

May 24, 2022

LEGAL SCRUTINY REPORT

SCHEDULE PROPERTY

All that piece and parcel of the immovable property bearing Old Sy.No. 82, New Sy. No. 90, measuring 4 acres 27 guntas of land converted for residential purpose vide conversion order bearing No. B.Dis/ALN/(SRS)A/31/94-95 dated 07.09.1995 situated at Seegehalli Village, BidarahalliHobli, Bangalore East Taluk, Bangalore and bounded on:

East by : Green Ford II residential layout and group housing project
"Ananya" developed by M/s. Crystal Corporation Property;
West by : Property bearing Sy. No. 91;
North by : Government Road; and
South by : Property bearing Sy. No. 69.

Documents Furnished For Scrutiny (All Xerox):

1. Sale Deed dated 31.07.1922 executed by Vaidya Rama Iyer in favour of Divakaraiah, S/o. Shanbhog Suryanarayanarayanappa registered as document bearing No. 241/1922-23 of Book I, Vol. 266 at pages 238 - 241 in the Office of the Sub-Registrar, Hoskote, Bangalore Rural.
2. Sale Deed dated 07.05.1923 executed by Gopal Krishnappa, S/o. Suryanarayanappa in favour of H. Narasimahaiah, S/o. Subbaiah registered as document bearing No. 1477/1923-24 of Book I, Vol. 275 at pages 454 - 459 in the Office of the Sub-Registrar, Hoskote, Bangalore Rural.
3. Sale Deed dated 21.11.1923 executed by Gopal Krishnappa, S/o. Suryanarayanappa in favour of H. Narasimahaiah, S/o. Subbaiah registered as document bearing No. 703/1923-24 of Book I, Vol. 283 at



pages 190 - 193 in the Office of the Sub-Registrar, Hoskote, Bangalore Rural.

4. Sale Deed dated 23.04.1924 executed by H. Narasimhaiah S/o. Subbaiah in favour of Shivappa Shettar and Abdul Khan Sab registered as document bearing No. 1197/1923-24 of Book I, Vol. 285 at pages 476-479 in the Office of the Sub-Registrar, Hoskote, Bangalore Rural.
5. Sale Deed dated 13.08.1925 executed by Shivappa Shettar S/o. Gubbisiddalingappa and Abdul Khan Sab S/o. Shilekhar Sab in favour of Rudramma W/o. Nanjundappa and Sakamma W/o. Shivappa registered as document bearing No. 275/1925-26 of Book I, Vol. 303 at pages 494 to 499 in the Office of the Sub-Registrar, Hoskote, Bangalore Rural.
6. Copy of Pakka Book.
7. Sale deed dated 09.09.1947 executed by Rudramma W/o. Nanjundappa and Sakamma W/o. Shivappa in favour of Chennappa registered as document bearing No. 636/1947-48 of Book I, Vol. 644 at pages 6-7 in the Office of the Sub-Registrar, Hoskote, Bangalore Rural.
8. Sale deed dated 09.09.1947 executed by Rudramma W/o. Nanjundappa and Sakamma W/o. Shivappa in favour of Gangadhariah S/o. Kondappa registered as document bearing No. 637/1947-48 of Book I, Vol. 643 at pages 71 to 73 in the Office of the Sub-Registrar, Hoskote, Bangalore Rural.
9. Sale deed dated 09.09.1947 executed by Rudramma and Sakamma in favour of Togatara Kondappa S/o. Chikka Papanna registered as



document bearing No. 638/1947-48 of Book I, Vol.647 at pages 190 to 191 in the Office of the Sub-Registrar, Hoskote, Bangalore Rural.

10. Sale Deed dated 14.02.1951 executed by Chennappa, Venkatashamappa, Ramaiah and Shivaramaiah in favour of Veerabhadrappe, S/o. Rudrappa registered as document bearing No. 3092/1950-51 of Book I, Vol. 722 at pages 73 to 75 in the Office of the Sub-Registrar, Hoskote, Bangalore Rural.
11. Sale Deed dated 20.06.1951 executed by Doddagangadharappa and Chikkagangadharappa in favour of Chikkananjappa registered as document bearing No. 932/1951-51 of Book I, Vol. 730 at pages 214 to 216 in the Office of the Sub-Registrar, Hoskote, Bangalore Rural.
12. Sale Deed dated 21.04.1952 executed by Veerabhadrappe in favour of Chennappa registered as document bearing No. 225/1952-53 of Book I, Vol. 750 at pages 162-165 in the Office of the Sub-Registrar, Hoskote, Bangalore Rural.
13. Sale Deed dated 25.04.1954 executed by Chikkananjappa in favour of Narayanappa registered as document bearing No. 1437/1954-55 of Book I, Vol. 810 at pages 50 to 51 in the Office of the Sub-Registrar, Hoskote, Bangalore Rural.
14. Sale Deed dated 19.12.1956 executed by Narayanappa in favour of Chikkagangadharappa registered as document bearing No. 2635/1956-57 of Book I, Vol. 869 at pages 68 to 69 in the Office of the Sub-Registrar, Hoskote, Bangalore Rural.



