

To,

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

Sub: Legal Scrutiny Report of title deeds and documents pertaining to all the piece and parcel of Residential Villa project to developed in property bearing Sy.No.232/1 measuring 26.25 guntas, Sy.No.232/6 old Sy.No.232/2 measuring 01 acre 30 guntas, Sy.No.237/1 measuring 01 acre 18 guntas Sy.No.237/2 measuring 28 guntas, Sy.No.238/1 measuring 04 acre 35 guntas, Sy.No.238/3 measuring 0.9.4 guntas, Sy.No.356/2 measuring 6.5 guntas, situated at Bettahalasuru Village, Jala Hobli, Bangalore North Taluk, Bangalore.

I. DESCRIPTION OF THE PROPERTY:

All the piece and parcel of Residential Villa project to developed in property bearing Sy.No.232/1 measuring 26.25 guntas, Sy.No.232/6 old Sy.No.232/2 measuring 01 acre 30 guntas, Sy.No.237/1 measuring 01 acre 18 guntas Sy.No.237/2 measuring 28 guntas, Sy.No.238/1 measuring 04 acre 35 guntas, Sy.No.238/3 measuring 0.9.4 guntas, Sy.No.356/2 measuring 6.5 guntas, situated at Bettahalasuru Village, Jala Hobli, Bangalore North Taluk, Bangalore, and bounded as follows:

Sy.No.232/1 measuring 26.04 guntas

East by : Property bearing Sy.No.232/2
West by : Property bearing Sy.No.232/3
North by : Property bearing Sy.No.231/2
South by : Property bearing Sy.No.238/1

Sy.No.232/6, old Sy.No.232/2 measuring 01 acre 30 guntas

East by : Property bearing Sy.No.232/2
West by : Property bearing Sy.No.232/1
North by : Property bearing Sy.No.231
South by : Property bearing Sy.No.238

Sy.No.237/1 measuring 01 acre 18 guntas

East by : Property bearing Sy.No.237/5
West by : Property bearing Sy.No.356/2
North by : Property bearing Sy.No.238/1
South by : Property bearing Sy.No.237/2

Sy.No.237/2 measuring 28 guntas

East by : Property bearing Sy.No.237/5
 West by : Property bearing Sy.No.356/2
 North by : Property bearing Sy.No.237/1
 South by : Property bearing Sy.No.256/2

Sy.No.238/3 measuring 0.9.4 guntas

East by : Property bearing Sy.No.238/1
 West by : Property bearing Sy.No.356
 North by : Block I
 South by : Property bearing Sy.No.356

Sy.No.238/1 measuring 04 acre 35 guntas

East by : Property bearing Sy.No.233
 West by : Property bearing Sy.No.238/2
 North by : Property bearing Sy.No.231/1, 2, 3, 4
 South by : Property bearing Sy.No.237 & Sy.No.356/2

Sy.No.356/2 measuring 6.08 guntas

East by : Remaining portion of Sy.No.356/2
 West by : Property bearing Sy.No.356/1
 North by : Property bearing Sy.No.238
 South by : Road

II LIST OF DOCUMENTS SCRUTINISED (ALL PHOTO COPIES) :

Sl. No	Date	Description of documents	Original/ copy
		Sy.No.232/1 measuring 26.25 guntas	
1.	13.11.1949	Certified copy of Registered sale deed bearing doc No.957/1949-50 executed by Venkatamma in favour of Jادیappa for Sy No.232/1 measuring 2 acre 35 guntas	Photocopy
2.	Nil	Mutation register bearing MR No.15/2000-01 in the name of Jادیappa for Sy.No.232/1 measuring 02 acre 25 guntas, on the basis of registered bearing doc.No.572/1949-50 executed by Munivenkatappa)	Photocopy
3.	Nil	RTC for the year 2000-01 in the name of Jادیappa for Sy.No.232/1 measuring 02 acre 25 guntas (MR No.15/2000-01)	Photocopy
4.	13.08.2014	Notarized family tree of Karahalli Jادیappa, shows Shamanna and Rajanna are sons of late Karahalli Jادیappa	Photocopy

5.	16.08.1982	Memorandum of Panchayath parikath entered into between Shamanna and Rajanna (both are sons of Jadyappa) wherein Sy.No.232/1 measuring 02 acre 25 guntas along with other properties were allotted to Shamanna.	Photocopy
6.	Nil	Mutation register bearing MR No.6/2000-01 in the name of Shamanna for Sy.No.232/1 measuring 02 acre 25 guntas, on the basis of Memorandum of Panchayath parikath entered into between Shamanna and Rajanna	Photocopy
7.	Nil	RTC for the period from 2000-01 to 2005-06 in the name of Shamanna for Sy.No.232/1 measuring 02 acre 25 guntas (MR No.6/2000-01)	Photocopy
8.	07.02.2007	Death Certificate of Shamanna issued by Chief Registrar of Birth and Death, who has died on 18.01.2007	Photocopy
9.	09.12.2013	Mutation register bearing MR No.32/2007-08 in the name of Munithayamma (W/o late Shamanna) for Sy.No.232/1 measuring 02 acre 25 guntas, on death of Shamanna.	Photocopy
10.	Nil	RTC for the period from 2007-08 to 2012-13 in the name of Munithayamma for Sy.No.232/1 measuring 2 acre 25 guntas (MR No.32/2007-08)	Photocopy
11.	08.09.2011	Registered partition deed bearing doc.No.3167/2011-12 entered into between 1.Munithayamma (W/o late Shamanna) and her children Krishna, Lakshminarayana, Chandramurthy and Ramamurthy Wherein Sy.No.232/1 measuring 26¼ guntas is allotted to Krishnappa Sy.No.232/1 measuring 26¼ guntas is allotted to Lakshminarayana Sy.No.232/1 measuring 26¼ guntas is allotted to Chandramurthy Sy.No.232/1 measuring 26¼ guntas is allotted to Ramamurthy	Photocopy
12.	18.01.2014	Mutation register bearing MR No.H40/2013-14 in the names of Krishnappa, Lakshminarayana, Chandramurthy, Ramamurthy (all are children of late Shamanna) for Sy.No.232/1 each measuring 26¼ guntas, on the basis of registered Partition deed bearing doc.No.3167/2011-12	Photocopy
13.	Nil	RTC for the year of 2013-14 for Sy.No.232/1 in the name of Krishnappa measuring 26.04 guntas, In the name of Lakshminarayana measuring 26.04 guntas, In the name of Chandramurthy measuring 26.04 guntas In the name of Ramamurthy measuring 26.04 guntas (MR No,40/2013-14)	Photocopy
14.	Nil	Hissa Mojani shows Sy.No.232/1 is bifurcated as 232/1, 232/3, 232/4 and 232/5, on the basis of phodi ;	Photocopy

		Sy.No.232/1 measuring 26¼ is registered in the name of Krishnappa (S/o Shamanna) Sy.No.232/3 measuring 26¼ guntas is registered in the name Lakshminarayana (S/o Shamanna) Sy.No.232/4 measuring 26¼ guntas is registered in the name of Chandramurthy (S/o Shamanna) and Sy.No.232/5 measuring 26¼ guntas is registered in the name of Ramamurthy (S/o late Shamanna)	
15.	Nil	RTC for the period from 2014-15 to 2021-22 in the name of Krishnappa for Sy.No.232/1 measuring 26.04 guntas (MR.No.40/2013-14)	Photocopy
16.	05.07.2022	Registered sale deed bearing doc.No.2627/2022-23 executed by Krishnappa @ Krishnappa, as Vendor 1.K.Ravindra Kumar, 2.Prashanth Kumar.S.K, 3.Raghupathi.K as confirming party in favour of Sanskriti Singh for Sy.No.232/4 measuring 26¼ guntas	Photocopy
17.	28.06.2023	Registered exchange deed bearing doc.No.1626/2023-24 executed by Sanskriti Singh as first party in favour of R.Shankar as second party Wherein Sy.No.232/1 measuring 26¼ guntas is belonging to Sanskriti Singh, who has exchanged the same in favour of R.Shankar	Photocopy
18.	16.03.2024	Order passed in RA(YLK)158/2024, wherein R.Shankar prepare an appeal before Sub-Divisional Officer against the order of Tahsildar, for initiate the khatha for Sy.No.232/1 measuring 26.04 guntas on the basis of registered sale deed bearing doc.No.1626/2023-24, the appeal is allowed and direct the Tahsildar to initiate the khatha in the name of appellant.	Photocopy
19.	Nil	RTC for the period from 2023-24 in the name of R.Shankar for Sy.No.232/1 measuring 26.04 guntas. (MR No.T141/2023-24)	Photocopy
20.	04.07.2024	Official memorandum bearing No.678642 issued by Deputy Commissioner for conversion of Sy.No.232/1 measuring 26.04 guntas from agricultural into non-agricultural residential purpose.	Photocopy
21.	22.01.2025	Registered SPA bearing doc.No.835/2024-25 executed by Sanjeev Reniwal in favour of Sanjay Kumar Bajaj to present for registration, any agreement / to sell develop lease or to construct sale deed/s, lease deed, mortgage deed/s partition deed/s, rectification deed/s, deed of release, gift or reconveyance and or development agreement or any other documents and to appeal for and represent before the Sub-Registrar, to present and to admit execution of all or any agreement, documents and	Photocopy

