

To,

M/s.Goyal & Co  
Bangalore

**Sub:** Legal Scrutiny Report of title deeds and documents pertaining to all the piece and parcel of the land bearing Sy.No.60/17 measuring 2 acre 33 guntas, Sy.No.60/23 (old No.60/1) measuring 1 acre & Sy.No.60/24 (old No.60/1) measuring 1 acre, situated at Hebbagodi Village, Attibele Hobli, Anekal Taluk. Presently belonging to 1.Mrs.Asha Damodar Chhabria, 2.Ms.Rashi Madanlal Hinduja, 3.Mr.Sharan Madanlal Hinduja, 4.Mrs.Bharati Kalro, 5.Mr.Vijayakumar.N.Kalro and 6.Mr.Brijay Naraindas Kalro.

**I. DESCRIPTION OF THE PROPERTY:**

All the piece and parcel of the land bearing Sy.No.60/17 measuring 2 acre 33 guntas, Sy.No.60/23 (old No.60/1) measuring 1 acre & Sy.No.60/24 (old No.60/1) measuring 1 acre, situated at Hebbagodi Village, Attibele Hobli, Anekal Taluk, and bounded as follows :

**Sy.no.60/1, measuring 02 acres**

East by : Property bearing Sy.No.60/2  
West by : Road & Property bearing Sy.no.60/17  
North by : Property bearing Sy.No.60/17  
South by : Road

**Sy No.60/23 and 60/24 (Sy.no.60/17), measuring 02 acres 33 Guntas**

East by : Property bearing Sy.No.60/1  
West by : Remaining portion of property bearing Sy.no.60/17  
North by : Road and property bearing Sy.No.60/1  
South by : Road

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

Sl. No	Date	Description of documents	Original/ copy
		<b>Sy.No.60/17</b>	
1.	26.09.1956	Certified copy of registered sale deed bearing No.1737/1956-57 executed by Sri.V.N.Vishwanathan and Sri.V.G.Mahadeva in favour of Sri.Chinnappa for Sy.no.60, measuring 05 acres 33 guntas	Photocopy
2.	18.08.1969	Certified copy of registered sale deed bearing No.1624/1969-70 executed by 1. Sri.Chinappa S/o.Papaiah and his children 2.Nanjappa, 3.Chinnababji @ Muneppa, 4.Mariyappa, 5.Krishna, 6.Narayana, 7.Munishami, Sl.no.5 to 7 are minors represented by their father Sri.Chinappa in favour of Sri.Anantharamaiah for Sy.No.60 measuring 05 acres 30 guntas	Photocopy
3.	18.05.1970	Registered sale deed bearing No.574/1970-71	Photocopy

		executed by Sri.M.Anantharamaiah in favour of Sri.Puthanangady Thomas Kuriakose for Sy.no.60/17 (old No.60), measuring 05 acres 33 guntas	
4.	31.12.1980	Registered sale deed bearing No.1701/1980-81 executed by 1. Sri.Puthanangady Thomas Kuriakose and his minor children 2. Teena, 3.Thomas, 4. Mini, 5. Josphe, Sl.No.2 to 5 are minors represented by their father Puthanangady Thomas Kuriakose in favour of Naraindas Kalro for Sy.no.60/17, 60/18 and 60/19, measuring 09 acres 07 guntas  (Sy.no.60/17, measuring 05 acres 33 guntas)	Photocopy
5.	Nil	Mutation register bearing No.16/1980-81 for Sy.no.60/17, measuring 05 acres 33 guntas and other properties in the name of Naraindas Kalro on the basis of Registered sale deed bearing No.1701/1980-81	Photocopy
6.	16.02.2021	Endorsement issued by Tahsildhar stating that RTC's for the period from 1969-70 to 1978-79 for Sy.no.60/17 are not available with them.	Photocopy
7.	Nil	RTC for the period from 1979-80 to 1990-91 and from 1997-98 to 2001-02 for Sy.no.60/17, measuring 05 acres 33 guntas in the name of Naraindas Kalro (MR No.16/1980-81)	Photocopy
8.	28.08.2023	Endorsement issued by Tahsildhar stating that RTC's for the period from 1995 to 1997 for Sy.no.60/17 are not available with them.	Photocopy
9.	Nil	RTC for the period from 2000-01 to 2014-15 for Sy.no.60/17, measuring 05 acres 33 guntas in the name of Narayana Das (MR No.16/1980-81)	Photocopy
		<b>Sy.No.60, measuring 02 acres</b>	
10.	28.01.1957	Certified copy of registered sale deed bearing No.2567/1956-57 executed by Sri.V.N.Vishwanathan and Sri.V.G.Mahadeva in favour of Peddapaiah for Sy.no.60, measuring 02 acres	Photocopy
11.	22.01.1975	Certified copy of registered sale deed bearing No.3320/1974-75 executed by Sri.Govindappa in favour of smt.Munivenkatamma for Sy.no.60, measuring 02 acres	Photocopy
12.	28.08.2023	Endorsement issued by Tahsildhar stating that RTC for the period from 1971-74, 1991-92, 1993-95, 1996-98 for Sy.no.60/1 (Old No.60) is not available with them.	Photocopy
13.	Nil	Mutation register bearing No.5/1976-77 for Sy.no.60, measuring 02 acres in the name of Sri.Munivenkatamma on the basis of registered sale deed bearing No.3320/1974-75	Photocopy
14.	03.02.2021	Hissa Survey tippani for Sy No.60/1	Photocopy
15.	09.02.1983	Registered sale deed bearing No.2075/1982-83 executed by Smt.Munivenkatamma in favour of	Photocopy

