para.**

The Sy no.127/3 measuring 30 guntas and Sy no.127/3 measuring 30 guntas was converted from agricultural to non-agricultural residential purpose, as seen from the DC Conversion order bearing No.ALN:[EVH]SR:663/2007-08 and DC Conversion order bearing No.ALN:[EVH]SR:45/2007-08, which are referred in **Sl No.16 and 17 of II Para.**

The Order sheet in O.S.No.1819/2005, filed by Harish G.H. against Hagadoorappa and others for Partition, which shows suit is dismissed for non-prosecution, is referred in **Sl No.18 of II Para.**

## **Sy No.20 and 21**

The property bearing Sy.no.20 measuring 01 acre 29 guntas and Sy.no.21 measuring 24 guntas was previously belonging to Sri.Channappa, who has sold the same in favour of Sri.Siddalingappa, through Registered sale deed bearing No.4639/1961-62, which is referred in **SI No.19 of II Para.**

The khatha for Sy No.20 and 21 was accordingly transferred in the name of Siddalingappa, as seen from the RTC's from 1967-68 to 1977-78 for sy.no.20, measuring 01 acre 32 guntas and RTC's from 1967-68 to 1977-78 for sy.no.21, measuring 26 guntas in the name of Siddalingappa, which are referred in **SI No.20 and 21 of II Para.**

Sri.Siddalingappa has sold Sy.no.20 measuring 01 acre 29 guntas and Sy.no.21 measuring 24 guntas in favour of Smt.Yellamma, as seen from the Certified copy of registered sale deed bearing No.2284/1969-70, which is referred in **SI No.22 of II Para.**

Sri.Yellamma has sold Sy.no.20 measuring 01 acre 32 guntas and Sy.no.21 measuring 26 guntas in favour of Smt.Lakshamma, through Registered sale deed bearing No.4054/1979-80, which is referred in **SI No.23 of II Para.**

The RTC's from 1982-83 to 1997-98 for sy.no.20, measuring 01 acre 32 guntas and RTC's from 1982-83 to 1997-98 for sy.no.21 measuring 26 guntas in the name of Lakshamma, are referred in **SI No.24 and 25 of II Para.**

The Endorsement issued by Thasildar stating that RTC's for the period from 1977 to 1982 and from 1972 to 1977 and from 1982 to 1982 with respect to Sy.no.107, 20, 21, 128/6 are not available with them, is referred in **SI No.26 of II Para.**

Smt.Lakshamma has sold Sy.no.20 measuring 01 acre 32 guntas and Sy.no.21 measuring 26 guntas in favour of Sri.Yellamma, through Registered sale deed bearing No.3572/2000-01, which is referred in **SI No.27 of II Para.**

The khatha for Sy.no.20 measuring 01 acre 32 guntas and Sy.no.21 measuring 26 guntas was transferred in the name of Smt.Yellamma on the basis of registered sale deed bearing No.3572/2000-01, as seen from the Mutation register bearing No.39/2000-01, RTC's from 1998-99 to 2003-04 for sy.no.20, measuring 01 acre 32 guntas and RTC's from 1998-99 to 2004-05 for sy.no.21, measuring 26 guntas in the name of Yellamma, which are referred in **SI No.28 to 30 of II Para.**

Yellamma has died on 23.12.1996, as seen from the Death Certificate issued by Chief registrar of Birth and Death, which is referred in **SI No.31 of II Para.**

The Family tree of Chennappa and Yellamma issued by Village Accountant, Gunjur, which shows Smt.Krishnamma, Muniswamy (Unmarried), Late Pillappa, Smt.Muniyamma, Smt.Gowramma, Narayanappa, Ramaiah and Smt.Savithamma are children of Chennappa and Yellamma

Susheelamma is First wife and Jayalakshamma is second wife of Pillappa Muniyamma, Krishna, Sujatha, Babu and Girija are legal heirs of Pillappa and Susheelamma.

Anitha, Umesh, Gayathri and Radha are legal heirs of Jayalakshamma and Pillappa, is referred in **Sl No.32 of II Para.**

Yellamma and her children Munishammappa, Pillappa, Narayanappa have entered into Unregistered partition deed, wherein land bearing Sy.no.20 & 21 measuring 02 acre 08 guntas along with other properties were allotted to Muniswamappa, which is referred in **Sl No.33 of II Para.** The Partition deed shows 4th son of Yellamma i.e.Ramaiah has died.