		or deeds duly executed by him	
22.	17.04.2025	Registered Joint Development Agreement bearing doc.No.398/2025-26 entered into between R.Shankar WITH M/s,Goyal Hariyana Infrastructures rep by its partner Reniwal Constructions Pvt Ltd., rep by its Director Sanjeev Reniwal (Sanjeev Reniwal has rep by its SPA holder Sanjay Kumar Bajaj) for Sy.No.232/1 measuring 26¼ guntas 45% of constructed area (villa Development) is allotted to owner and 55% of constructed area is allotted to developer	Photocopy
23.	17.04.2025	Registered GPA bearing doc.No.37/2025-26 executed by R.Shankar in favour of M/s,Goyal Hariyana Infrastructures rep by its partner Reniwal Constructions Pvt Ltd., rep by its Director Sanjeev Reniwal (Sanjeev Reniwal rep by its SPA holder Sanjay Kumar Bajaj) for Sy.No.232/1 measuring 26¼ guntas	Photocopy
		Sy.No.232/6 old Sy.No.232/2 measuring 01 acre 30 guntas	
24.	12.12.1978	Form No.10, Certificate of sale issued under Sub-Rule (7) of Rule 38 of the Rules framed under the Karnataka Co-Operative Societies Act 1959, registered as doc.No.1708/1978-79, issued by G.K.Narasimha Murthy. G.S. Assistant Registrar of Co-Operative Societies,, Doddaballapura Sub-Division, BoddaBallaura, Bangalore District in (EX. Petition 56/1976-77, filed by B.H.Primary Land Development Bank Ltd., against B.H.Chikkanna), in favour of M.K.Muniyappa, (who is height bidder of public auction) for Sy.No.232/2 and other properties.	Photocopy
25.	Nil	RTC for the period from 1978-79 to 1983-84 in the name of Chikkanna (S/o Hanumanthappa) for Sy.No.232/2 measuring 03 acre 30 guntas	Photocopy
26.	27.10.1989	Registered WILL bearing doc.No.34/1989-90 executed by M.K.Muniyappa in favour of B.C.Shivaraj (S/o. late Chikkanna) and his wife B.D.Sumithra for Sy.No.171/6, 171/4, 232/2 & 95/1 measuring 5 acre 19¼ guntas	Photocopy
27.	Nil	RTC for the period from 1989-90 to 2020-21 in the name of B.C.Shivaraju for Sy.No.232/2 measuring 03 acre 30 guntas (RR 1503)	Photocopy
28.	22.05.2014	Registered GPA bearing doc.No.53/2014-15 executed by S.S.Kiran, 2.B.S.Arun and 3.B.S.Chetan (all are children of B.C.Shivaraj) in favour of 1.Y.A.Hari Kishore and 2.C.B.Balachandra to sign and attest on their behalf as confirming party / consenting witnesses to the sale agreement and sale deed to be executed in favour of C.Balachandra or any intending purchaser with regard to Sy.No.232/2 measuring 1	Photocopy

		acre 30 guntas	
29.	22.05.2014	Registered GPA bearing doc.No.54/2014-15 executed by B.C.Shivaraj and B.D.Sumithra in favour of C.B.Balachandra for Sy.No.232/2 measuring 01 acre 30 guntas	Photocopy
30.	22.05.2014	Registered sale agreement bearing doc.No.540/2014-15 entered into between B.C.Shivaraj and B.D.Sumithra WITH C.B.Balachandra for Sy.No.232/2 measuring 01 acre 30 guntas	Photocopy
31.	19.06.2014	Registered sale agreement bearing doc.No.961/2014-15 entered into between C.Balachandra WITH Dhanalakshmi for Sy.No.232/2 measuring 01 acre 30 guntas	Photocopy
32.	19.06.2014	Registered GPA bearing doc.No.92/2014-15 executed by C.Balachandra (S/o late B.N.Chandrashekar) in favour of Dhanalakshmi for Sy.No.232/2 measuring 01 acre 30 guntas	Photocopy
33.	22.08.2022	Nil-Tenancy Certificate issued by Tahsildar, under Form 2, 7, 7A of KLR Act for Sy.No.232/2	Photocopy
34.	21.12.2022	Registered sale deed bearing doc.No.7300/2022-23 executed by B.C.Shivaraju and B.D.Sumithra rep by their GPA holder C.Balachandra as VENDOR C.Balachandra as confirming party in favour of M.S.Dhanalakshmi for Sy.No.232/2 measuring 01 acre 30 guntas	Photocopy
35.	29.08.2023	Order passed in RRT(case)CR/328/2022-23, wherein M.S.Dhanalakshmi has filed petition before Deputy Tahsildar, for initiate the khatha for the Sy.No.232/2 measuring 01 acre 30 guntas on the basis of registered sale deed bearing doc.No.7300/2022-23, accordingly the petition is allowed.	Photocopy
36.	16.09.2023	Mutation register bearing MR No.T53/2023-24 in the name of M.S.Dhanalakshmi for Sy.No.232/2 measuring 01 acre 30 guntas (on the basis of RRT(case)CR/328/2022-23)	Photocopy
37.	Nil	Pakka Book (Hissa Survey Babbu) issued by Revenue department, shows Sy.No.232/2 is bifurcated as 232/2 and 232/6	Photocopy
38.	Nil	RTC for the year of 2024-25 in the name of M.S.Dhanalakshmi for Sy.No.232/6 (MR No.T53/2023-24)	Photocopy
39.	24.03.2025	Official memorandum bearing No.752640, issued by Deputy Commissioner for the conversion of Sy.No.232/6 measuring 01 acre 30 guntas from agricultural into non-agricultural residential purpose.	Photocopy
		Sy.No.237/1 measuring 01 acre 18 guntas Sy.No.237/2 measuring 28 guntas	
40.	06.02.1920	Certified copy of registered sale deed bearing doc.No.1051/1920-21 executed by Dyavappa in favour of Dodda Venkatappa for Sy.No.219	Photocopy