15. Sale Deed dated 13.02.1959 executed by Chikkagangadharappa in favour of Doddagangadharappa registered as document bearing No. 3800/1958-59 of Book I, at Vol. 926 at pages 122 to 123 in the Office of the Sub-Registrar, Hoskote, Bangalore Rural.
16. Sale Deed dated 14.07.1970 executed by Chikkagangadharappa in favour of Narayanappa registered as document bearing No. 1331/1970-71 of Book I, Vol. 1277 at pages 211 to 212 in the Office of the Sub-Registrar, Hoskote, Bangalore Rural.
17. Sale Deed dated 17.09.1975 executed by Naryanappa in favour of K. Ramaiah registered as document bearing No. 2119/1975-76 of Book I, Vol. 1463 at pages 92 to 93 in the Office of the Sub-Registrar, Hoskote, Bangalore Rural.
18. Rectification Deed dated 19.01.1977 executed by Narayanappa in favour of K. Ramaiah registered as document bearing No. 2951/1976-77 of Book I, Vol. 1498 at pages 208 to 209 in the Office of the Sub-Registrar, Hoskote, Bangalore Rural.
19. Sale Deed dated 19.01.1977 executed by K. Ramaiah, S/o. Kondappa in favour of B. C. Lakshmaiah registered as document bearing No. 2952/1976-77 of Book I, Vol. 1502 at pages 35 to 37 in the Office of the Sub-Registrar, Hoskote.
20. Sale Deed dated 28.02.1977 executed by B. C. Gangadharappa, S/o. Kondappa in favour of B. C. Lakshmaiaha registered as document bearing No. 3362/1976-77 of Book I, Vol. 1503 at pages 136 to 138 in the Office of the Sub-Registrar, Hoskote.



21. Partition Deed dated 08.04.1985 executed between Chennappa, Shivaramaiah and B. C. Lakshmaiah registered as document bearing No. 78/1985-86 of Book I, Vol. 1709 at pages in the Office of the Sub-Registrar, Hoskote.

22. M.R. No. 6/85-86.

23. Endorsement bearing No. LRF:79A& 79B:117/95-96 dated 25.05.1995 issued by the Office of the Tahsildar, Bangalore South Taluk (Addl), Krishnarajapura.

24. Endorsement bearing No. LRF:NTC:107/95-96 dated 06.06.1995 issued by the Office of the Tahsildar, Bangalore South Taluk (Addl), Krishnarajapura.

25. Endorsement dated 07.06.1975 issued by Office of the Tahsildar, Bangalore South Taluk, Bangalore stating that the copies of Index of Lands and Record of Rights are not available.

26. Family Tree of Channappa.

27. Official Memorandum bearing No. B.DS:ALN (SR.S)A: 31:94-95 dated 07.09.1995 issued by the Office of the Deputy Commissioner, Bangalore District.

28. Survey sketch

29. Village Map



30. Akarbandh

31. M.R. No. 12/2000-01.

32. Partition Deed dated 09.08.2001 executed between B. C. Lakshmaiah, Mallamma, B. L. Kodandaramaiah, B. L. Anand Kumar and B. L. Girish registered as document bearing No. 5361/2001-02 of Book I, Vol. 2100 at pages 225-240 in the Office of the Sub-Registrar, K. R. Puram, Bangalore.

33. M.R. No. 19/2003-04.

34. Gift by Husbands in favour of their respective Wives in contemplation of Empowering them with Economic Stability dated 17.12.2003 executed between B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami VeetSandeh and B. L. Girish Kumar in favour of Smt. Kalavathi R., Smt. Sujatha G and Smt. Komalakshmi B. N. Registered as document bearing No. 19130/2003-04 stored in CD No. 123 in the Office of the Sub-Registrar, Krishnarajapura, Bangalore (U) District.

35. Rectification of Gift Deed dated 11.02.2005 executed by B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami VeetSandeh and B. L. Girish Kumar in favour of Smt. Kalavathi R., Smt. Sujatha G and Smt. Komalakshi B. N. Registered as document bearing No. KRI-1-30939-2004-05 of Book I in CD No. KRID113 in the Office of the Sub-Registrar, Krishnarajapura, Bangalore.

36. Partition Deed dated 14.06.2005 executed between B. C. Lakshmaiah, Mallamma, B.L. KodandaRamaiah, B. L. Anand Kumar @ Swami



VeetSandeh, B. L. Girish Kumar, L. Varalakshmi, Gayathri and B. L. Pushpa registered as document bearing No. KRI-1-04542-2005-06 of Book I in CD No. KRID142 in the Office of the Sub-Registrar, Krishnarajapura, Bangalore.