		Sri.Naraindas Karlo for Sy.no.60/1, measuring 02 acres 14 guntas	
16.	Nil	RTC for the period from 1979-80 to 1989-90 & 1992-93, 1995-96, 1997-98 to 2015-16 for Sy.no.60/1, measuring 02 acres in the name of Narayana Das (MR No.1/1982-83)	Photocopy
17.	27.02.2019	Final order passed in OS No.510/2006 filed before the Court of The Hon'ble Civil Judge (Jr.Dvn) and JMFC at Bangalore filed by Sri.R.Chandrashekar, Sri.R.Puttaraju, Sri.R.Krishna Murthy, Smt.R.Lakshmi against 1.Ramaswamy, 2.Govindappa, 3.Papamma, 4.Srinivasa, 5.Sathish, 6.Gowramma, 7.Venkatamma, 8.Narayanadar Karlo died by his LR Sunil, 9. Venakesh dead by LRs Komala, Subashini and Yashwini for partition of 1/6 <sup>th</sup> share in land bearing Sy.no.60/1, measuring 02 acres 14 guntas and to declare the sale deed bearing No.320/1974-75, 2075/1992-93, 15203/2006-07 are not binding on the plaintiff, in the pendency of the suit plaintiff filed application U/o 23 /Rule 1 (3) of CPC seeking permission to withdraw the suit with a liberty to file fresh suit, suit of the plaintiff is dismissed as withdrawn.	Photocopy
		<b>Common documents</b>	
18.	15.03.2006	Will executed by Naraindas bequeathing land bearing Sy.no.60/17, 60/18 and 60/19, measuring 09 acres 07 guntas in favour of his three sons Murali N Kalro, Vijay Kumar Kalro and Brijay Kalro and land bearing Sy.no.60/1, measuring 01 acre in the name of his daughter Asha D.Chhabria and balance 01 acre to his grandchildren Rashi and Sharan M Hinduja	Photocopy
19.	08.12.2022	Death certificate of Naraindas K Kalro issued by Chief Registrar of Birth and Death who died on 03.01.2007	Photocopy
20.	18.11.2007	Will executed by Smt.Jaidevi W/o.Naraindas bequeathing land bearing Sy.no.60/17, 60/18 and 60/19, measuring 09 acres 07 guntas in favour of her three sons Murlidhar N Kalro, Vijay Kumar Kalro and Brijay Kalro and land bearing Sy.no.60/1, measuring 01 acre in the name of his daughter Asha D Chhabna and balance 01 acre to her grandchildren Rashi and Sharan M Hinduja	Photocopy
21.	30.10.2010	Death certificate of Jaidevi Kalro issued by Chief Registrar of Birth and Death who died on 10.06.2009	Photocopy
22.	05.03.2013	Death Certificate of Murali.N.Kalro @ Murlidhar.N.Kalro, issued by Chief Registrar of Birth and death, who has died on 25.02.2013	Photocopy
23.	13.11.2014	Probate order in P & S.C No.287/2010 filed before the court of XV Addl City Civil & Sessions Judge at	Photocopy

		<p>Bangalore filed by 1. Sri.Murli N Kalro since deceased 1a.Bharti Kalro, 1b. Navin Murli Kalro, 1c. Shilpa Bajaj, 2. Vijay.N.Kalro, 3. Brijay N.Kalro against NIL</p> <p>Mr.Sarvodaya Shettigar, XV Addl City Civil &amp; Sessions Judge hereby make it that on 13.11.2024, the last will dated 18.11.2007 of deceased Smt.Jaidevi Kalro was proved and registered and administration of the properties i.e. Sy.no.60/1, 60/17, 60/18 and 60/19, measuring 11 acres 07 guntas and other properties of the said deceased and in any way concerning her will was granted to the petitioners 1a.Bharti Kalro, 1b. Navin Murli Kalro, 1c. Shilpa Bajaj, 2. Vijay.N.Kalro, 3. Brijay N.Kalro</p>	
24.	16.06.2011	<p>Probate order annexed with the Copy of will in P &amp; S.C No.288/2010 filed before the Court of City Civil Judge at Bangalore filed by 1. Sri.Murali N Kalro 2. Vijay.N.Kalro, 3. Brijay N.Kalro against NIL</p> <p>D.Vishweshwara Bhat, I Addl City Civil &amp; Sessions Judge hereby make it that on 16.06.2011, the last will dated 15.03.2006 of deceased Naraindas was proved and registered and administration of the properties of the said deceased and in any way concerning her will was granted to the petitioners 1. Sri.Murli N Kalro 2. Vijay.N.Kalro, 3. Brijay N.Kalro</p>	Photocopy
25.	22.07.2016	Mutation register bearing No.H9/2016-17 for Sy No.60/1 measuring 01 acre in the name of Asha D Chabbriya and measuring 01 acre in the names of Rashi M.Hinduja and Sharan.M.Hinduja	Photocopy
26.	Nil	RTC for the period from 2016-17 to 2022-23 for Sy.no.60/1, measuring 01 acre in the name of Asha D Chabbriya and measuring 01 acre in the names of Rashi M.Hinduja and Sharan.M.Hinduja (MR No.H9/2016-17)	Photocopy
27.	30.01.2023	<p>Order bearing No.463/2022-23 passed by Technical Assistant to DC, Land Sy records, Bangalore,</p> <p>For rectification of hissa boundary for Sy no.60/1 and 60/2 in the Land records.</p> <p>Wherein, the RTC is rectified and Asha D Chabbriya, Rashi M.Hinduja and Sharan.M.Hinduja AND M.Mahesh Reddy are registered as owners for Sy No.60/1 measuring 2 acres 14 guntas.</p>	Photocopy
28.	Nil	RTC for the period from 2016-17 to 2022-23 for Sy.no.60/17, measuring 05 acres 33 guntas in the names of 1.Bharti Kalro, 2. Vijay.N.Kalro, 3.Brijay N.Kalro (MR No.H9/2016-17)	Photocopy