		measuring 02 acre 1½ guntas	
41.	Nil	RTC for the period from 1968-69 to 1987-88 in the name of Dodda Venkatappa (S/o Thimma) for Sy.No.237/1 measuring 01 acre 18 guntas RR No.458)	Photocopy
42.	Nil	RTC for the period from 1973-74 to 2006-07 in the name of Munishamappa (S/o late Dodda Venkatappa) for Sy.No.237/2 measuring 28 guntas.	Photocopy
43.	Nil	Mutation register bearing MR No.12/1988-89 in the names of Munishamappa Muniyappa (S/o Dodda Venkatappa), Dasamma (W/o Thimmappa and daughter in law of late Dodda Venkatappa) for Sy.No.237/1 measuring 01 acre 18 guntas on the death of Dodda Venkatappa.	Photocopy
44.	Nil	RTC for the period from 1988-89 to 2005-06 in the name of Muniyappa, Munishamappa (both are children of Dodda Venkatappa) and Dasamma (W/o late Thimmappa and daughters in law of late Dodda Venkatappa) for Sy.No.237/1 measuring 01 acre 18 guntas. (MR No.12/1988-89)	Photocopy
45.	Nil	Family tree of late Munishamappa issued by Village Accountant shows 1.Muniyappa (Jayamma is his wife Narayanaswamy, Venkalakshmi, Manjula, Gangamma, Srinivas, Sakamma and Raju are children) 2.Narayanappa (late Muniyamma is his wife and Narayanamma is his daughter) 3.late Venkataramanappa (Muniyamma is his wife, Venkatesh, Ramesh, Anila and Prameela are children) 4.Dodda Akkayya 5.Chikka Akkaya 6.Krishnappa and 7.Muthyalamma Sl.No.1 to 7 are children of Munishamappa and Lakshamma)	Photocopy
46.	23.01.2006	Family tree of late Thimmappa @ Thimma issued by Village Accountant, shows Dasamma is his wife and Muniraju and Gowramma are children of late Thimmappa @ Thimma and Dasamma.	Photocopy
47.	Nil	Family tree of Muniyamma issued by Village Accountant, shows 1.Venkataswamy, 2.Venkataramanappa, 3.Venkatappa, 4.Muniraju, 5.Narayanaswamy, and 6.Rathnamma are children of Muniyappa and Mallamma.	Photocopy
48.	23.07.2007	Mutation register bearing MR No.327/2006-07 in the name of 1.Muniyappa (S/o late Munishamappa), Dasamma (W/o late Thimmappa) and Muniyappa (S/o late Dodda Venkatappa) for Sy.No.237/1 measuring 01 acre 18 guntas and Sy.No.237/2 measuring 28 guntas, on death of Munishamappa	Photocopy

49.	21.03.2007	Registered sale deed bearing doc.No.2171/2007-08 executed by 1.Muniyappa (S/o late Munishamappa), 2.Arasamma (W/o Narayanaswamy) (since Narayanaswamy is mental of not sound mind he is rep by his wife Arasamma) 3.Kum.Lakshmidevi 4.Master Manjunatha 5.Master Gajendra Sl.No.3 to 5 are minor rep by their mother Arasamma) 6.Varalakshmi, 7.Manjula, 8.Gangamma 9.Srinivas, 10.Kum.Anuama, 11.Kum.Latha since both are minor rep by their father Srinivas, 12.Sakamma, 13.Raju, 14.Master Lokesh, 15.Master Madan since both are minor rep by their father Raju (Sl.No.6 to 15 are legal heirs of Muniyappa) 17.Muniyamma 18.Venkatesh, 19.Master Vasanth Kumar since minor rep by his father Venkatesh., 20.Ramesh 21.Kum.Hema, 22.Kum.Tejamma since both are minor rep by their father Ramesh 23.Anila, 24.Prameela (sl.No.17 to 24 are legal heirs of late Venkataramanappa) 25.Dodda Akkayamma, 26.Chikka Akkayamma, 27.Krishnappa, 28.Muthyalamma (Sl.No.01 to 28 are legal heirs of late Munishamappa) 29.Dasamma, 30.Muniraju 31.Kum.Venkalakshmi 32.Venkatesh 33.Mangala Sl.No.31 to 33 are minor rep by their father Muniraju 34.Gowramma (Sl.No.29 to 34 are legal heirs of late Thimmappa @ Thimma) 35.Muniyappa (S/o late Dodda Venkatappa) 36.Venkataswamy, 37.Ramaswamy, 38.Thimmaraju, 39.Venkataramanappa 40.Manjunath, 41.Master Sunilkumar, 42.Kum.Shamala since both are minor rep by their father Manjunath, 43.Venkatappa, 44.Kum.Gowramma, 45.Kum.Bhavani Sl.No.44 to 47 are minor rep by their father Venkatappa, 48.Muniraju, 49.Master Shashikumar, 50.Master Girish kumar 51.Kum.Shambavi, Sl.No.49 to 51 are minor rep by their father Muniraju 52.Narayanaswamy 53.Kum.Nandini, 54.Master Upendra Kumar, 55.Master Prashanth 56.Kum.Chandini Sl.No.53 to 56 are minor rep by their father Narayanaswamy) 57.Rathnamma (Sl.No.43 to 57 are legal heirs of Muniyappa) in favour of 1.R.Shankar, 2.M.S.Dhanalakshmi for Sy.No.237/1 measuring 01 acre 18 guntas and Sy.No.237/2 measuring 28 guntas	Photocopy
50.	13.02.2008	Mutation register bearing MR No.33/2007-08 in the name of 1.R.Shankar, 2.M.S.Dhanalakshmi for Sy.No.237/1 measuring 01 acre 18 guntas and Sy.No.237/2 measuring 28 guntas (MR No.33/2007-08)	Photocopy
51.	Nil	RTC for the period from 2007-08 to 2021-22 in the name of 1.R.Shankar, 2.M.S.Dhanalakshmi for Sy.No.237/1 measuring 01 acre 18 guntas	Photocopy

52.	Nil	RTC for the period from 2007-08 to 2021-22 in the name of 1.R.Shankar, 2.M.S.Dhanalakshmi for Sy.No.237/2 measuring 28 guntas	Photocopy
53.	22.08.2022	Nil-Tenancy Certificate issued by Tahsildar, issued under Form 2, 7, 7A of KLR Act for Sy.No.237/1	Photocopy
54.	22.08.2022	Nil-Tenancy Certificate issued by Tahsildar, issued under Form 2, 7, 7A of KLR Act for Sy.No.237/2	Photocopy
55.	16.10.2023	Official Memorandum bearing No.536153 issued by Deputy commissioner for the conversion of Sy.No.237/1 measuring 01 acre 18 guntas from agricultural residential purpose.	Photocopy
56.	16.10.2023	Official Memorandum bearing No.536152 issued by Deputy commissioner for the conversion of Sy.No.237/2 measuring 28 guntas from agricultural residential purpose.	Photocopy
		Sy.No.238/1 measuring 04 acre 35 guntas, Sy.No.238/2 measuring 30 guntas	
57.	01.08.1927	Registered sale deed bearing doc.No.185/1927-28 executed by Subbarayappa in favour of Yajaman Somanna for Sy.No.238 measuring 6 acre 25 guntas	Photocopy
58.	Nil	RTC for the period from 1978-79 to 1994-95 in the name of B.S.Shetti Rudrappa (s/o Somanna) for Sy.No.238 measuring 6 acre 25 guntas and 01 guntas of kharab	Photocopy
59.	Nil	Family tree of late Yajaman Somanna issued by Village Accountant, shows late B.S.Shetty Rudrappa and late B.S.Vishwanath are children of late Yajaman Somanna and Siddalingamma. B.S.Shetty Rudrappa and Siddalingamma have no issues and B.V.Nagaraju is their adopted son. B.V.Somashekar, B.V.Chitrashekar, B.V.Mahadevaswamy and B.V.Paramesh are children of B.S.Vishwanath and Mahadevamma.	Photocopy
60.	Nil	Mutation register bearing MR No.60/1995-96 in the name of Siddalingamma for Sy.No.238 measuring 06 acre 25 guntas, on the death of her husband B.S.Shetty Rudrappa and her mother-in-law Sidda Gangamma)	Photocopy
61.	Nil	RTC for the period from 1996-97 to 2003-04 in the name of Siddalingamma (W/o Shetty Rudrappa) for Sy.No.238 measuring 6 acre 25 guntas, (MR No.60/1996-97)	Photocopy
62.	31.03.2005	Registered sale deed bearing doc.No.27458/2004-05 executed by 1.Siddalingamma @ Ambakka (W/o late B.S.Shettirudrappa and daughter in law of Yajaman Somanna), 2.Mahadevamma (W/o late B.S.Vishwanath), 3.Rajeshwari (W/o late B.V.Somashekar), 4.B.V.Chitrashekar, 5.B.V.Nagaraj, 6.B.V.Mahadevaswamy (Sl.No.4 to 6 are children of late B.S.Vishwanath) in favour of R.Shankar for Sy.No.238 measuring 6 acre 25	Photocopy