37. Joint Development Agreement dated 17.06.2005 executed by Dr. B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami VeetSandeh, B. L. Girish Kumar, Kalavathi R., Sujatha G., and Komalakshi B. N., in favour of M/s. Astha Constructions Pvt. Ltd. registered as document bearing No. KRI-1-05158-2005-06 of Book I in CD No. KRID144 in the Office of the Sub-Registrar, K. R. Puram, Bangalore.

38. General Power of Attorney dated 17.06.2005 executed by Dr. B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami VeetSandeh, B. L. Girish Kumar, Kalavathi R., Sujatha G., and Komalakshi B. N., in favour of M/s. Astha Constructions Pvt. Ltd. registered as document bearing No. KRI-4-00204-2005-06 of Book 4 in CD No. KRID144 in the Office of the Sub-Registrar, K. R. Puram, Bangalore.

39. Cancellation of Joint Development Agreement dated 26.11.2005 executed by Dr. B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami VeetSandeh, B. L. Girish Kumar, Kalavathi R., Sujatha G., and Komalakshi B. N., in favour of M/s. Astha Constructions Pvt. Ltd. registered as document bearing No. KRI-1-09827-2005-06 of Book I in CD No. KRID161 in the Office of the Sub-Registrar, K. R. Puram, Bangalore.

40. Deed of Revocation of Power of Attorney dated 26.11.2005 executed by Dr. B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami VeetSandeh, B. L. Girish Kumar, Kalavathi R., Sujatha G., and Komalakshi B. N., in



favour of M/s. Astha Constructions Pvt. Ltd. registered as document bearing No. KRI-4-00458-2005-06 of Book 4 in CD No. KRID161 in the Office of the Sub-Registrar, K. R. Puram, Bangalore.

41. Endorsement bearing No. A.L.N(E)(B)C.R.:4/06-07 dated 21.03.2007 issued by the Office of the Deputy Commissioner, Bangalore District.

42. Joint Development Agreement dated 02.04.2008 executed by Dr. B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami VeetSandeh, B. L. Girish Kumar, Kalavathi R., Sujatha G., Komalakshi B. N., Master Chaitanya, Master Tejas and Master Mohith in favour of M/s. Goel Ganga Realty Pvt. Ltd. registered as document bearing No. BDH-1-00534-2008-09 of Book I in CD No. BDHD14 in the Office of the Sub-Registrar, Bidarahalli, Bangalore.

43. General Power of Attorney dated 02.04.2008 executed by Dr. B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami VeetSandeh, B. L. Girish Kumar, Kalavathi R., Sujatha G., Komalakshi B. N., Master Chaitanya, Master Tejas and Master Mohith in favour of M/s. Goel Ganga Pvt. Ltd. registered as document bearing No. BDH-4-00014-2008-09 of Book 4 in CD No. BDHD14 in the Office of the Sub-Registrar, Bidarahalli, Bangalore.

44. Supplementary Agreement to Joint Development Agreement dated 02.04.2008 executed by Dr. B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami Veet Sandeh, B. L. Girish Kumar, Kalavathi R., Sujatha G., Komalakshi B. N., Master AdityaNandan, Master Chaitanya, Master. B.G.Tejas and Master. B.G. Mohith in favour of M/s. Goel Ganga Realty Pvt. Ltd. registered as document bearing No. BDH-1-00192-2017-18 of



Book I in CD No. BDHD160 in the Office of the Sub-Registrar, Bidarahalli, Bangalore.

45. Relinquishment Deed dated 01.03.2013 executed by M/s. Goel Ganga Realty Pvt. Ltd., in favour of Bangalore Development Authority registered as document bearing No. BDA-1-03446-2012-13 of Book I in CD No. BDAD186 in the Office of the Sub-Registrar, Bangalore District.

46. Order bearing No. BDA/TPM/PRL-25/11-12/569/2012-13 dated 15.05.2013 issued by Bangalore Development Authority, Bangalore.

47. Memorandum of Entry for Recording Mortgage By Deposit of Title Deeds dated 26.05.2017 executed by Dr. B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami VeetSandeh, B. L. Girish Kumar, Kalavathi R., Sujatha G., Komalakshi B. N., Master Chaitanya, Master Tejas and Master Mohith represented by their constituted attorney M/s. Goel Ganga Realty Pvt. Ltd. and M/s. Goel Ganga Pvt. Ltd. in favour of M/s. Aasan Corporate Solutions Pvt. Ltd. registered as document bearing No. INR-1-01601-2017-18 of Book I, CD No. INRD190 in the Office of the Sub-Registrar, Indiranagar, Bangalore.

48. Deed of Release dated 10.07.2017 executed by M/s. Aasan Corporate Solutions Pvt. Ltd. in favour of Dr. B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami Veet Sandeh, B. L. Girish Kumar, Kalavathi R., Sujatha G., Komalakshi B. N., Master Chaitanya, Master Tejas and Master Mohith represented by their constituted attorney M/s. Goel Ganga Realty Pvt. Ltd. and M/s. Goel Ganga Pvt. Ltd. registered as document bearing No. INR-1-03211-2017-18 of Book I, CD No. INRD194 in the Office of the Sub-Registrar, Indiranagar, Bangalore.