29.	28.12.2023	Endorsement issued by Tahsildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.60/1, (01 A)	Photocopy
30.	28.12.2023	Endorsement issued by Tahsildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.60/17	Photocopy
31.	06.09.2023	Endorsement issued by Sub-divisional Officer, stating that, there no claims under PTCL act for property bearing Sy.No.60/17	Photocopy
32.	06.09.2023	Endorsement issued by Sub-divisional Officer, stating that, there no claims under PTCL act for property bearing Sy.No.60/1	Photocopy
33.	06.09.2019	Endorsement issued by the Sub-divisional officer Bangalore North Taluk stating that the there are no case under 79 A & B for Sy No.60/17.	Photocopy
34.	06.09.2019	Endorsement issued by the Sub-divisional officer Bangalore North Taluk stating that the there are no case under 79 A & B for Sy No.60/1.	Photocopy
35.	07.02.2024	Police complaint filed by Brijay N Kalro for lost of original sale deed bearing No.1737/1956-57, 1624/1969-70 and 2567/1956-57	Photocopy
36.	13.02.2024	Public Notice in The Hindu and Kannada Prabha issued by Goyal Hariyana constructions for lost of original sale deed bearing No.1737/1956-57, 1624/1969-70 and 2567/1956-57	Photocopy
37.	06.01.2024	Registered release deed bearing No.9056/2023-24 executed by 1.Mr.Naveen Muralidar Kalro and 2.Ms.Shilpa Bajaj (both are children of Muralidar Naraindas Kalro in favour of their mother Ms.Bharti Kalro for 1/3 <sup>rd</sup> share in land bearing Sy.no.60/17, measuring 05 acres 33 guntas, Sy.No.60/18B measuring 2 acre 16 guntas, Sy.No60/18C measuring 24 guntas and 60/19B measuring 24 guntas	Photocopy
38.	25.01.2024	Registered JDA bearing No.13440/2023-24 entered into between 1.Mrs.Asha Damodar Chhabria, 2.Ms.Rashi Madanlal Hinduja, 3.Mr.Sharan Madanlal Hinduja, 4.Mrs.Bharati Kalro(w/o late Murlidhar Naraindas Kalro), 5.Mr.Vijayakumar.N.Kalro (S/o late Naraindas Kalro) and 6.Mr.Brijay Naraindas Kalro (S/o late Naraindas Kalro) WITH M/s.Goyal HARIYANA Constructions represented by its partner Goyal & Co constructions Private Limited represented by its Director Mr.Tanmay Trilokchand Agarwal for development of land bearing Sy.no.60/1, measuring 02 acres and Sy.No.60/17, measuring 02 acres 33 guntas  Wherein 39% of the super built-up area was allotted to land owner and remaining 61% of the super built up area was allotted to Developer	Photocopy
39.	25.01.2024	Registered GPA bearing No.534/2023-24 executed	Photocopy

		<p>by 1.Mrs.Asha Damodar Chhabria, 2.Ms.Rashi Madanlal Hinduja, 3.Mr.Sharan Madanlal Hinduja, 4.Mrs.Bharati Kalro(w/o late Murlidhar Naraindas Kalro), 5.Mr.Vijayakumar.N.Kalro (S/o late Naraindas Kalro) and 6.Mr.Brijay Naraindas Kalro (S/o late Naraindas Kalro) in favour of M/s.Goyal Hariyana Constructions represented by its partner Goyal &amp; Co constructions Private Limited represented by its Director Mr.Tanmay Trilokchand Agarwal for land bearing Sy.no.60/1, measuring 02 acres and Sy.No.60/17, measuring 02 acres 33 guntas</p> <p>Wherein 39% of the super built up area was allotted to land owner and remaining 61% of the super built up area was allotted to Developer</p>	
40.	25.01.2024	Registered GPA bearing No.532/2023-24 executed by Mrs.Bharti Kalro in favour of Mr.Naveen Murlidhar Kalro to do acts, deeds and things together with sale of flats, plan approvals, for court purpose and other for Sy.no.60/1, measuring 02 acres and Sy.No.60/17, measuring 02 acres 33 guntas	Photocopy
41.	Nil	Resurvey sketch for Sy.no.60/1 phoded as  Sy.no.60/1 measuring 02 acres in the name of Naraindas and Sy.no.60/23, measuring 14 guntas in the name of Mahesh Reddy.	Photocopy
42.	05.03.2020	Final order passed in Appeal No.56/2019-20 filed before the Court of Technical Assistant to the Deputy Director for land records filed by Sri.M.Mahesh Reddy against 1. Assistant Director, 2. Tahsildhar, 3. Rafeeq Ahmed, 4. Mrs.Asha Damodar Chhabria, 5.Ms.Rashi M Hinduja, 6.Mr.Sharan Madanlal Hinduja for questioning the phodi order for Sy.no.60/1 & 60/23,  wherein Sy.no.60/23, measuring 14 guntas in the name of Mahesh Reddy. The said Mahesh Reddy had acquired sy.no.60/1, measuring 14 guntas through dated deed dated 14.10.2009.  The court ordered to cancel the durash order for Sy.no.60/1 & 23.	Photocopy
43.	21.01.2025	MR No.T-21/2024-25 for Sy No.60/1, wherein Sy No.60/1 is phoded as :  Sy No.60/1 measuring 14 guntas in the name of M.Mahesh Reddy  Sy No.60/23 measuring 1 acre in the name of Mrs.Asha Damodar Chhabria	Photocopy