		guntas and 01 guntas of kharab.	
63.	02.08.2005	Mutation register bearing MR No.67/2004-05 in the name of R.Shankar for Sy.No.238 measuring 6 acre 25 guntas, on the basis of registered sale deed bearing doc.No.27458/2004-05)	Photocopy
64.	Nil	RTC for the period from 2005-06 to 2011-12 in the name of R.Shankar for Sy.No.238 measuring 6 acre 25 guntas and 01 guntas of kharab (MR No.67/2004-05)	Photocopy
65.	02.08.2010	Notarized GPA executed by R.Shankar in favour of T.B.Balagavi for Sy.No.238 measuring 01 acre 30 guntas	Photocopy
66.	26.07.2011	Registered sale deed bearing doc.No.2228/2011-12 executed by R.Shankar rep by his GPA holder T.B.Balagavi in favour of Uma Balagavi for Sy.No.238 measuring 1 acre 30 guntas.	Photocopy
67.	08.02.2012	Mutation register bearing MR No.13/2011-12 in the name of Uma Balagavi for Sy.No.238/2 measuring 01 acre 30 guntas, on the basis of registered doc.No.2228/2011-12	Photocopy
68.	Nil	Hissa Survey skecth shows Sy.No.238 is bifurcated as 238/1 & 238/2	Photocopy
69.	Nil	RTC for the period from 2012-13 to 2021-22 in the name of R.Shankar for Sy.No.238/1 measuring 04 acre 35 guntas (MR NO.67/2004-05)	Photocopy
70.	Nil	RTC for the period from 2012-13 2022-23 in the name of Uma Balagavi for Sy.No.238/2 measuring 01 acre 30 guntas (MR No.13/2011-12)	Photocopy
71.	12.12.2022	Registered sale agreement bearing doc.No.7312/2022-23 entered into between Uma Belagavi WITH M.S.Dhanalakshmi for Sy.No.238/2 measuring 30 guntas.	Photocopy
72.	22.12.2022	Registered GPA bearing doc.No.129/2022-23 executed by Uma Belagavi in favour of M.S.Dhanalakshmi for Sy.No.238/2 measuring 30 guntas	Photocopy
73.	03.03.2023	Registered sale deed bearing doc.No.8789/2022-23 executed by Uma Balagavi rep by her GPA holder M.S.Dhanalakshmi in favour of M.S.Dhanalakshmi for Sy.No.238/2 measuring 30 guntas	Photocopy
74.	29.08.2023	Order passed in RRT(case)CR/442/2022-23, wherein M.S.Dhanalakshmi has filed a petition before Deputy Tahsildar, for initiate the khatha for the Sy.No.238/2 measuring 30 guntas in her favour of on the basis of registered sale deed bearing doc.No.8789/2022-23, accordingly the petition is allowed.	Photocopy
75.	10.03.2023	Registered Joint Development agreement bearing doc.No.8952/2022-23 entered into between R.Shankar and M.S.Dhanalakshmi WITH M/s Goyal Hariyana Infrastructures rep by its partner Reniwal Construction Pvt Ltd., (rep by its Director Sanjeev Reniwal) for Sy.No.238/1 measuring 04	Photocopy

		acre 35 guntas, Sy.No.232/2 measuring 01 acre 30 guntas, Sy.No.237/1 measuring 01 acre 18 guntas, Sy.No.237/2 measuring 28 guntas and Sy.No.238/2 measuring 30 guntas (Apartment Development) Wherein 16.25% construction area is allotted to R.Shankar and 16.25% of construction area is allotted to M.S Dhanalakshmi (Apartment Development) 67.5% of built up area is allotted to developer (Apartment Development) 21.25% is built up area is allotted to R.Shankar and 21.25% built up area is allotted to M.S.Dhanalakshmi (Villa Development) 57.5% built up area is allotted to Developer (and Villa Development)	
76.	10.03.2023	Registered GPA bearing doc.No.180/2022-23 executed by R.Shankar and M.S.Dhanalakshmi in favour of M/s Goyal Hariyana Infrastructures rep by its partner Reniwal Construction Pvt Ltd., (rep by its Director Sanjeev Reniwal) for Sy.No.238/1 measuring 04 acre 35 guntas, Sy.No.232/2 measuring 01 acre 30 guntas, Sy.No.237/1 measuring 01 acre 18 guntas, Sy.No.237/2 measuring 28 guntas and Sy.No.238/2 measuring 30 guntas	Photocopy
77.	22.08.2022	Nil-Tenancy Certificate issued by Tahsildar, under form 2, 7, 7A of KLR Act for Sy.No.238/1	Photocopy
78.	16.10.2023	Official Memorandum bearing No.536147 issued by Deputy Commissioner for the conversion of Sy.No.238/1 measuring 4 acre 36 guntas from agricultural non-agricultural residential purpose.	Photocopy
79.	29.08.2023	Order passed in RRT(Dispute)CR/442/2022-23 by Special Tahsildar, to transfer khatha for Sy No.238/2 measuring 30 guntas in the name of Smt.M.S.Dhanalakshmi	Photocopy
80.	10.04.2024	MR No.T134 in the name of Smt.M.S.Dhanalakshmi for Sy no.238/3 measuring 0.20.12 guntas	Photocopy
81.	10.04.2024	MR No.T135 in the name of Smt.M.S.Dhanalakshmi for Sy no.238/3 measuring 0.09.04 guntas	Photocopy
82.	Nil	RTC for the period from 2024-25 in the name of Smt.M.S.Dhanalakshmi for Sy no.238/3 measuring 0.09.04 guntas and 0.20.12 guntas	Photocopy
83.	10.04.2024	Official Memorandum bearing No.647051 issued by Deputy Commissioner for the conversion of Sy.No.238/3 measuring 0.9.4 guntas from agricultural non-agricultural residential purpose.	Photocopy
		Sy.No.356/2 measuring 6.5 guntas	
84.	31.03.1981	Form 10 (Certificate of Registration of tenant as an occupant under Section 55 (1) of Karnataka Land Reforms Act 1961) in the name of Munihanumaiah	Photocopy

		Sy.No.356 measuring 4 acre 16 guntas	
85.	Nil	RTC for the period from 1983-84 to 1989-90 in the name of Munihanumaiah for Sy.No.356 measuring 04 acre 16 guntas and 18 guntas of kharab	Photocopy
86.	27.09.1990	Certified copy of registered sale deed bearing doc.No.1244/1990-91 executed by Munihanumaiah in favour of Basavaraju for Sy.No.356 measuring 04 acre 16 guntas.	Photocopy
87.	Nil	Mutation register bearing MR No.4/1990-91 in the name of Basavaraju Sy.No.356 measuring 4 acre 16 guntas, on the basis of registered sale deed bearing doc.No.1244/1990-91	Photocopy
88.	Nil	RTC for the period from 1990-91 to 1995-96 in the name of Basavaraju for Sy.No.356 measuring 4 acre 16 guntas and 18 guntas of kharab	Photocopy
89.	02.08.1993	Registered Sale deed bearing doc.No.1871/1993-94 executed by Basavaraju in favour of P.Jayaram for Sy.No.356 measuring 2 acre 08 guntas and 09 guntas of kharab.	Photocopy
90.	Nil	Mutation register bearing MR No.31/1995-96 in the name of P.Jayaram for Sy.No.356 measuring 2 acre 08 guntas, on the basis of registered doc.No.1871/1993-94	Photocopy
91.	Nil	RTC for the period from 1995-96 to 2000-01 in the name of P.Jayaram for Sy.No.356 measuring 02 acre 08 guntas (MR NO.31/1995-96)	Photocopy
92.	Nil	Re-survey sketch, shows Sy.No.356 is bifurcation of Sy.No.356/1 & 356/2	Photocopy
93.	23.02.2011	Registered partition deed bearing doc.No.3980/2010-2011 entered into between P.Jayaram and his children J.Uma and J.Chethan, wherein Sy.No.356/2 measuring 01 acre 04 guntas is allotted to J.Uma.	Photocopy
94.	10.11.2016	Official Memorandum bearing No.ALN(JALA)S.R.12/2015-16, issued by Deputy Commissioner for the conversion of Sy.No.356/2 measuring 02 acre 8 guntas from agricultural into non-agricultural cultural building and auditorium building	Photocopy
95.	14.12.2022	Sale agreement bearing doc.No.7106/2022-23 entered into between Uma Srinivas as vendor and Pruthvi.S. as confirming party in favour of R.Shankar for Sy.No.356/2 measuring 6½ guntas	Photocopy
96.	14.12.2022	Registered GPA bearing doc.No.126/2022-23 executed by Uma Srinivas (W/o late P.Jayaram @ Puttananjappa Jayaram & wife of Srinivas) in favour of R.Shankar for Sy.No.356/2 measuring 6½ guntas	Photocopy
97.	03.03.2023	Registered sale deed bearing doc.No.8823/2022-23 executed by Uma Srinivas (D/o late .Jayaram @ Puttananjappa & wife of Srinivas) rep by her GPA holder R.Shankar in favour of R.Shankar for Sy.No.356/2 measuring 6½ guntas	Photocopy