49. Joint Development Agreement dated 15.09.2021 executed by Sri. B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami Veet Sandeh, B. L. Girish Kumar, Kalavathi R., Sujatha G., Komalakshi B. N., Chaitanya, Master Adithya Narayan, Master B. G. Tejas and Master B. G. Mohith in favour of M/s. Keya Homes Pvt. Ltd. registered as document bearing No. INR-1-04866-2021-22 of Book I in CD No. INRD898 in the Office of the Sub-Registrar, Shivajinagar, Bangalore
50. General Power of Attorney dated 15.09.2021 executed by Sri. B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami Veet Sandeh, B. L. Girish Kumar, Kalavathi R., Sujatha G., Komalakshi B. N., Chaitanya, Master Adithya Narayan, Master B. G. Tejas and Master B. G. Mohith in favour of M/s. Keya Homes Pvt. Ltd. registered as document bearing No. INR-4-00455-2021-22 of Book 4 in CD No. INRD898 in the Office of the Sub-Registrar, Shivajinagar, Bangalore
51. RTC for the period 1974-75 to 1984-85, 1990-91 to 1999-2000, 2001-02 to 2005-06.
52. Encumbrance Certificate for the period 01.04.1960 to 31.07.1986, 01.04.2004 to 28.11.2013, 01.04.2004 to 07.01.2020.

Tracing of Title:

1. The documents furnished indicated that the property bearing Sy. No. 90, Seegehalli Village, Bidarahalli Hobli, Hoskote Taluk earlier known as Sy. No. 82 morefully described in the schedule hereinabove and hereinafter referred to as the Schedule Property originally belonged to Sri. Vaidya Rama Iyer who sold the same in favour of Sri. Divakariah, S/o. Shanbhog



Suryanarayanappa vide Sale Deed dated 31.07.1922 registered as document bearing No. 241/1922-23 of Book I, Vol. 266 at pages 238 - 241 in the Office of the Sub-Registrar, Hoskote, Bangalore Rural.

2. The documents furnished indicate that the said Sri. Gopalakrishnappa, S/o. Suryanarayanappa sold the schedule property in favour of Sri. H. Narasimhaiah, S/o. Subbaiah vide two separate sale deeds as under:

- (i) Sale Deed dated 07.05.1923 registered as document bearing No.1477/1923-24 of Book -1, Vol. 275 at pages 454 to 459 in the Office of the Sub Registrar, Hoskote, Bangalore Rural.

- (ii) Sale Deed dated 21.11.1923 registered as document bearing No.703/1923-24 of Book -1, Vol. 283 at pages 190-193 in the Office of the Sub Registrar, Hoskote, Bangalore Rural.

3. The said Sri. H. Narasimhaiah sold the schedule property in favour of Sri. Shivappa Shettar and Sri. Abdul Khan Sab vide sale deed dated 23.04.1924 registered as document bearing No.1197/1923-24 of Book-1, Vol. 285 at pages 476-479 in the Office of the Sub Registrar, Hoskote, Bangalore Rural.

4. The said Sri. Shivappa Shettar, S/o. Gubbisiddalingappa and Sri. Abdul Khan Sab, S/o. Shailekar Sab sold the schedule property in favour of Smt. Rudramma, W/o. Nanjundappa and Smt. Sakamma, W/o. Shivappa vide sale deed dated 13.08.1925 registered as document bearing No.275/1925-26 of book -1, Vol. 303 at pages 494-499 in the Office of the Sub Registrar, Bangalore. It is seen in the said document that the survey number has been renumbered from Sy. No. 82 to Sy. No. 90. We have been provided



with the copy of the original pakka book which shows that Sy. No. 82 has been reclassified as Sy. No. 90.

5. The said Smt. Rudramma, W/o. Nanjundappa and Smt. Sakamma, W/o. Shivappa sold a portion of the schedule property vide Sale Deed dated 09/09/1974 measuring 2 Acres 13 ½ guntas in favour of Channappa registered as document bearing No.636/1947-48 of book-1, Vol. 644 at pages 6-7 in the Office of the Sub Registrar, Hoskote, Bangalore Rural.
6. Likewise, Smt. Rudramma, W/o. Nanjundappa and Smt. Sakamma, W/o. Shivappa sold a further portion of the schedule property vide Sale Deed dated 09/09/01947 measuring 1 Acre 6 ¼ guntas in favour of Gangadharaiah, S/o.Kondappa vide document bearing No.637/1947-48 of book -1, Vol. 643 at pages 71-73 in the Office of the Sub Registrar, Hoskote, Bangalore Rural.
7. Similarly Smt. Rudramma, W/o. Nanjundappa and Smt. Sakamma, W/o. Shivappa sold a further portion of the schedule property vide Sale Deed dated 09/09/01947 measuring 1 Acre 6 ¼ guntas in favour of TogataraKondappa S/o. ChikkaPapannavide document bearing No.638/1947-48 of book -1, Vol. 647 at pages 190-191 in the Office of the Sub Registrar,Hoskote, Bangalore Rural.
8. It is seen that the aforesaid Sri. Channappa along with his children namely, Sri. Venkashamappa, Sri. Ramaiah and Sri. Shivaramaiah sold their portion of the schedule property measuring 2 Acres 13 ½ guntas in favour of Sri. Veerabhadrappe, S/o. Sri. Rudrappa vide Sale Deed dated 14.02.1951 vide registered document bearing No.3092/1950-51 of book -1,