		Sy No.60/24 measuring 1 acre in the name of Ms.Rashi Madanlal Hinduja, Mr.Sharan Madanlal Hinduja	
44.	09.12.2024	Commencement certificate issued by BDA for change of land use from Industrial (Hi-Tech) to residential purpose for the land bearing Sy.no.60/1, measuring 02 acres and Sy.no.60/17, measuring 02 acres 33 guntas	Photocopy
45.	21.12.2024	DC conversion order bearing No.727289 for conversion of land bearing SY.no.60/17, measuring 02 acre 33 guntas from agriculture to non agricultural residential purpose.	Photocopy
46.	18.12.2024	DC conversion order bearing No.727290 for conversion of land bearing SY.no.60/23, measuring 01 acre from agriculture to non agricultural residential purpose.	Photocopy
47.	18.12.2024	DC conversion order bearing No.727291 for conversion of land bearing Sy.no.60/24, measuring 01 acre from agriculture to non agricultural residential purpose.	Photocopy
48.	11.09.2023	NOC issued by KIADB stating that the land bearing Sy.no.60/1, measuring 02 acres 14 guntas and Sy.no.60/17, measuring 02 acres 33 guntas was not acquired for any of its projects	Photocopy
49.	03.10.2019	NOC issued by KHB stating that the land bearing Sy.no.60/1, 60/17 and other properties was not acquired for any of its projects	Photocopy
50.	08.01.2025	NOC issued by City Municipal Council, Hebbagodi	Photocopy
51.	27.08.2024	NOC issued by Airports Authority of India	Photocopy
52.	11.02.2025	NOC issued by Karnataka State Fire & Emergency Services	Photocopy
53.	11.03.2025	NOC issued by Ministry of Environment, Forest and Climate Change, (Issued by the State Environment Impact Assessment Authority(SEIAA)	Photocopy
54.	15.11.2025	NOC issued by Karnataka State Pollution Control Board	Photocopy
55.	03.07.2025	Revised NOC issued by Karnataka State Fire & Emergency Services	Photocopy
56.	27.02.2015	Deed of partnership entered into between (1) Goyal & Co. (Const) Pvt Ltd, (2) M/s.Hariyana Ship Breakers Limited to carry on the business in the name and style of M/s.Goyal Hariyana constructions	Photocopy
57.	22.02.2017	Deed of reconstitution entered into between (1) Goyal & Co. (Const) Pvt Ltd, (2) M/s.Hariyana Ship Breakers Limited (3) Reniwal Constructions Pvt Ltd to carry on the business in the name and style of M/s.Goyal Hariyana constructions  M/s.Hariyana Ship Breakers Limited had retired from the firm	Photocopy

		Renival Constructions Pvt Ltd is joined as partner.	
58.	14.06.2021	Deed of reconstitution (1) Goyal & Co. (Const) Pvt Ltd (2) Renival Constructions Pvt Ltd & (3) Galaxy Real Estate Developers (GUJ) Private Limited to carryon the business in the name and style of M/s.Goyal Hariyana Constructions  Wherein Galaxy Real Estate Developers (GUJ) Private Limited is joined as partner	
59.	15.07.2022	Deed of reconstitution entered into between (1) Goyal & Co. (Const) Pvt Ltd represented by its director Mr.Mukesh.R, (2) Renival Constructions Pvt Ltd represented by its Director Mr.Sanjeev Renival, (3) Galaxy Real Estate Developers (GUJ) Private Limited represented by its director Sri.Sandip.R.Agarwal, (4). Riviera Infra Ventures LLP represented by its designated partner Mr.Mukesh Rampurushottam Agarwal to carry on the business in the name and style of M/s.Goyal Hariyana constructions  Riviera Infra Ventures LLP is joined as partner.	Photocopy
60.	Nil	Memorandum of Association and Articles of Association of Goyal & Co Constructions Private Limited	Photocopy
61.	Nil	Memorandum of association and Articles of Association of Renival constructions Pvt Ltd	Photocopy
62.	Nil	Memorandum of association and Articles of Association of Galaxy Real Estate Developers (GUJ) Private Limited	Photocopy
63.	26.06.2021	LLP agreement entered into between Sri.Mukesh Rampurushottam Agarwal, Mr.Sandip Rampurushottam Agarwal, Sri.Shivashankar Govindram Agarwal, Mr.Trilokchand Givindram Agarwal, Mr.Tanmay Trilokchand Agarwal, MR.Manan Trilokchand Agarwal to carryon the business in the name and style of Riviera Infra Ventures LLP	
64.	12.11.025	Approved residential Development plan vide LP No.3057/2025-26 issued by Bangalore Development Authority for construction of Tower A & B with stilt, 1 <sup>st</sup> to 17 <sup>th</sup> floor, 18 <sup>th</sup> (refuge Floor) 19 <sup>th</sup> to 27 <sup>th</sup> floor, 28 <sup>th</sup> (refuge Floor), 29 <sup>th</sup> Floor, 30 <sup>th</sup> floor, terrace, amenity block with stilt, first to third and terrace floor at land bearing Sy.no.60/17, 60/23 and 60/24, measuring 19424.90 sq.mtrs <b>Sy.No.60/1</b>	Photocopy
65.	01.01.2013	EC for the period from 01.04.1982 to 31.03.2004 for Sy.no.60/1 (2075)	Photocopy
66.	17.08.2023	EC for the period from 01.04.2004 to 16.08.2023 (1566, 1417, 15203 All NR)	Photocopy
67.	02.01.2024	Nil EC for the period from 17.08.2023 to	Photocopy

		02.01.2024	
		<b>Sy.No.60/17</b>	
68.	13.08.2019	EC for the period from 01.04.1950 to 31.03.1980 (574)	Photocopy
69.	01.01.2013	EC for the period from 01.04.1980 to 31.03.2004 (1701)	Photocopy
70.	19.11.2012	Nil EC for the period from 01.04.2004 to 19.11.2012	Photocopy
71.	17.08.2023	Nil EC for the period from 20.11.2012 to 16.08.2023	Photocopy
72.	02.01.2024	Nil EC from 17.08.2023 to 02.01.2024	Photocopy
		<b>Common EC</b>	
73.	25.03.2024	EC for the period from 02.01.2024 to 14.03.2024 (13440)	Photocopy
74.	21.01.2025	Nil EC for the period from 15.03.2024 to 21.01.2025 for Sy.No.60/23, 60/17 and 60/24	Photocopy
75.	20.11.2025	Nil EC for the period from 21.01.2025 to 20.11.2025 for Sy.No.60/23, 60/17 and 60/24	Photocopy