98.	17.03.2023	Mutation register bearing MR No.H82/2022-23 in the name of R.Shankar for Sy.No.356/2 measuring 6.08 guntas, on the basis of registered sale deed bearing doc.No.8823/2022-23	Photocopy
99.	17.07.2023	Official Memorandum bearing No.ALN(JALA)CR/01/2023-24 issued by Deputy Commissioner, for change of usage of land bearing sy.No.356/2 measuring 6.08 from cultural building and auditorium building to residential purpose.	Photocopy
100.	10.03.2023	Registered deed of declaration of easement bearing doc.No.179/2022-23 executed by R.Shankar in favour of M/s.Goyal Hariyana Infrastructures rep by its Director Sanjeev Reniwal) is called as Beneficiary, wherein owner granting of easement right over the Sy.No.356/2 measuring 6½ guntas to the beneficiary,	Photocopy
		Common documents	
101.	15.03.2023	Commencement Certificate issued by Bangalore Development Authority for change of land bearing Sy.No.231/1, 232/3, 4, 5, 237/1, 237/2, 238/1, 238/2 and 235/2 totally measuring 13 acre 39.12 guntas from agricultural land into non -agricultural residential purpose.	Photocopy
102.	25.07.2025	Proposed residential development plan bearing L.P.No.61/2024-25 issued by Bangalore Development authority for the construction of Block A to T total number 112 numbers (consisting of ground, first and second floor) at Sy.No.232/1, 232/6, 237/1, 237/2, 238/1, 238/2, 356/2 measuring 38,444.82 sq mtrs	Photocopy
103.	25.02.2017	Deed of reconstitution of partnership entered into between 2.M/s.Hariyana Ship brakers Limited 3.M/s.Reniwal Constructions Pvt Ltd., whereas first and second partner were carrying business in the name and style of M/s.Goyal Hariyana Infrastructure on 01.10.2015. The party of the second party has expressed its desire to retire at partner from the partnership business with effect from 24.02.2017, the party of third part has expressed its desire to become a partner in the partnership business with effect from 24.02.2017	Photocopy
104.	Nil	Memorandum of Association and Articles of Association of Reniwal Constructions Pvt Ltd.	Photocopy
105.	17.08.2021	Nil EC for the period from 01.06.1989 to 31.03.2004 for Sy.No.232/1	Photocopy
106.	13.8.2021	Nil EC for the period from 01.04.2004 to 12.08.2021 for Sy.No.232/1	Photocopy
107.	21.03.2025	EC for the period from 01.04.2004 to 21.03.2025 for Sy.No.232/1 (1626, 2627)	Photocopy
108.	15.07.2025	Nil EC for the period from 22.03.2025 to 15.07.2025 for Sy.No.232/1	Photocopy
109.	28.08.2025	Nil EC for the period from 15.07.2025 to	Photocopy

		28.08.2025 for Sy.no.232/1	
110.	15.06.2022	Nil EC for the period from 01.06.1989 to 31.03.2004 for Sy.No.232/2	Photocopy
111.	21.03.2025	EC for the period from 01.04.2004 to 21.03.2025 for Sy.No.232/2 (8952, 7300, 961, 540)	Photocopy
112.	15.07.2025	Nil EC for the period from 21.12.2022 to 15.07.2025 for Sy.No.232/6 (old Sy.No.232/2)	Photocopy
113.	28.08.2025	Nil EC for the period from 15.07.2025 to 28.08.2025 for Sy.no.232/6	Photocopy
114.	17.08.2021	Nil EC for the period from 01.06.1989 to 31.03.2004 for Sy.No.237/1	Photocopy
115.	15.07.2025	Nil EC for the period from 22.03.2025 to 15.07.2025 for Sy.No.237/1	Photocopy
116.	15.04.2022	Nil EC for the period from 01.06.1989 to 31.03.2004 for Sy.No.237/2	Photocopy
117.	10.06.2022	EC for the period from 01.04.2004 to 10.06.2022 for Sy.No.237/1 & 237/2 (46, 2171)	Photocopy
118.	21.03.2025	EC for the period from 01.04.2004 to 21.03.2025 for Sy.No.237/1 (8952)	Photocopy
119.	28.08.2025	Nil EC for the period from 15.07.2025 to 28.08.2025 for Sy.no.237/1	Photocopy
120.	28,08.2025	EC for the period from 06.10.2022 to 28.08.2025 fro sy.no.237/2 (8952)	Photocopy
121.	15.06.2022	EC for the period from 01.06.1989 to 31.03.2004 for Sy.No.238	Photocopy
122.	10.06.2022	EC for the period from 01.04.2004 to 10.06.2022 for Sy.No.238 (27458, 27458)	Photocopy
123.	15.07.2025	EC for the period from 11.06.2022 to 15.07.2025 for Sy.No.238/1 (8952)	Photocopy
124.	22.12.2022	EC for the period form 01.04.2004 to 22.12.2022 for Sy.No.238/2 (7312)	Photocopy
125.	25.03.2025	Nil EC for the period from 01.04.2004 to 25.03.2025 for Sy.No.238/2	Photocopy
126.	15.07.2025	Nil EC for the period from 25.03.2025 to 15.07.2015 for Sy.No.238/2	Photocopy
127.	Nil	EC for the period from 01.06.1989 to 31.03.2004 for Sy.No.356 (1244, 1871, 1873)	Photocopy
128.	21.03.2025	EC for the period from 01.04.2004 to 21.03.2025 for Sy.No.356/2 (8823, 7106, 3980)	Photocopy
129.	15.07.2025	Nil EC for the period from 22.03.2025 to 15.07.2025 for Sy.No.356/2	Photocopy
130.	28.08.2025	Nil EC for the period from 15.07.2025 to 28.08.2025 for Sy.no.256/2	Photocopy
131.	28.08.2025	Nil EC for the period from 15.07.2025 to 28.08.2025 for Sy.no.238/3	Photocopy
132.	28.08.2025	Nil EC for the period from 15.07.2025 to 28.08.2025 for Sy.no.238/1	Photocopy

III. FLOW OF TITLE TO THE PROPERTY:

Residential Villa project to developed in property bearing Sy.No.232/1 measuring 26.25 guntas, Sy.No.232/6 old Sy.No.232/2 measuring 01 acre 30 guntas, Sy.No.237/1 measuring 01 acre 18 guntas Sy.No.237/2 measuring 28 guntas, Sy.No.238/1 measuring 04 acre 35 guntas, Sy.No.238/3 measuring 0.9.4 guntas, Sy.No.356/2 measuring 6.5 guntas, situated at Bettahalasuru Village, Jala Hobli, Bangalore North Taluk, Bangalore.

Sy.No.232/1 measuring 26.25 guntas

The property bearing Sy No.232/1 measuring 2 acre 35 guntas was previously belonging to Venkatamma who has sold the same in favour of Jadiyappa, as seen from the Certified copy of Registered sale deed bearing doc No.957/1949-50, which is referred in **Sl No.1 of II Para.**

The khatha for portion of Sy.No.232/1 measuring 02 acre 25 guntas was transferred in the name of Jadiyappa, as seen from the Mutation register bearing MR No.15/2000-01 and RTC for the year 2000-01, which are referred in **Sl No.2 and 3 of II Para.**

The Notarized family tree of Karahalli Jadiyappa, which shows Shamanna and Rajanna are sons of late Karahalli Jadiyappa, is referred in **Sl No.4 of II Para.**

Shamanna and Rajanna (both are sons of Jadiyappa) have entered into Memorandum of Panchayath parikath, which is referred in **Sl No.5 of II Para,** wherein Sy.No.232/1 measuring 02 acre 25 guntas along with other properties were allotted to Shamanna.