On the basis of partition deed entered into between Muniswamappa, Pillappa, Narayanappa and Ramaiah, the khatha for Sy.no.20 measuring 01 acre 32 guntas and Sy.no.21 measuring 26 guntas is transferred in the name of Muniswamappa, as seen from the Mutation register bearing No.199/2004-05 and Mutation register bearing No.109/2005-06 for Sy.no.20 measuring 10 guntas in the name of Muniswamappa, which are referred in **Sl No.34 and 35 of II Para.**

The RTC for the year 2004-05 and 2005-06 for Sy.no.20 measuring 01 acre 32 guntas in the name of Muniswamappa, is referred in **Sl No.36 of II Para.**

The RTC for the year 2004-05 for Sy.no.21, measuring 26 guntas in the name of Muniswamappa, is referred in **Sl No.37 of II Para.**

Smt.Muniyamma and Smt.Gowramma have filed suit for partition of Sy No.20 and 21 and other properties against 1.Muniswamy, 2.Smt.Susheelamma, 3.G.C.Narayanappa, 4.Smt.Krishnamma, 5.Smt.Savithramma and 6.Smt.B.S.Leelavathi in OS.No.2296/2005. The said suit was disposed as compromised in terms of compromise petition, as seen from the Order sheet in OS.No.2296/2005, which is referred in **Sl No.38 of II Para.** Wherein defendant No.6 has paid Rs.4,00,000/- to plaintiffs and defendant 4 & 5.

The Endorsement issued by Special Thasildar stating no tenancy claims over Sy no.20 and 21 under 48(1) and Form 7 of Karnataka land reforms Act, is referred in **Sl No.39 of II Para.**

Sri.Muniswamappa has sold Sy.no.20 measuring 01 acre 32 guntas and Sy.no.21 measuring 26 guntas in favour of Smt.B.S.Leelavathi represented by her GPA holder Narasimha Reddy, through Registered sale deed bearing No.14229/2005-06, which is referred in **Sl No.40 of II Para.** Sri.Narayanappa has signed as consenting witness.

The khatha for Sy.no.20, measuring 01 acre 32 guntas and Sy.no.21, measuring 26 guntas is transferred in the name of Leelavathi on the basis of registered sale deed bearing No.14299/2005-06, as seen from the Mutation register bearing No.110/2006-07, RTC for the year 2006-07 to 2013-14 for Sy.no.20, measuring 01 acre 31 guntas and RTC for the year 2006-07 to 2013-



14 for Sy.no.21, measuring 26 guntas in the name of Leelavathi, which are referred in **Sl No.41 to 43 of II Para.**

Muniyamma, Gowramma, Krishnamma, Smt.Savithramma have confirmed that they do not make any claim in the suit filed by them in OS no.2296/2005 and confirm the sale deed in favour of Smt.Leelavathi represented by her GPA holder Narasimha Reddy for Sy.no.20 measuring 01 acre 32 guntas and Sy.no.21 measuring 26 guntas along with other properties, as seen from the Online copy of Registered confirmation deed bearing No.5096/2007-08, which is referred in **Sl No.44 of II Para.**

The DC Conversion order bearing No.ALN:[EVH]SR:46/2007-08 for conversion of Sy no.20 measuring 1 acre 32 guntas, Sy no.21 measuring 26 guntas, totally measuring 2 acre 18 guntas from agricultural to non-agricultural residential purpose, is referred in **Sl No.45 of II Para.**

**Sy no.125/4 measuring 05 guntas, Sy no.125/5 measuring 05 guntas and Sy no.126/1 measuring 1 acre 13 guntas, 126/5 (01 acre 03 guntas), for Sy No.126/6 measuring 25 guntas**

The property bearing Sy no.125/4 measuring 05 guntas, Sy no.125/5 measuring 05 guntas and Sy no.126/1 measuring 1 acre 13 guntas, 126/5 (01 acre 03 guntas), was previously belonging to Smt.Maramma and Sri.Motappa, who have sold the same in favour of Nanjundappa, through Registered sale deed bearing doc No.1269/1967-68, which is referred in **Sl No.46 of II Para.**

The khatha was transferred in the name of Nanjundappa, as seen from the RTC's from 1967-68 to 1987-88 for Sy.no.125/4, measuring 05 guntas, Sy.no.125/5, measuring 05 guntas, Sy.no.126/1, measuring 01 acre 13 guntas, Sy.no.126/5, measuring 01 acre 03 guntas, Sy.no.126/6, measuring 25 guntas, which is referred in **Sl No.47 to 51 of II Para.**

Nanjundappa has then sold Sy No.126/6 measuring 25 guntas, Sy no.125/4 measuring 05 guntas, Sy no.125/5 measuring 05 guntas and Sy no.126/1 measuring 1 acre 13 guntas, 126/5 measuring 01 acre 03 guntas in favour of Muniyappa, through Registered sale deed bearing doc No.6195/1972-73, which is referred in **Sl No.52 of II Para.**