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

#### The land bearing Sy.No.60/17

The property bearing Sy No.60, measuring 05 acres 33 guntas was previously belonging to Sri.V.N.Vishwanathan and Sri.V.G.Mahadeva who have sold the same in favour of Sri.Chinnappa, as seen from the Certified copy of registered sale deed bearing No.1737/1956-57, which is referred in **Sl No.1 of II Para.**

1.Sri.Chinnappa S/o.Papaiah along with his children 2.Nanjappa, 3.Chinnababji @ Muneppa, 4.Mariyappa, 5.Krishna, 6.Narayana, 7.Munishami, Sl.no.5 to 7 are minors represented by their father Sri.Chinnappa have sold Sy.No.60 measuring 05 acres 33 guntas in favour of Sri.Anantharamaiah, as seen from the Certified copy of registered sale deed bearing No.1624/1969-70, which is referred in **Sl No.2 of II Para.**

Sri.M.Anantharamaiah has sold Sy.no.60/17 (old No.60), measuring 05 acres 33 guntas in favour of Sri.Puthanangady Thomas Kuriakose, through Registered sale deed bearing No.574/1970-71, which is referred in **Sl No.3 of II Para.**

1. Sri.Puthanangady Thomas Kuriakose and his minor children 2. Teena, 3.Thomas, 4. Mini, 5. Jospheh, Sl.No.2 to 5 are minors represented by their father Puthanangady Thomas Kuriakose have sold Sy.no.60/17 (measuring 05 acres 33 guntas), 60/18 and 60/19, measuring 09 acres 07 guntas in favour of Naraindas Kalro, through Registered sale deed bearing No.1701/1980-81, which is referred in **Sl No.4 of II Para.**

The khatha for Sy.no.60/17, measuring 05 acres 33 guntas and other properties is transferred in the name of Naraindas Kalro on the basis of Registered sale deed bearing No.1701/1980-81, as seen from the Mutation register bearing No.16/1980-81, which is referred in **Sl No.5 of II Para.**

The Endorsement issued by Tahsildar stating that RTC's for the period from 1969-70 to 1978-79 for Sy.no.60/17 are not available with them, is referred in **Sl No.6 of II Para.**

The RTC for the period from 1979-80 to 1990-91 and from 1997-98 to 2001-02, shows Naraindas Kalro as khatedar for Sy.no.60/17, measuring 05 acres 33 guntas (MR No.16/1980-81), is referred in **Sl No.7 of II Para.**

The Endorsement issued by Tahsildar stating that RTC's for the period from 1995 to 1997 for Sy.no.60/17 are not available with them, is referred in **Sl No.8 of II Para.**

The RTC for the period from 2000-01 to 2014-15 shows Naraindas Kalro as khatedar for Sy.no.60/17, measuring 05 acres 33 guntas (MR No.16/1980-81), is referred in **Sl No.9 of II Para.**

**The land bearing Sy No.60/23 & 60/24 (Old Sy.No.60/1), measuring 02 acres:**

Another portion of Sy.no.60 measuring 02 acres was previously belonging to Sri.V.N.Vishwanathan and Sri.V.G.Mahadeva who have sold the same in favour of Peddappaiah, as seen from the Certified copy of registered sale deed bearing No.2567/1956-57, which is referred in **Sl No.10 of II Para.**

Sri.Govindappa S/o. Peddappaiah has then sold Sy.no.60, measuring 02 acres in favour of Sri.Munivenkatamma, as seen from the Certified copy of registered sale deed bearing No.3320/1974-75, which is referred in **Sl No.11 of II Para.**

The Endorsement issued by Tahsildar stating that RTC for the period from 1971-74, 1991-92, 1993-95, 1996-98 for Sy.no.60/1 (Old No.60) is not available with them, is referred in **Sl No.12 of II Para.**

On the basis of Registered sale deed bearing No.3320/1974-75, the khatha for Sy.no.60, measuring 02 acres is transferred in the name of Sri.Munivenkatamma, as seen from the Mutation register bearing No.5/1976-77, which is referred in **Sl No.13 of II Para.**

The Hissa Survey tippani for assigning Sy No.60/1 for old Sy No.60, is referred in **Sl No.14 of II Para.**

Smt.Munivenkatamma has sold Sy.no.60/1, measuring 02 acres 14 guntas in favour of Sri.Naraindas Karlo, through Registered sale deed bearing No.2075/1982-83, which is referred in **Sl No.15 of II Para.**

The RTC for the period from 1979-80 to 1989-90 & 1992-93, 1995-96, 1997-98 to 2015-16 which shows Sri.Naraindas Karlo as khatedar for Sy.no.60/1, measuring 02 acres (MR No.1/1982-83), is referred in **Sl No.16 of II Para.**

Sri.R.Chandrashekar, Sri.R.Puttaraju, Sri.R.Krishna Murthy, Smt.R.Lakshmi have filed a suit for partition of 1/6th share in land bearing Sy.no.60/1, measuring 02 acres 14 guntas and to declare the sale deed bearing No.3320/1974-75, 2075/1992-93, 15203/2006-07 as not binding on the plaintiff against 1.Ramaswamy, 2.Govindappa, 3.Papamma, 4.Srinivasa, 5.Sathish, 6.Gowramma, 7.Venkatamma, 8.Narayanadar Karlo died by his LRs Sunil, 9. Venkatesh dead by LRs Komala, Subashini and Yashaswini. However, during pendency of the suit

plaintiff has filed application U/o 23 /Rule 1 (3) of CPC seeking permission to withdraw the suit with a liberty to file fresh suit, and accordingly the suit of the plaintiff is dismissed as withdrawn, as seen from the Final order passed in OS No.510/2006 by the Court of The Hon'ble Civil Judge (Jr.Dvn) and JMFC at Bangalore, which is referred in **Sl No.17 of II Para.**