Vol. 722 at pages 73-75 in the Office of the Sub Registrar, Hoskote, Bangalore Rural.

9. The documents furnished indicate that the Doddagangadharappa and Chikkagangadharappa sold their portion of the schedule property vide Sale Deed dated 20/06/1951 measuring 2 acres 13 ½ guntas in favour of Chikkananjappa, S/o. Ramaiah registered as document bearing No. 932/1951-51 of Book I, Vol. 730 at pages 214 to 216 in the Office of the Sub-Registrar, Hoskote, Bangalore Rural. The form and manner in which the said Doddagangadharappa and Chikkagangadharappa exercise their right over the entire extent of 2 acres 13 ½ guntas is not available in the records. It is seen from the said document that the survey number of the schedule property has been mentioned as Sy. No. 91 instead of Sy. No. 90.
10. It is further seen that Sri. Veerabhadrappe sold his portion of the Schedule Property measuring 2 acres 13 ½ guntas in favour of Chennappa vide Sale Deed dated 21.04.1952 registered as document bearing No. 225/1952-53 of Book I, Vol. 750 at pages 162-165 in the Office of the Sub-Registrar, Bangalore.
11. The aforesaid Chikkananjappa, S/o. Ramaiah sold their portion of the Schedule Property measuring 2 acres 13 guntas in favour of Narayanappa, S/o. Bangalore Kondappa vide Sale Deed dated 25.04.1954 registered as document bearing No. 1437/1954-55 of Book I, Vol. 810 at pages 50 to 51 in the Office of the Sub-Registrar, Bangalore. It is again seen from the said document that the survey number of the schedule property has been mentioned as Sy. No. 91 instead of Sy. No. 90.



12. The said Sri. Narayanappa, S/o. Bangalore Kondappa sold his portion of the Schedule Property measuring 2 acres 13 guntas in favour of Chikkagangadharappa, S/o. MugaluruKondappa, vide Sale Deed dated 19.12.1956 registered as document bearing No. 2635/1956-57 of Book I, Vol. 869 at pages 68 to 69 in the Office of the Sub-Registrar, Bangalore. It is again seen from the said document that the survey number of the schedule property has been mentioned as Sy. No. 91 instead of Sy. No. 90.
13. The said Sri. Chikkagangadharappa, S/o. MugaluruKondappa sold a portion of his land in the Schedule Property measuring 33 guntas in favour of Doddagangadharappa, S/o. Kondappa vide Sale Deed dated 13.02.1959 registered as document bearing 3800/1958-59, of Book I, at Vol. 926 at pages 122 to 123 in the Office of the Sub-Registrar, Bangalore. It is again seen from the said document that the survey number of the schedule property has been mentioned as Sy. No. 91 instead of Sy. No. 90.
14. The said Sri. Chikkagangadharappa, S/o. MugaluruKondappa sold the balance portion of his land in the Schedule Property measuring 1 acre 22 guntas in favour of Narayanappa, S/o. Chennappa vide Sale Deed dated 14.07.1970 registered as document bearing 1331/1970-71, of Book I, at Vol. 1277 at pages 211 to 212 in the Office of the Sub-Registrar, Bangalore. It is again seen from the said document that the survey number of the schedule property has been mentioned as Sy. No. 91 instead of Sy. No. 90.
15. The said Sri. Naryanappa, S/o. Chennappa sold his portion of the Schedule Property measuring 1 acre 22 guntas in favour of K. Ramaiah, S/o. TogataraKondappa vide Sale Deed dated 17.09.1975 registered as document bearing No. 2119/1976-77, of Book I, at Vol. 1463 at pages 92 to 93 in the Office of the Sub-Registrar, Bangalore. It is again seen from the



said document that the survey number of the schedule property has been mentioned as Sy. No. 91 instead of Sy. No. 90.