On the basis of Memorandum of Panchayath parikath entered into between Shamanna and Rajanna, the khatha for Sy.No.232/1 measuring 02 acre 25 guntas stands transferred in the name of Shamanna, as seen from the Mutation register bearing MR No.6/2000-01 and RTC for the period from 2000-01 to 2005-06 in the name of Shamanna for Sy.No.232/1 measuring 02 acre 25 guntas (MR No.6/2000-01), which are referred in **Sl No.6 and 7 of II Para.**

Shamanna has died on 18.01.2007, as seen from his Death Certificate issued by Chief Registrar of Birth and Death, which is referred in **Sl No.8 of II Para.**

On death of Shamanna, the khatha for Sy.No.232/1 measuring 02 acre 25 guntas, was transferred in the name of his wife Munithayamma (W/o late Shamanna) Mutation register bearing MR No.32/2007-08 and RTC for the period from 2007-08 to 2012-13 in the name of Munithayamma for Sy.No.232/1 measuring 2 acre 25 guntas (MR No.32/2007-08), which are referred in **Sl No.9 and 10 of II Para.**

1.Munithayamma (W/o late Shamanna) and her children Krishna, Lakshminarayana, Chandramurthy and Ramamurthy have then entered into Registered partition deed bearing doc.No.3167/2011-12, which is referred in **Sl No.11 of II Para.** Wherein,

- i) Sy.No.232/1 measuring 26¼ guntas is allotted to Krishnappa,
- ii) Sy.No.232/1 measuring 26¼ guntas is allotted to Lakshminarayana
- iii) Sy.No.232/1 measuring 26¼ guntas is allotted to Chandramurthy
- iv) Sy.No.232/1 measuring 26¼ guntas is allotted to Ramamurthy.

Note : *The family tree of Late Shamanna is not available for verification, however the contents of the Partition deed shows they are the only legal heirs of Late Shamanna.*

The khatha for property was accordingly transferred on the basis of registered Partition deed bearing doc.No.3167/2011-12, as seen from the Mutation register bearing MR No.H40/2013-14 in the names of Krishnappa, Lakshminarayana, Chandramurthy, Ramamurthy (all are children of late Shamanna) for Sy.No.232/1 each measuring 26¼ guntas and RTC for the year 2013-14 for Sy.No.232/1 in the name of Krishnappa measuring 26.04 guntas,

In the name of Lakshminarayana measuring 26.04 guntas,

In the name of Chandramurthy measuring 26.04 guntas

In the name of Ramamurthy measuring 26.04 guntas (MR No.40/2013-14), which are referred in **Sl No.12 and 13 of II Para.**

The Hissa Mojani shows Sy.No.232/1 is bifurcated as 232/1, 232/3, 232/4 and 232/5, on the basis of phodi ;

Sy.No.232/1 measuring 26¼ is registered in the name of Krishnappa (S/o Shamanna)

Sy.No.232/3 measuring 26¼ guntas is registered in the name Lakshminarayana (S/o Shamanna)

Sy.No.232/4 measuring 26¼ guntas is registered in the name of Chandramurthy (S/o Shamanna) and

Sy.No.232/5 measuring 26¼ guntas is registered in the name of Ramamurthy (S/o late Shamanna), which is referred in **Sl No.14 of II Para.**

The RTC for the period from 2014-15 to 2021-22 in the name of Krishnappa for Sy.No.232/1 measuring 26.04 guntas (MR.No.40/2013-14), is referred in **Sl No.15 of II Para.**

Krishnappa @ Krishnappa, as Vendor 1.K.Ravindra Kumar, 2.Prashanth Kumar.S.K, 3.Raghupathi.K as confirming party have sold Sy.No.232/4 measuring 26¼ guntas in favour of Sanskriti Singh, through Registered sale deed bearing doc.No.2627/2022-23, which is referred in **Sl No.16 of II Para.**

Sanskriti Singh as first party in favour of R.Shankar as second party have then entered into Registered exchange deed bearing doc.No.1626/2023-24, which is referred in **Sl No.17 of II Para.** Wherein Sy.No.232/1 measuring 26¼ guntas belonging to Sanskriti Singh, is exchanged in favour of R.Shankar.

R.Shankar has preferred an appeal before Sub-Divisional Officer against the order of Thasildar to initiate the khatha for Sy.No.232/1 measuring 26.04 guntas on the basis of registered sale deed bearing doc.No.1626/2023-24, the appeal is allowed and the Tahsildar is directed to initiate the khatha in the name of R.Shankar, as seen from the Order passed in RA(YLK)158/2024 and RTC for the period from 2023-24 in the name of R.Shankar for Sy.No.232/1 measuring 26.04 guntas. (MR No.T141/2023-24), which are referred in **Sl No.18 and 19 of II Para.**

The land in Sy.No.232/1 measuring 26.04 guntas was converted from agricultural into non-agricultural residential purpose, as seen from the Official memorandum bearing No.678642 issued by Deputy Commissioner, which is referred in **Sl No.20 of II Para.**

Sanjeev Reniwal has executed Registered SPA bearing doc.No.835/2024-25 in favour of Sanjay Kumar Bajaj, authorizing him to present for registration, any agreement / to sell develop lease or to construct sale deed/s, lease deed, mortgage deed/s partition deed/s, rectification deed/s, deed of release, gift or reconveyance and or development agreement or any other documents and to appeal for and represent before the Sub-Registrar, to present and to admit execution of all or any agreement, documents and or deeds duly executed by him, is referred in **Sl No.21 of II Para.**

To develop Sy.No.232/1 measuring 26¼ guntas, R.Shankar has entered into Registered Joint Development Agreement bearing doc.No.398/2025-26 WITH M/s,Goyal Hariyana Infrastructures rep by its partner Reniwal Constructions Pvt Ltd., rep by its Director Sanjeev Reniwal (Sanjeev Reniwal has rep by its SPA holder Sanjay Kumar Bajaj), which is referred in **Sl No.22 of II Para.** Wherein, 45% of constructed area (villa Development) is allotted to owner and 55% of constructed area is allotted to developer

R.Shankar has also executed Registered GPA bearing doc.No.37/2025-26 in favour of M/s,Goyal Hariyana Infrastructures rep by its partner Reniwal Constructions Pvt Ltd., rep by its Director Sanjeev Reniwal (Sanjeev Reniwal rep by its SPA holder Sanjay Kumar Bajaj) to deal with Sy.No.232/1 measuring 26¼ guntas, is referred in **Sl No.23 of II Para.**

Sy.No.232/6 old Sy.No.232/2 measuring 01 acre 30 guntas

The property bearing Sy.No.232/2 measuring 03 acre 30 guntas was previously belonging to Chikkanna, who had mortgaged the same along with other properties in favour of B.H.Primary Land Development Bank Ltd. On default of loan repayment by Chikkanna the property was put on auction and M.K.Muniyappa was the highest bidder and declared as owner, as seen from the Form No.10, Certificate of sale issued under Sub-Rule (7) of Rule 38 of the Rues framed under the Karnataka Co-Operative Societies Act 1959, registered as doc.No.1708/1978-79, issued by G.K.Narasimha Murthy. G.S. Assistant Registrar of Co-Operative Societies,, Doddaballapura Sub-Division, Bangalore District in EX. Petition 56/1976-77, filed by B.H.Primary Land Development Bank Ltd., against B.H.Chikkanna, which is referred in **Sl No.24 of II Para.**

However, the khatha for Sy.No.232/2 measuring 03 acre 30 guntas was still in the name of Chikkanna (S/o Hanumanthappa), as seen from the RTC for the period from 1978-79 to 1983-84, which is referred in **Sl No.25 of II Para.**

M.K.Muniyappa has then bequeathed Sy.No.171/6, 171/4, 232/2 & 95/1 measuring 5 acre 19¼ guntas in favour of B.C.Shivaraj (S/o. late Chikkanna) and his wife B.D.Sumithra, as seen from the Registered WILL bearing doc.No.34/1989-90, which is referred in **Sl No.26 of II Para.**

On death of M.K.Muniyappa, the khatha for Sy.No.232/2 measuring 03 acre 30 guntas was transferred in the name of B.C.Shivaraju, as seen from the RTC for the period from 1989-90 to 2020-21 (RR 1503), which is referred in **Sl No.27 of II Para.**

S.S.Kiran, 2.B.S.Arun and 3.B.S.Chetan (all are children of B.C.Shivaraj) have executed Registered GPA bearing doc.No.53/2014-15 in favour of 1.Y.A.Hari Kishore and 2.C.B.Balachandra to sign and attest on their behalf as confirming party / consenting witnesses to the sale agreement and sale deed to be executed in favour of C.Balachandra or any intending purchaser with regard to Sy.No.232/2 measuring 1 acre 30 guntas, which is referred in **Sl No.28 of II Para.**

B.C.Shivaraj and B.D.Sumithra have executed Registered GPA bearing doc.No.54/2014-15 in favour of C.B.Balachandra, authorizing him to deal with Sy.No.232/2 measuring 01 acre 30 guntas, which is referred in **Sl No.29 of II Para.**

B.C.Shivaraj and B.D.Sumithra have entered into Registered sale agreement bearing doc.No.540/2014-15 WITH C.B.Balachandra for Sy.No.232/2 measuring 01 acre 30 guntas, which is referred in **Sl No.30 of II Para.**

C.Balachandra has inturn entered into Registered sale agreement bearing doc.No.961/2014-15 WITH Dhanalakshmi to sell Sy.No.232/2 measuring 01 acre 30 guntas, and had also executed Registered GPA bearing doc.No.92/2014-15 in favour of Dhanalakshmi, which are referred in **Sl No.31 and 32 of II Para.** Wherein, Balachandra is assigning his rights to purchase.