### **Common Documents**

Naraindas has then bequeathed the land bearing Sy.no.60/17, 60/18 and 60/19, measuring 09 acres 07 guntas in favour of his three sons Murali N Kalro, Vijay Kumar Kalro and Brijay Kalro and land bearing Sy.no.60/1, measuring 01 acre in the name of his daughter Asha D.Chhabria and balance 01 acre to his grandchildren Rashi and Sharan M Hinduja, as seen from the Will executed by Naraindas, which is referred in **Sl No.18 of II Para.**

Naraindas K Kalro has died on 03.01.2007, as seen from his Death certificate issued by Chief Registrar of Birth and Death, which is referred in **Sl No.19 of II Para.**

Smt.Jaidevi W/o.Naraindas has executed Will bequeathing the land bearing Sy.no.60/17, 60/18 and 60/19, measuring 09 acres 07 guntas in favour of her three sons Murlidhar N Kalro, Vijay Kumar Kalro and Brijay Kalro and land bearing Sy.no.60/1, measuring 01 acre in the name of his daughter Asha D Chhabna and balance 01 acre to her grandchildren Rashi and Sharan M Hinduja, which is referred in **Sl No.20 of II Para.**

Jaidevi Kalro has died on 10.06.2009, as seen from her Death certificate issued by Chief Registrar of Birth and Death, which is referred in **Sl No.21 of II Para.**

Murali.N.Kalro @ Murlidhar.N.Kalro has died on 25.02.2013, as seen from the Death Certificate issued by Chief Registrar of Birth and death, which is referred in **Sl No.22 of II Para.**

1. Sri.Murli N Kalro since deceased 1a.Bharti Kalro, 1b. Navin Murli Kalro, 1c.Shilpa Bajaj, 2. Vijay.N.Kalro, 3. Brijay N.Kalro have filed for Probate order for the will dated 18.11.2007 of deceased Smt.Jaidevi Kalro in P & S.C No.287/2010 before the Court of XV Addl City Civil & Sessions Judge at Bangalore. Wherein, Mr.Sarvodaya Shettigar, XV Addl City Civil & Sessions Judge on 13.11.2024, declared the last will dated 18.11.2007 of deceased Smt.Jaidevi Kalro was proved and registered and administration of the properties i.e. Sy.no.60/1, 60/17, 60/18 and 60/19, measuring 11 acres 07 guntas and other properties of the said deceased and in any way concerning her will was granted to the petitioners 1a.Bharti Kalro, 1b. Navin Murli Kalro, 1c. Shilpa Bajaj, 2. Vijay.N.Kalro, 3. Brijay N.Kalro, as seen from the Probate order in P & S.C No.287/2010, which is referred in **Sl No.23 of II Para.**

The Probate order in P & S.C No.288/2010 filed before the court of City Civil Judge at Bangalore by 1. Sri.Murli N Kalro 2. Vijay.N.Kalro, 3. Brijay N.Kalro, wherein, D.Vishweshwara Bhat, I Addl City Civil & Sessions Judge on 16.06.2011, declared the last will dated 15.03.2006 of deceased Naraindas was proved and registered and administration of the properties of the said deceased and in any way concerning her will was granted to the petitioners 1. Sri.Murli N Kalro 2.Vijay.N.Kalro, 3. Brijay N.Kalro, which is referred in **Sl No.24 of II Para.**

On the basis of the Probate orders, the khatha for Sy No.60/1 measuring 01 acre was transferred in the name of Asha D Chabbriya and measuring 01 acre was transferred in the names of Rashi M.Hinduja and Sharan.M.Hinduja, as seen from the Mutation register bearing No.H9/2016-17 and RTC for the period from 2016-17 to 2022-23 for Sy.no.60/1, measuring 01 acre in the name of Asha D Chabbriya and measuring 01 acre in the names of Rashi M.Hinduja and Sharan.M.Hinduja (MR No.H9/2016-17), which are referred in **Sl No.25 and 26 of II Para.**

The Order bearing No.463/2022-23 passed by Technical Assistant to DC, Land Sy records, Bangalore for rectification of hissa boundary for Sy no.60/1 and 60/2 in the Land records. Wherein, the RTC is rectified and Asha D Chabbriya, Rashi M.Hinduja and Sharan.M.Hinduja AND M.Mahesh Reddy are registered as khatedars for Sy No.60/1 measuring 2 acres 14 guntas, is referred in **Sl No.27 of II Para.**

The RTC for the period from 2016-17 to 2022-23 for Sy.no.60/17, measuring 05 acres 33 guntas in the names of 1.Bharti Kalro, 2. Vijay.N.Kalro, 3.Brijay N.Kalro (MR No.H9/2016-17), is referred in **Sl No.28 of II Para.**

The Endorsement issued by Tahsildar stating that there are no tenancy claims pending u/s.48(a) in 7, 7A of KLR Act over Sy.no.60/1, (01 A), is referred in **Sl No.29 of II Para.**

The Endorsement issued by Tahsildar stating that there are no tenancy claims pending u/s.48(a) in 7, 7A of KLR Act over Sy.no.60/17, is referred in **Sl No.30 of II Para.**

The Endorsement issued by Sub-divisional Officer, stating that, there no claims pending under PTCL act over property bearing Sy.No.60/17, is referred in **Sl No.31 of II Para.**

The Endorsement issued by Sub-divisional Officer, stating that, there no claims pending under PTCL act over property bearing Sy.No.60/1, is referred in **Sl No.32 of II Para.**

The Endorsement issued by the Sub-divisional officer Bangalore North Taluk stating that the there are no cases pending under 79 A & B over Sy No.60/17, is referred in **Sl No.33 of II Para.**

The Endorsement issued by the Sub-divisional officer Bangalore North Taluk stating that the there are no cases pending under 79 A & B over Sy No.60/1, is referred in **Sl No.34 of II Para.**

The original sale deed bearing No.1737/1956-57, 1624/1969-70 and 2567/1956-57 is lost and Brijay N Kalro has filed Police complaint for lost of Original documents, which is referred in **Sl No.35 of II Para.**