16. The said Sri. Narayanappa, S/o. Chennappa realising that the survey number has been mentioned as Sy. No. 91 instead of Sy. No. 90 executed a Rectification Deed dated 19.01.1977 in favour of K. Ramaiah registered as document bearing No. 2951/1976-77, of Book I, at Vol. 1498 at pages 208 to 209 in the Office of the Sub-Registrar, Bangalore wherein, the survey number which had been wrongly mentioned as Sy. No. 91 in the Sale Deed dated 17.09.1975 was corrected as Sy. No. 90. However, the Sale Deeds dated 20.06.1951, 25.04.1954, 19.12.1956, 13.02.1959 and 14.07.1970 continue to bear Sy. No. 91.

17. It is further seen from the documents furnished that Sri. K. Ramaiah, S/o. Kondappa sold his portion of the land in the Schedule Property measuring 1 acre 22 guntas in favour of Sri. B. C. Lakshmaiah vide Sale Deed dated 19.01.1977 registered as document bearing No. 2952/1976-77 of Book I, Vol. 1502 at pages 35 to 37 in the Office of the Sub-Registrar, Hoskote.

18. The documents further indicate that B. Gangadharappa, S/o. Kondappa sold his share in the Schedule Property measuring 32 guntas in favour of B. C. Lakshmaiah vide Sale Deed dated 28.02.1977 registered as document bearing No. 3362/1976-77 of Book I, Vol. 1503 at pages 136 to 138 in the Office of the Sub-Registrar, Hoskote.

19. It is seen that accordingly, the said Chennappa, S/o. Ramaiah owned 2 acres 13 ½ guntas and B. C. Lakshmaiah, So. Channappa owned the balance extent of 2 acres 13 ½ guntas in the Schedule Property. The said



Chennappa along with his children namely B. C. Lakshmaiah and Shivaramaiah partitioned the joint family properties among them including the Schedule Property vide Partition Deed dated 08.04.1985 registered as document bearing No. 78/1985-86 of Book I, Vol. 1709 at pages 28 in the Office of the Sub-Registrar, Hoskote. As per the terms of the said partition, the entire Schedule Property fell to the share of B. C. Lakshmaiah. The said partition has been duly mutated into the revenue records vide MR No. 6/1985-86.

20. It is seen that the said B. C. Lakshmaiah got the Schedule Property converted from agricultural use to non-agricultural residential use vide Official Memorandum bearing No. B.DS:ALN (SR.S)A: 31:94-95 dated 07.09.1995 issued by the Office of the Deputy Commissioner, Bangalore District. The said conversion has been entered into the revenue records vide MR No. 12/2000-01.

21. The said B. C. Lakshmaiah along with his family members namely Smt. Mallamma, W/o. B. C. Lakshmaiah, Sri. B. L. Kodandaramaiah, S/o. Sri. B. C. Lakshmaiah, Sri. B. L. Anand Kumar @ Swami Veet Sandeh, S/o. Sri. B. C. Lakshmaiah and Sri. B. L. Girish Kumar, S/o. Sri B. C. Lakshmaiah partitioned the joint family property among themselves vide Partition Deed dated 09.08.2001 registered as document bearing No. 5361/2001-02 of Book I, Vol. 2100 at pages 225 to 240 in the Office of the Sub-Registrar, K. R. Puram, Bangalore. As per the terms of the said partition, the Schedule Property fell to the share of Sri. B. L. Kodandaramaiah, S/o. Sri. B. C. Lakshmaiah, Sri. B. L. Anand Kumar @ Sway Veet Sandeh, S/o. Sri. B. C. Lakshmaiah and Sri. B. L. Girish Kumar, S/o. Sri B. C. Lakshmaiah.



22. The said Sri. B. L. Kodandaramaiah, S/o. Sri. B. C. Lakshmaiah, Sri. B. L. Anand Kumar @ SwamiVeetSandeh, S/o. Sri. B. C. Lakshmaiah and Sri. B. L. Girish Kumar, S/o. Sri B. C. Lakshmaiah along with their respective wives namely Smt. Kalavathi R., W/o. B. L. Kodandaramaiah, Smt. Sujatha G., W/o. B. L. Anand Kumar and Smt. Komalakshi B. N., W/o. B. L. Girish Kumar executed a Joint Development Agreement dated 17.06.2005 in favour of M/s. Astha Constructions Pvt. Ltd. registered as document bearing No. KRI-1-05158-2005-06 of Book I in CD No. KRID144 in the Office of the Sub-Registrar, K. R. Puram, Bangalore. Along with the said Joint Development Agreement, Dr. B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami VeetSandeh, B. L. Girish Kumar, Kalavathi R., Sujatha G., and Komalakshi B. N., had also executed a General Power of Attorney dated 17.06.2005 executed by in favour of M/s. Astha Constructions Pvt. Ltd. registered as document bearing No. KRI-4-00204-2005-06 of Book 4 in CD No. KRID144 in the Office of the Sub-Registrar, K. R. Puram, Bangalore.