The Nil-Tenancy Certificate issued by Tahsildar, under Form 2, 7, 7A of KLR Act for Sy.No.232/2, is referred in **Sl No.33 of II Para.**

B.C.Shivaraju and B.D.Sumithra rep by their GPA holder C.Balachandra as VENDOR and C.Balachandra as confirming party have sold Sy.No.232/2 measuring 01 acre 30 guntas in favour of M.S.Dhanalakshmi, through Registered sale deed bearing doc.No.7300/2022-23, which is referred in **Sl No.34 of II Para.**

The Order passed in RRT(case)CR/328/2022-23, wherein M.S.Dhanalakshmi had filed petition before Deputy Tahsildar, to initiate transfer of khatha for Sy.No.232/2 measuring 01 acre 30 guntas on the basis of registered sale deed bearing doc.No.7300/2022-23, and accordingly the petition is allowed, is referred in **Sl No.35 of II Para.**

The Mutation register bearing MR No.T53/2023-24 for transfer of khatha in the name of M.S.Dhanalakshmi for Sy.No.232/2 measuring 01 acre 30 guntas (on the basis of RRT(case)CR/328/2022-23), is referred in **Sl No.36 of II Para.**

The Pakka Book (Hissa Survey Babtu) issued by Revenue department, shows Sy.No.232/2 is bifurcated as 232/2 and 232/6, is referred in **Sl No.37 of II Para.**

The RTC for the year 2024-25 in the name of M.S.Dhanalakshmi for Sy.No.232/6 (MR No.T53/2023-24), is referred in **Sl No.38 of II Para.**

The Official memorandum bearing No.752640, issued by Deputy Commissioner for the conversion of Sy.No.232/6 measuring 01 acre 30 guntas from agricultural into non-agricultural residential purpose, is referred in **Sl No.39 of II Para.**

Sy.No.237/1 measuring 01 acre 18 guntas Sy.No.237/2 measuring 28 guntas

The property bearing Sy.No.219 measuring 02 acre 1½ guntas was previously belonging to Dyavappa who has sold the same in favour of Dodda Venkatappa, as seen from the Certified copy of registered sale deed bearing doc.No.1051/1920-21, which is referred in **Sl No.40 of II Para.**

The Sy No.237 was phodied and portion of Sy No.237/1 measuring 1 acre 18 guntas was assigned New Sy No.237/1 and another portion measuring 28 guntas was assigned New Sy No.237/2.

It is informed that, the property bearing old Sy no.219 was assigned new Sy no.237/1 and the khatha for Sy.No.237/1 measuring 01 acre 18 guntas (RR No.458) was registered in the name of Dodda Venkatappa (S/o Thimma), as seen from the RTC for the period from 1968-69 to 1987-88, which is referred in **SI No.41 of II Para.** However, the Re-Sy sketch assigning new Sy no.237 for old Sy No.219 is not available for verification.

On death of Dodda Venkatappa, the khatha for Sy.No.237/2 measuring 28 guntas was transferred in the name of his son Munishamappa, as seen from the RTC for the period from 1973-74 to 2006-07, which is referred in **SI No.42 of II Para.**

The khatha for Sy.No.237/1 measuring 01 acre 18 guntas was later transferred in the names of all legal heirs of Dodda Venkatappa, as seen from the Mutation register bearing MR No.12/1988-89 in the names of Munishamappa, Muniyappa (S/o Dodda Venkatappa), Dasamma (W/o Thimmappa and daughter in law of late Dodda Venkatappa) on the death of Dodda Venkatappa, which is referred in **SI No.43 of II Para.**

The RTC for the period from 1988-89 to 2005-06 in the name of Muniyappa, Munishamappa (both are children of Dodda Venkatappa) and Dasamma (W/o late Thimmappa and daughters in law of late Dodda Venkatappa) for Sy.No.237/1 measuring 01 acre 18 guntas. (MR No.12/1988-89), which is referred in **SI No.44 of II Para.**

The Family tree of late Munishamappa S/o.Dodda Venkatappa issued by Village Accountant which shows :

- 1.Muniyappa (Jayamma is his wife Narayanaswamy, Venkalakshmi, Manjula, Gangamma, Srinivas, Sakamma and Raju are children)
- 2.Narayanappa (late Muniyamma is his wife and Narayanamma is his daughter)
- 3.late Venkataramanappa (Muniyamma is his wife, Venkatesh, Ramesh, Anila and Prameela are children)
- 4.Dodda Akkayya
- 5.Chikka Akkaya
- 6.Krishnappa and
- 7.Muthyalamma

Sl.No.1 to 7 are children of Munishamappa and Lakshamma), is referred in **SI No.45 of II Para.**

The Family tree of late Thimmappa @ Thimma S/o.Dodda Venkatappa issued by Village Accountant, shows Dasamma is his wife and Muniraju and Gowramma are children of late Thimmappa @ Thimma and Dasamma, is referred in **SI No.46 of II Para.**

Family tree of Muniyappa S/o.Dodda Venkatapp issued by Village Accountant, shows 1.Venkataswamy, 2.Venkataramanappa, 3.Venkatappa, 4.Muniraju, 5.Narayanaswamy, and 6.Rathnamma are children of Muniyappa and Mallamma, is referred in **SI No.47 of II Para.**

On death of Munishamappa S/o.Dodda Venkatappa, the khatha for Sy.No.237/1 measuring 01 acre 18 guntas and Sy.No.237/2 measuring 28 guntas was transferred in the name of 1.Muniyappa (S/o late Munishamappa), Dasamma (W/o late Thimmappa) and Muniyappa (S/o late Dodda Venkatappa),as seen from the Mutation register bearing MR No.327/2006-07, which is referred in **Sl No.48 of II Para.**

1.Muniyappa (S/o late Munishamappa), 2.Arasamma (W/o Narayanaswamy) (since Narayanaswamy is mental of not sound mind he is rep by his wife Arasamma) 3.Kum.Lakshmidevi 4.Master Manjunatha 5.Master Gajendra Sl.No.3 to 5 are minor rep by their mother Arasamma) 6.Varalakshmi, 7.Manjula, 8.Gangamma 9.Srinivas, 10.Kum.Anuama, 11.Kum.Latha since both are minor rep by their father Srinivas, 12.Sakamma, 13.Raju, 14.Master Lokesh, 15.Master Madan since both are minor rep by their father Raju (Sl.No.6 to 15 are legal heirs of Muniyappa) 17.Muniyamma 18.Venkatesh, 19.Master Vasanth Kumar since minor rep by his father Venkatesh., 20.Ramesh 21.Kum.Hema, 22.Kum.Tejamma since both are minor rep by their father Ramesh 23.Anila, 24.Prameela (sl.No.17 to 24 are legal heirs of late Venkataramanappa) 25.Dodda Akkayamma, 26.Chikka Akkayamma, 27.Krishnappa, 28.Muthyalamma (Sl.No.01 to 28 are legal heirs of late Munishamappa) 29.Dasamma, 30.Muniraju 31.Kum.Venkalakshmi 32.Venkatesh 33.Mangala Sl.No.31 to 33 are minor rep by their father Muniraju 34.Gowramma (Sl.No.29 to 34 are legal heirs of late Thimmappa @ Thimma) 35.Muniyappa (S/o late Dodda Venkatappa) 36.Venkataswamy, 37.Ramaswamy, 38.Thimmaraju, 39.Venkataramanappa 40.Manjunath, 41.Master Sunilkumar, 42.Kum.Shamala since both are minor rep by their father Manjunath, 43.Venkatappa, 44.Kum.Gowramma, 45.Kum.Bhavani Sl.No.44 to 47 are minor rep by their father Venkatappa, 48.Muniraju, 49.Master Shashikumar, 50.Master Girish kumar 51.Kum.Shambavi, Sl.No.49 to 51 are minor rep by their father Muniraju 52.Narayanaswamy 53.Kum.Nandini, 54.Master Upendra Kumar, 55.Master Prashanth 56.Kum.Chandini Sl.No.53 to 56 are minor rep by their father Narayanaswamy) 57.Rathnamma (Sl.No.43 to 57 are legal heirs of Muniyappa) have sold Sy.No.237/2 measuring 28 guntas in favour of 1.R.Shankar, 2.M.S.Dhanalakshmi for Sy.No.237/1 measuring 01 acre 18 guntas, through Registered sale deed bearing doc.No.2171/2007-08, which is referred in **Sl No.49 of II Para.**