Goyal Hariyana Constructions, being developer to the property have issued Public Notice in The Hindu, English Daily newspaper and Kannada Prabha, Kannada daily newspaper calling for any claim or objections for lost of original sale deed bearing No.1737/1956-57, 1624/1969-70 and 2567/1956-57, is referred in **Sl No.36 of II Para.**

1.Mr.Naveen Muralidar Kalro and 2.Ms.Shilpa Bajaj (both are children of Muralidar Naraindas Kalro) has released their respective 1/3<sup>rd</sup> share in land bearing Sy.no.60/17, measuring 05 acres 33 guntas, Sy.No.60/18B measuring 2 acre 16 guntas, Sy.No60/18C measuring 24 guntas and 60/19B measuring 24 guntas in favour of their mother Ms.Bharti Kalro, as seen from the Registered release deed bearing No.9056/2023-24, which is referred in **Sl No.37 of II Para.**

To develop the land bearing Sy.no.60/1, measuring 02 acres and Sy.No.60/17, measuring 02 acres 33 guntas 1.Mrs.Asha Damodar Chhabria, 2.Ms.Rashi Madanlal Hinduja, 3.Mr.Sharan Madanlal Hinduja, 4.Mrs.Bharati Kalro (w/o late Murlidhar Naraindas Kalro), 5.Mr.Vijayakumar.N.Kalro (S/o late Naraindas Kalro) and 6.Mr.Brijay Naraindas Kalro (S/o late Naraindas Kalro) has entered into Registered Joint Development Agreement bearing No.13440/2023-24 WITH M/s.Goyal HARIYANA Constructions represented by its partner Goyal & Co. Constructions Private Limited represented by its Director Mr.Tanmay Trilokchand Agarwal, which is referred in **Sl No.38 of II Para.** Wherein 39% of the super built-up area along with proportionate undivided share was allotted to Land Owner and remaining 61% of the super built-up area along with proportionate undivided share was allotted to Developer.

To deal with and develop the property as per the Joint Development Agreement bearing No.13440/2023-24, 1.Mrs.Asha Damodar Chhabria, 2.Ms.Rashi Madanlal Hinduja, 3.Mr.Sharan Madanlal Hinduja, 4.Mrs.Bharati Kalro (w/o late Murlidhar Naraindas Kalro), 5.Mr.Vijayakumar.N.Kalro (S/o late Naraindas Kalro) and 6.Mr.Brijay Naraindas Kalro (S/o late Naraindas Kalro) have executed Registered General Power of Attorney bearing No.534/2023-24 in favour of M/s.Goyal Hariyana Constructions represented by its partner Goyal & Co constructions Private Limited represented by its Director Mr.Tanmay Trilokchand Agarwal for land bearing Sy.no.60/1 measuring 02 acres and Sy.No.60/17 measuring 02 acres 33 guntas, which is referred in **Sl No.39 of II Para.** The Registered General Power of Attorney bearing No.534/2023-24 authorizes developer to sell/dispose off their 61% of the super built-up area in the property.

Mrs.Bharti Kalro has executed Registered GPA bearing No.532/2023-24 in favour of Mr.Naveen Murlidhar Kalro, authorizing him to do acts, deeds and things together with sale of flats, plan approvals, for court purpose and other purpose for Sy.no.60/1, measuring 02 acres and Sy.No.60/17, measuring 02 acres 33 guntas, which is referred in **Sl No.40 of II Para.**

The Resurvey sketch for Sy.no.60/1 phodied as, Sy.no.60/1 measuring 02 acres in the name of Naraindas and Sy.no.60/23, measuring 14 guntas in the name of Mahesh Reddy, is referred in **Sl No.41 of II Para.**

Sri.M.Mahesh Reddy had filed case in Appeal No.56/2019-20 filed before the Court of Technical Assistant to the Deputy Director for land records against 1. Assistant Director, 2. Tahsildhar, 3. Rafeeq Ahmed, 4. Mrs.Asha Damodar Chhabria, 5.Ms.Rashi M Hinduja, 6.Mr.Sharan Madanlal Hinduja for questioning the phodi order for Sy.no.60/1 & 60/23, Wherein Sy.no.60/23, measuring 14 guntas in the name of Mahesh Reddy. The said Mahesh Reddy had acquired sy.no.60/1, measuring 14 guntas through dated deed dated 14.10.2009.

The court ordered to cancel the durash order for Sy.no.60/1 & 23, as could be seen from final order passed in Appeal No.56/2019-20, is referred in **Sl No.42 of II Para.**

The khatha for property was accordingly transferred, as seen from the MR No.T-21/2024-25 for Sy No.60/1, wherein Sy No.60/1 is phoded as :  
Sy No.60/1 measuring 14 guntas in the name of M.Mahesh Reddy  
Sy No.60/23 measuring 1 acre in the name of Mrs.Asha Damodar Chhabria  
Sy No.60/24 measuring 1 acre in the name of Ms.Rashi Madanlal Hinduja,  
Mr.Sharan Madanlal Hinduja, is referred in **Sl No.43 of II Para.**

The Commencement certificate issued by BDA for change of land use from Industrial (Hi-Tech) to residential purpose for the land bearing Sy.no.60/1, measuring 02 acres and Sy.no.60/17, measuring 02 acres 33 guntas, is referred in **Sl No.44 of II Para.**

The land bearing Sy.no.60/17, measuring 02 acre 33 guntas is converted from agricultural to non-agricultural residential purpose, as seen from the DC conversion order bearing No.727289, which is referred in **Sl No.45 of II Para.**

The land bearing Sy.no.60/23, measuring 01 acre is converted from agricultural to non-agricultural residential purpose, as seen from the DC conversion order bearing No.727290, which is referred in **Sl No.46 of II Para.**

The land bearing Sy.no.60/24, measuring 01 acre is converted from agriculture to non-agricultural residential purpose, as seen from the DC conversion order bearing No.727291, which is referred in **Sl No.47 of II Para.**