23. It is seen that, due to some unforeseen circumstances, the development of the Schedule Property could not be done and therefore, the Joint Development Agreement dated 17.06.2005 executed by Sri. B. L. Kodandaramaiah, S/o. Sri. B. C. Lakshmaiah, Sri. B. L. AnandKumar @ SwamiVeetSandeh, S/o. Sri. B. C. Lakshmaiah and Sri. B. L. Girish Kumar, S/o. Sri B. C. Lakshmaiah along with their respective wives namely Smt. Kalavathi R., W/o. B. L. Kodandaramaiah, Smt. Sujatha G., W/o. B. L. Anand Kumar and Smt. Komalakshi B. N., W/o. B. L. Girish Kumar in favour of M/s. Astha Constructions Pvt. Ltd., was cancelled vide Cancellation of Joint Development Agreement dated 26.11.2005 registered as document bearing No. KRI-1-09827-2005-06 of Book I in CD No. KRID161 in the Office of the Sub-Registrar, K.R. Puram, Bangalore.



Further, the General Power of Attorney dated 17.06.2005 was also revoked vide Deed of Revocation of Power of Attorney dated 26.11.2005 registered as document bearing No. KRI-4-00458-2005-06 of Book 4 in CD No. KRID161 in the Office of the Sub-Registrar, K. R. Puram, Bangalore.

24. The said Sri. B. L. Kodandaramaiah, S/o. Sri. B. C. Lakshmaiah, Sri. B. L. Anand Kumar @ Swami Veet Sandeh, S/o. Sri. B. C. Lakshmaiah and Sri. B. L. Girish Kumar, S/o. Sri B. C. Lakshmaiah along with their respective wives namely Smt. Kalavathi R., W/o. B. L. Kodandaramaiah, Smt. Sujatha G., W/o. B. L. Anand Kumar and Smt. Komalakshi B. N., W/o. B. L. Girish Kumar and children namely Master Chaitanya, S/o. B.L.KodandaRamaiaMaster Tejas, S/o. B.L.Girish Kumar and Master Mohith, S/o. B.L.Girish Kumar executed a Joint Development Agreement dated 02.04.2008 in favour of M/s. Goel Ganga Pvt. Ltd. registered as document bearing No. BDH-1-00534-2008-09 of Book I in CD No. BDHD14 in the Office of the Sub-Registrar, Bidarahalli, Bangalore with intent to develop the Schedule Property.

25. Along with the said Joint Development Agreement, Sri. B. L. Kodandaramaiah, S/o. Sri. B. C. Lakshmaiah, Sri. B. L. Anand Kumar @ Sway VeetSandeh, S/o. Sri. B. C. Lakshmaiah and Sri. B. L. Girish Kumar, S/o. Sri B. C. Lakshmaiah along with their respective wives namely Smt. Kalavathi R., W/o. B. L. Kodandaramaiah, Smt. Sujatha G., W/o. B. L. Anand Kumar and Smt. Komalakshi B. N., W/o. B. L. Girish Kumar and children namely Master Chaitanya, S/o. B. L. Kodandaramaiah, Master Tejas, S/o. B.L.Girish Kumarand Master Mohith, S/o. B.L.Girish Kumar also executed a General Power of Attorney dated 02.04.2008 in favour of M/s. Goel Ganga Pvt. Ltd. registered as document bearing No. BDH-4-00014-2008-09 of Book 4 in CD No. BDHD14 in the Office of the Sub-



Registrar, Bidarahalli, Bangalore to enable M/s. Goel Ganga Pvt. Ltd to develop the Schedule Property.

26. It is also seen that a Supplementary Agreement to Joint Development Agreement dated 02.04.2008 was also executed by Dr. B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami Veet Sandeh, B. L. Girish Kumar, Kalavathi R., Sujatha G., Komalakshi B. N., Master AdityaNandan, Master Chaitanya, Master Tejas and Master Mohith in favour of M/s. Goel Ganga Pvt. Ltd. registered as document bearing No. BDH-1-00192-2017-18 of Book I in CD No. BDHD160 in the Office of the Sub-Registrar, Bidarahalli, Bangalore altering some of the terms of the Joint Development Agreement dated 02.04.2008.

27. M/s. Goel Ganga Pvt. Ltd. with intent to develop the Schedule Property sought for sanction plan from the Bangalore Development Authority. As per the requirement of the relevant law, M/s. Goel Ganga Realty Pvt. Ltd executed a Relinquishment Deed dated 01.03.2013 in favour of Bangalore Development Authority registered as document bearing No. BDA-1-03446-2012-13 of Book I in CD No. BDAD186 in the Office of the Sub-Registrar, Bangalore District. The Bangalore Development Authority approved the sanction plan vide Order bearing No. BDA/TPM/PRL-25/11-12/569/2012-13 dated 15.05.2013.