The khatha for Sy No.126/6 measuring 25 guntas, Sy no.125/4 measuring 05 guntas, Sy no.125/5 measuring 05 guntas and Sy no.126/1 measuring 1 acre 13 guntas, 126/5 measuring 01 acre 03 guntas was transferred in the name of Muniyappa, on the basis of Registered sale deed bearing doc No.6195/1972-73, as seen from the Mutation register bearing No.7/1988-89, which is referred in **Sl No.53 of II Para.**

Muniyappa has then sold Sy No.126/6 measuring 25 guntas, Sy no.125/4 measuring 05 guntas, Sy no.125/5 measuring 05 guntas and Sy.no.126/1 measuring 1 acre 13 guntas, 126/5 measuring 01 acre 03 guntas in favour of Kaverappa, through Registered sale deed bearing Doc No.704/1975-76, which is referred in **Sl No.54 of II Para.**

The khatha for Sy No.126/6 measuring 25 guntas, Sy no.125/4 measuring 05 guntas, Sy no.125/5 measuring 05 guntas and Sy.no.126/1 measuring 1 acre 13 guntas, 126/5 measuring 01 acre 03 guntas is transferred in the name of Kaverappa on the basis of Registered sale deed bearing doc No.704/1975-76, as seen from the Mutation register bearing No.8/1988-89 AND RTC's from 1988-89 to 2003-04 for Sy.no.125/4, measuring 05 guntas, Sy.no.125/5, measuring 05 guntas, Sy.no.126/1, measuring 01 acre 13 guntas, Sy.no.126/5, measuring 01 acre 03 guntas, Sy.no.126/6, measuring 25 guntas in the name of Kaverappa, which are referred in **Sl No.55 to 60 of II Para.**

The Endorsement issued by Special Thasildar stating no tenancy claims over Sy No.125/4,5,126/1,5,6 under 48(1) and Form 7 of Karnataka land reforms Act, is referred in **Sl No.61 of II Para.**

The Endorsement issued by Sub-divisional officer stating no claims pending over registered under Section 79 (A) and B of Karnataka land reforms Act, is referred in **Sl No.62 of II Para.**

On death of Kaverappa, the khatha for Sy.no.125/4, measuring 05 guntas, Sy.no.125/5, measuring 05 guntas, Sy.no.126/1, measuring 01 acre 13 guntas, Sy.no.126/5, measuring 01 acre 03 guntas, Sy.no.126/6, measuring 25 guntas and Sy.no.143/10, measuring 03 guntas is transferred in the name of his son Muniyappa, as seen from the Mutation register bearing No.185/2004-05 AND RTC's from 2004-05 for Sy.no.125/4 measuring 05 guntas, Sy.no.125/5 measuring 05 guntas, Sy.no.126/1 measuring 01 acre 13 guntas, Sy.no.126/5 measuring 01 acre 03 guntas, Sy.no.126/6 measuring 25 guntas, which are referred in **Sl No.63 to 68 of II Para.**

The Family tree of Late.Kaverappa issued by Village Accountant, which is referred in **Sl No.69 of II Para,** shows Late.Muniyamma is his wife and their only son Sri.K.Muniyappa, Venkatamma is his wife and their children

1. Ramachandra
2. Manjunath
3. Munikrishna,
4. Ashwath
5. Jyothi

Sri.K.Muniyappa, Smt.Venkatamma, Sri.B.M.Ramachandra, Smt.Gowramma, B.R.Chaya, B.R.Kiran, both are minors represented by their father Ramachandra, Munikrishna, Anitha, Pooja minor represented by her father Munikrishna, Manjunath, Ashwatha, Jyothi (LR's of Late.Kaverappa) have sold

1. Sy.no.126/1, measuring 01 acre 13 guntas
2. Sy.no.126/5, measuring 01 acre 03 guntas
3. Sy.no.126/6, measuring 25 guntas
4. Sy.no.125/4, measuring 05 guntas
5. Sy.no.125/5, measuring 05 guntas, in favour of Smt.B.S.Leelavathi represented by her GPA holder Narasimha Reddy, through Registered sale deed bearing No.4604/2005-06, which is referred in **Sl No.70 of II Para.**

The DC Conversion order bearing No.ALN:[EVH]SR:42/2007-08 for conversion of Sy no.126/1 measuring 1 acre 13 guntas, Sy no.126/5 measuring 1 acre 03 guntas, Sy no.126/6 measuring 25 guntas, Sy no.125/4 measuring 05 guntas, Sy no.125/5 measuring 05 guntas totally measuring 3 acre 11 guntas from agricultural to non-agricultural residential purpose, is referred in **Sl No.71 of II Para.**