The KIADB and KHB have issued NOC stating that the land bearing Sy.no.60/1, measuring 02 acres 14 guntas and Sy.no.60/17, measuring 02 acres 33 guntas are not acquired for any of its projects, which are referred in **Sl No.48 and 49 of II Para.**

To develop the property into multi storied residential apartment, NOC is obtained from City Municipal Council, Hebbagodi, Airports Authority of India, Karnataka State Fire & Emergency Services, Ministry of Environment, Forest and Climate Change, (Issued by the State Environment Impact Assessment Authority(SEIAA), Karnataka State Pollution Control Board, which are referred in **Sl No.50 to 55 of II Para.**

(1) Goyal & Co. (Const) Pvt Ltd, (2) M/s.Hariyana Ship Breakers Limited have entered into Deed of partnership to carry on the business in the name and style of M/s.Goyal Hariyana constructions, which is referred in **Sl.No.56 of II Para.**

(1) Goyal & Co. (Const) Pvt Ltd, (2) M/s.Hariyana Ship Breakers Limited (3) Reniwal Constructions Pvt Ltd have entered into Deed of reconstitution to carry on the business in the name and style of M/s.Goyal Hariyana constructions  
M/s.Hariyana Ship Breakers Limited had retired from the firm  
Reniwal Constructions Pvt Ltd is joined as partner, which is referred in **Sl.No.57 of II Para.**

(1) Goyal & Co. (Const) Pvt Ltd (2) Reniwal Constructions Pvt Ltd & (3) Galaxy Real Estate Developers (GUJ) Private Limited have entered into Deed of reconstitution to carry on the business in the name and style of M/s.Goyal Hariyana Constructions  
Wherein Galaxy Real Estate Developers (GUJ) Private Limited is joined as partner, which is referred in **Sl.No.58 of II Para.**

(1) Goyal & Co. (Const) Pvt Ltd represented by its director Mr.Mukesh.R, (2) Reniwal Constructions Pvt Ltd represented by its director Mr.Sanjeev Reniwal, (3) Galaxy Real Estate Developers (GUJ) Private Limited represented by its director Sri.Sandip.R.Agarwal, (4). Riviera Infra Ventures LLP represented by its designated partner Mr.Mukesh Rampurushottam Agarwal have entered Deed of Reconstitution of Partnership to carry on the business in the name and style of M/s.Goyal Hariyana constructions, which is referred in **Sl No.59 of II Para.** Wherein, Riviera Infra Ventures LLP has joined as partner.

The Memorandum of Association and Articles of Association of Goyal & Co Constructions Private Limited, is referred in **Sl No.60 of II Para.**

The Memorandum of association and Articles of Association of Reniwal constructions Pvt Ltd, is referred in **Sl No.61 of II Para.**

The Memorandum of association and Articles of Association of Galaxy Real Estate Developers (GUJ) Private Limited, is referred in **Sl No.62 of II Para.**

Sri.Mukesh Rampurushottam Agarwal, Mr.Sandip Rampurushottam Agarwal, Sri.Shivashankar Govindram Agarwal, Mr.Trilokchand Givindram Agarwal, Mr.Tanmay Trilokchand Agarwal, MR.Manan Trilokchand Agarwal have entered into LLP agreement to carry on the business in the name and style of Riviera Infra Ventures LLP, is referred in **Sl No.63 of II Para.**

The Approved residential Development plan bearing LP No.3057/2025-26 issued by Bangalore Development Authority for construction of Tower A & B with stilt, 1<sup>st</sup> to 17<sup>th</sup> floor, 18<sup>th</sup> (refuge Floor) 19<sup>th</sup> to 27<sup>th</sup> floor, 28<sup>th</sup> (refuge Floor), 29<sup>th</sup> Floor, 30<sup>th</sup> floor, terrace, amenity block with stilt, first to third and terrace floor on land bearing Sy.no.60/17, 60/23 and 60/24, measuring 19424.90 sq.mtrs, is referred in **Sl No.64 of II Para.**

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

On the basis of the documents scrutinized, subject to above observations and conditions, I certify that 1.Mrs.Asha Damodar Chhabria, 2.Ms.Rashi Madanlal Hinduja, 3.Mr.Sharan Madanlal Hinduja, 4.Mrs.Bharati Kalro, 5.Mr.Vijayakumar.N.Kalro and 6.Mr.Brijay Naraindas Kalro have clear marketable title over the subject property described in Para 1.

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

On the basis of the documents scrutinized above, 1.Mrs.Asha Damodar Chhabria, 2.Ms.Rashi Madanlal Hinduja, 3.Mr.Sharan Madanlal Hinduja, 4.Mrs.Bharati Kalro, 5.Mr.Vijayakumar.N.Kalro and 6.Mr.Brijay Naraindas Kalro are in possession of the captioned property described in Para 1.

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

On perusal of the Encumbrance Certificate referred at **Sl.No.65 to 75 of II Para.**, I certify that the property bearing Sy No.60/1 is free from all encumbrances during the period from 01.04.1982 to 20.11.2025 and Sy No.60/17 is free from all encumbrances during the period from 01.04.1950 to 20.11.2025.

## **CERTIFICATE**

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

1. Sharing agreement entered into between landowner and developer
2. RERA Certificate.
3. E-Aasthi issued by competent authority in the name of present owner.
4. Tax paid receipt for the year 2025-26
5. Verification of original title deeds and documents.

I certify that, 1.Mrs.Asha Damodar Chhabria, 2.Ms.Rashi Madanlal Hinduja, 3.Mr.Sharan Madanlal Hinduja, 4.Mrs.Bharati Kalro, 5.Mr.Vijayakumar.N.Kalro and 6.Mr.Brijay Naraindas Kalro, have valid clear absolute marketable title over the subject property described in Para 1.

**D & M LAW ASSOCIATES**