28. M/s. Goel Ganga Pvt. Ltd. for the purposes of developing the Schedule Property had obtained project loan by mortgaging the Schedule Property vide Memorandum of Entry for Recording Mortgage By Deposit of Title Deeds dated 26.05.2017 in favour of M/s. Aasan Corporate Solutions Pvt. Ltd. registered as document bearing No. INR-1-01601-2017-18 of Book I, CD No. INRD190 in the Office of the Sub-Registrar, Indiranagar,



Bangalore. The said mortgage was duly redeemed vide Deed of Release dated 10.07.2017 executed by M/s. Aasan Corporate Solutions Pvt. Ltd. in favour of Dr. B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami VeetSandeh, B. L. Girish Kumar, Kalavathi R., Sujatha G., Komalakshi B. N., Master Chaitanya, Master Tejas and Master Mohith registered as document bearing No. INR-1-03211-2017-18 of Book I, CD No. INRD194 in the Office of the Sub-Registrar, Indiranagar, Bangalore.

29. It is seen that due to some unforeseen circumstances, it was mutually agreed by Dr. B. L. Kodandaramaiah along with his family members and M/s. Goel Ganga Realty Pvt. Ltd. to cancel the development of the Schedule Property. Accordingly, Dr. B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami VeetSandeh, B. L. Girish Kumar, Kalavathi R., Sujatha G., Komalakshi B. N., Chaitanya, Master Adithya Narayan, Master B. G. Tejas and Master B. G. Mohith along with M/s. Goel Ganga Realty Pvt. Ltd. executed a Cancellation Agreement dated 15.09.2021 registered as document bearing No. INR-1-04865-2021-22 of Book I in CD No. INRD898 in the Office of the Sub-Registrar, Shivajinagar, Bangalore. As per the terms of the Cancellation Agreement, the Joint Development Agreement dated 02.04.2008 was cancelled, the General Power of Attorney dated 02.04.2008 was revoked and the Supplementary Agreement dated 10.04.2007 was also cancelled.

30. It is further seen that Sri. B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami Veet Sandeh, B. L. Girish Kumar, Kalavathi R., Sujatha G., Komalakshi B. N., Chaitanya, Master Adithya Narayan, Master B. G. Tejas and Master B. G. Mohith have executed a Joint Development Agreement dated 15.09.2021 in favour of M/s. Keya Homes Pvt. Ltd. registered as document bearing No. INR-1-04866-2021-22 of Book I in CD No. INRD898 in the Office of the Sub-Registrar, Shivajinagar, Bangalore



for the purposes of development of the Schedule Property. Further, with intent to enable the development of the Schedule Property, Sri. B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami VeetSande, B. L. Girish Kumar, Kalavathi R., Sujatha G., Komalakshi B. N., Chaitanya, Master Adithya Narayan, Master B. G. Tejas and Master B. G. Mohith have also executed a General Power of Attorney dated 15.09.2021 in favour of M/s. Keya Homes Pvt. Ltd. registered as document bearing No. INR-4-00455-2021-22 of Book 4 in CD No. INRD898 in the Office of the Sub-Registrar, Shivajinagar, Bangalore.

31. The endorsement bearing No. LRF:79A & 79B:117/95-96 dated 25.05.1995 issued by the Office of the Tahsildar, Bangalore South Taluk (Addl), Krishnarajapura show that there are no proceedings under Sections 79A & B of the Karnataka Land Reforms Act, 1961 as against the Schedule Property.
32. The endorsement bearing No. LRF:NTC:107/95-96 dated 06.06.1995 issued by the Office of the Tahsildar, Bangalore South Taluk (Addl), Krishnarajapura show that there are no tenancy claims under Section 48A of the Karnataka Land Reforms Act, 1961 as against the Schedule Property.
33. The endorsement dated 07.06.1975 issued by Office of the Tahsildar, Bangalore South Taluk, Bangalore states that the copies of Index of Lands and Record of Rights for the Schedule Property are not available.
34. The RTC for the period 1974-75 to 1984-85, 1990-91 to 2021-22 aptly reflect the transaction as discussed above.




53. The Encumbrance Certificate for the period 01.04.1922 to 31.07.1986, 01.08.1986 to 31.05.1989, 01.06.1989 to 31.03.2004, 01.04.2004 to 23.02.2022, aptly reflect the transactions as discussed above.

Conclusion:

From a perusal of the documents furnished to us, we opine that Sri. B. L. Kodandaramaiah, B. L. Anand Kumar @ Swami Veet Sandeh, B. L. Girish Kumar, Kalavathi R., Sujatha G., Komalakshi B. N., Chaitanya, Master Adithya Narayan, Master B. G. Tejas and Master B. G. Mohith have clear and valid title over the Schedule Property subject to the following conditions:

- (a) RTC for the period 1968-69 to 1973-1974 and 1985-86 to 1987-88;
- (b) The copies of the documents provided to us being genuine and confirms to the original of the same;
- (c) The fact that no independent search of any proceedings/s, claims or litigation has been conducted by us; and
- (d) The fact that no site survey or physical inspection of the Schedule Properties has been undertaken by us for the purpose of verifying the description, title and schedule of the Schedule Properties.


B. Vachan
Advocate