The khatha for Sy.no.125/4, measuring 05 guntas, Sy.no.125/5, measuring 05 guntas, Sy.no.126/1, measuring 01 acre 13 gunats, Sy.no.126/5, measuring 01 acre 03 guntas, Sy.no.126/6, measuring 25 guntas and Sy.no.143/10, measuring 03 guntas was transferred in the name of Leelavathi on the basis of order bearing No.RRT (Dis)172/2005-06, as seen from the Mutation register bearing No.103/2005-06, RTC's from 2005-06 to 2012-13 for Sy.no.125/5, measuring 05 guntas, Sy.no.125/4, measuring 05 guntas, Sy.no.126/1, measuring 01 acre 13 guntas, Sy.no.126/5, measuring 01 acre 03 guntas and Sy.no.126/6, measuring 25 guntas in the name of Leelavathi, which is referred in **Sl No.72 to 77 of II Para.**

#### **COMMON DOCUMENTS**

Mrs.B.S.Leelavathi has then gifted Sy.no.20, measuring 01 acre, Sy.no.21, measuring 26 guntas, Sy.no.127/3, measuring 30 guntas, Sy.no.126/1, measuring 01 acre 13 guntas, Sy.no.126/5, measuring 01 acre 03 guntas, Sy.no.126/6, measuring 25 guntas, Sy.no.125/4, measuring 05 guntas, Sy.no.125/5, measuring 05 guntas, Sy.no.127/3, measuring 30 guntas along with other properties in favour of her son Mr.B.S.N.Hari, as seen from the Certified copy of registered gift deed bearing No.6710/2010-11, which is referred in **Sl No.78 of II Para.**

The khatha for Sl No.612/47, Sy no. 20, 21, 125/4, 125/5, 126/1, 126/5, 126/6, 127/3 and other Sy nos is transferred in the name of B.S.N.Hari, on the basis of Gift deed, as seen from the Khatha endorsement, Khatha certificate and Khatha Extract in the name of B.S.N.Hari for Sl No.612/47, Sy no. 20, 21, 125/4, 125/5, 126/1, 126/5, 126/6, 127/3 and other Sy nos, which are referred in **Sl No.79 to 81 of II Para.**

Sri.B.S.N.Hari, D.Ravishankar, B.N.Adarsh, B.S.Leelavathi, Smt.Louisa Rodrigues, has entered into Registered Joint Development Agreement bearing No.5834/2008-09 with Mantri Developers Private Limited represented by its authorized signatory Girish Gupta for development of Sy.no.20, measuring 01 acre, Sy.no.21, measuring 26 guntas, Sy.no.127/3, measuring 30 guntas, Sy.no.126/1, measuring 01 acre 13 guntas, Sy.no.126/5, measuring 01 acre 03 guntas, Sy.no.126/6, measuring 25 guntas, Sy.no.125/4, measuring 05 guntas, Sy.no.125/5, measuring 05 guntas, Sy.no.127/3, measuring 30 guntas along with other properties, which is referred in **Sl No.82 of II Para.**

Sri.B.S.N.Hari, D.Ravishankar, B.N.Adarsh, B.S.Leelavathi, Smt.Louisa Rodrigues has executed Registered General Power of Attorney bearing No.275/2008-09 in favour of Mantri Developers Private Limited represented by its authorized signatory Girish Gupta to do acts, deeds and things required for

joint development and sale of Sy.no.20, measuring 01 acre, Sy.no.21, measuring 26 guntas, Sy.no.127/3, measuring 30 guntas, Sy.no.126/1, measuring 01 acre 13 guntas, Sy.no.126/5, measuring 01 acre 03 guntas, Sy.no.126/6, measuring 25 guntas, Sy.no.125/4, measuring 05 guntas, Sy.no.125/5, measuring 05 guntas, Sy.no.127/3, measuring 30 guntas along with other properties, which is referred in **Sl No.83 of II Para.**

Sri.B.S.N.Hari has executed Registered GPA bearing doc No.203/2017-18 in favour of Sri.R.S.Panasudakar, to present and lodge before concerned SRO and to admit execution of the Agreement of sale, sale deed, Rectification, Gift, confirmation and mortgage deed duly signed by him in favour of Purchaser and to do all acts and things necessary for effectively registering the said conveyance, which is referred in **Sl No.84 of II Para.**

1.Mr.B.S.Narahari @ B.S.N.Hari represented by his SPA holder Sri.R.S.Panasudakar and 2.Mantri Developers Pvt ltd, as VENDORS

1.Mr.Dakoju Ravishankar @ Ravishankar, 2. Mrs.Poala Ravishankar, 3. Mr.Adarsh Narahari @ B.N.Narahari, Mrs.Louisa Rodrigues, as CONFIRMING PARTIES have sold Sy No.20 (1 acre 32 guntas), 21 (26 guntas), 125/4 (05 guntas), 125/5 (05 guntas), 126/1 (01 acre 13 guntas), 126/5 (01 acre 03 guntas), 126/6 (25 guntas) and 127/3 (30 guntas + 30 guntas), totally measuring 07 acre 09 guntas in favour of M/s.Goyal Hariyana Associates, through Registered Sale deed bearing doc No.4608/2021-22, which is referred in **Sl No.85 of II Para.**

The khatha for property No.20, 21, 125/4, 125/5, 126/1, 126/5, 126/6, 127/3, Municipal No.390, Sl.No.8512 measuring 07 acres 09 guntas is transferred in the name of M/s.Goyal Hariyana Associates, as seen from the Khatha certificate and Khatha extract issued by Bruhath Bangalore Mahanagara Palike in the name of M/s.Goyal Hariyana Associates, which are referred in **Sl No.86 and 87 of II Para.**

The Tax paid receipt for the year 2023-24 issued by Bruhath Bangalore Mahanagara Palike for property No.8512/390, is referred in **Sl No.88 of II Para.**

To construct high rise building on Sy No.20, 21, 125/4, 125/5, 126/1, 126/5, 126/6 and 127/3, NOC is obtained from Airport Authority of India, HAL, State level Environment Impact Assessment Authority-Karnataka, Karnataka State Pollution Control Board, which are referred in **Sl No.89 to 92 of II Para.**

There was charge created by Canara Bank over Sy No.20 (1 acre 32 guntas), 21 (26 guntas), 125/4 (05 guntas), 125/5 (05 guntas), 126/1 (01 acre 13 guntas), 126/5 (01 acre 03 guntas), 126/6 (25 guntas) and 127/3 (30 guntas + 30 guntas) and other properties and the was discharged, as seen from the Registered Partial discharge of Mortgage bearing No.8298/2021-22 executed by Canara Bank in favour of Mr.B.S.N.Hari represented by GPA holder M/s.Mantri Developers Pvt ltd, which is referred in **Sl No.93 of II Para.**

To obtain approval for construction of high rise building M/s.Goyal Hariyana Associates has executed Registered Relinquishment deed bearing No.4103/2022-23 in favour of BDA to release 2923.83 sq mtrs for park and open space, which is referred in **Sl No.94 of II Para.**

The Work Order issued by BDA to construct residential apartment on Sy No.20, 21, 125/4, 125/5, 126/1, 126/5, 126/6 and 127/3, is referred in **Sl No.95 of II Para.**

The Approved construction plan issued by BDA to construct residential apartment with Tower A to E, consisting of Basement 1, 2, ground, first to twenty seventh floor and terrace floor on Sy No.20, 21, 125/4, 125/5, 126/1, 126/5, 126/6 and 127/3, measuring 29238.29 sq.mtrs, is referred in **Sl No.96 of II Para.**

The Deed of Reconstitution entered into between, 1.Goyal & Co Const Pvt Ltd, 2.Reniwal Constructions Pvt Ltd, 3.Satvik Wealth Advisors LLP, 4.Riviera Infra Ventures LLP (Incoming Partner), to start business in the name and style of M/s.Goyal Hariyana Associates, is referred in **Sl No.97 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 Associates, 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 Associates is in possession of the captioned property described in Para 1.

**VI. ENCUMBRANCE CERTIFICATE:**

On perusal of the Encumbrance Certificate referred at **Sl.No.98 to 130 of II Para**, I certify that : **(1)** property bearing Sy No.127/3 is free from all encumbrances during the period from 01.04.2004 to 09.03.2023, **(2)** property bearing Sy No.20 and 21 is free from all encumbrances during the period from 01.04.1969 to 01.07.2023 and 01.04.1969 to 14.07.2023 respectively **(3)** property bearing Sy.No.126/1, 5, 6, 125/5 & 4 is free from all encumbrances during the period from 01.04.1960 to 01.07.2023

**CERTIFICATE**

On the basis of documents scrutinized by me as referred in II Para, and subject to condition of verification of original title deeds and documents obtaining RERA Certificate, I certify that, M/s.Goyal Hariyana Associates has valid clear absolute marketable title over the subject property described in Para 1.

**D & M LAW ASSOCIATES**