On the basis of the sale deed, the khatha for Sy.No.237/1 measuring 01 acre 18 guntas and Sy.No.237/2 measuring 28 guntas (MR No.33/2007-08) was transferred in the name of 1.R.Shankar, 2.M.S.Dhanalakshmi, as seen from the Mutation register bearing MR No.33/2007-08 and RTC for the period from 2007-08 to 2021-22 in the name of 1.R.Shankar, 2.M.S.Dhanalakshmi for Sy.No.237/1 measuring 01 acre 18 guntas and Sy.No.237/2 measuring 28 guntas, which are referred in **Sl No.50 to 52 of II Para.**

The Nil-Tenancy Certificate issued by Tahsildar, under Form 2, 7, 7A of KLR Act for Sy.No.237/1 and Sy.No.237/2, confirms no nil tenancy claims over the property, are referred in **Sl No.53 and 54 of II Para.**

The land in Sy.No.237/1 measuring 01 acre 18 guntas is converted from agricultural to residential purpose, as seen from the Official Memorandum bearing No.536153 issued by Deputy commissioner, which is referred in **Sl No.55 of II Para.**

The Official Memorandum bearing No.536152 issued by Deputy commissioner for the conversion of Sy.No.237/2 measuring 28 guntas from agricultural to non-agricultural residential purpose, is referred in **Sl No.56 of II Para.**

Sy.No.238/1 measuring 04 acre 35 guntas, New Sy No.238/3 (Old Sy Sy.No.238/2 measuring 30 guntas (0.09.04 guntas + 0.20.12 guntas)

The property bearing Sy.No.238 measuring 6 acre 25 guntas was previously belonging to Subbarayappa who has sold the same in favour of Yajaman Somanna, as seen from the Registered sale deed bearing doc.No.185/1927-28, which is referred in **Sl No.57 of II Para.**

On death of Somanna, the khatha for Sy.No.238 measuring 6 acre 25 guntas and 01 guntas of kharab was transferred in the name of his son B.S.Shetti Rudrappa (s/o Somanna), as seen from the RTC for the period from 1978-79 to 1994-95 in the name of B.S.Shetti Rudrappa, which is referred in **Sl No.58 of II Para.**

The Family tree of late Yajaman Somanna issued by Village Accountant, which shows late B.S.Shetty Rudrappa and late B.S.Vishwanath are children of late Yajaman Somanna and Siddalingamma.

B.S.Shetty Rudrappa and Siddalingamma have no issues and B.V.Nagaraju is their adopted son.

B.V.Somashekar, B.V.Chitrashekar, B.V.Mahadevaswamy and B.V.Paramesh are children of B.S.Vishwanath and Mahadevamma, is referred in **Sl No.59 of II Para.**

On the death of B.S.Shetty Rudrappa and Sidda lingamma (W/o.Yajaman Somanna), the khatha for for Sy.No.238 measuring 06 acre 25 guntas was transferred in the name of his wife Siddalingamma, as seen from the Mutation register bearing MR No.60/1995-96 and RTC for the period from 1996-97 to 2003-04 in the name of Siddalingamma (W/o Shetty Rudrappa) for Sy.No.238 measuring 6 acre 25 guntas, (MR No.60/1996-97), which are referred in **Sl No.60 and 61 of II Para.**

1.Siddalingamma @ Ambakka (W/o late B.S.Shettirudrappa and daughter in law of Yajaman Somanna), 2.Mahadevamma (W/o late B.S.Vishwanath), 3.Rajeshwari (W/o late B.V.Somashekar), 4.B.V.Chitrashekar, 5.B.V.Nagaraj, 6.B.V.Mahadevaswamy (Sl.No.4 to 6 are children of late B.S.Vishwanath) have sold Sy.No.238 measuring 6 acre 25 guntas and 01 guntas of kharab in favour of R.Shankar, through Registered sale deed bearing doc.No.27458/2004-05, which is referred in **Sl No.62 of II Para.**

On the basis of registered sale deed bearing doc.No.27458/2004-05, the khatha for Sy.No.238 measuring 6 acre 25 guntas was transferred in the name of R.Shankar, as seen from the Mutation register bearing MR No.67/2004-05 and RTC for the period from 2005-06 to 2011-12, which are referred in **Sl No.63 and 64 of II Para.**

R.Shankar has executed Notarized GPA in favour of T.B.Balagavi, authorizing him to deal with Sy.No.238 measuring 01 acre 30 guntas, which is referred in **Sl No.65 of II Para.**

R.Shankar rep by his GPA holder T.B.Balagavi has sold portion of Sy.No.238 measuring 1 acre 30 guntas in favour of Uma Balagavi, through Registered sale deed bearing doc.No.2228/2011-12, which is referred in **Sl No.66 of II Para.**

The Sy No.238 was then bifurcated and assigned Re Sy No.238/1 measuring 4 acre 35 guntas & 238/2 measuring 1 acre 30 guntas, as seen from the Hissa Survey skecth for Sy.No.238, which is referred in **Sl No.67 of II Para.**

On the basis of registered doc.No.2228/2011-12, the khatha for Sy.No.238/2 measuring 01 acre 30 guntas, was mutated in the name of Uma Balagavi, as seen from the Mutation register bearing MR No.13/2011-12 and RTC for the period from

2012-13 to 2021-22 in the name of R.Shankar for Sy.No.238/1 measuring 04 acre 35 guntas (MR NO.67/2004-05), which are referred in **Sl No.68 and 69 of II Para.**

The RTC for the period from 2012-13 2022-23 in the name of Uma Balagavi for Sy.No.238/2 measuring 01 acre 30 guntas (MR No.13/2011-12), is referred in **Sl No.70 of II Para.**

Uma Belagavi has then entered into Registered sale agreement bearing doc.No.7312/2022-23 WITH M.S.Dhanalakshmi to sell portion of Sy.No.238/2 measuring 30 guntas, which is referred in **Sl No.71 of II Para.**

Uma Belagavi has also executed Registered GPA bearing doc.No.129/2022-23 in favour of M.S.Dhanalakshmi, authorizing her to deal with Sy.No.238/2 measuring 30 guntas, which is referred in **Sl No.72 of II Para.**

Uma Balagavi rep by her GPA holder M.S.Dhanalakshmi has then conveyed Sy.No.238/2 measuring 30 guntas in favour of M.S.Dhanalakshmi, through Registered sale deed bearing doc.No.8789/2022-23, which is referred in **Sl No.73 of II Para.**

M.S.Dhanalakshmi has filed a petition before Deputy Thasildar, to initiate for khatha transfer for Sy.No.238/2 measuring 30 guntas in her favour on the basis of registered sale deed bearing doc.No.8789/2022-23, accordingly the petition is allowed, as seen from the Order passed in RRT(case)CR/442/2022-23, which is referred in **Sl. No.74 of II Para.**

R.Shankar and M.S.Dhanalakshmi have entered into Registered Joint Development agreement bearing doc.No.8952/2022-23 WITH M/s Goyal Hariyana Infrastructures rep by its partner Reniwal Construction Pvt Ltd., (rep by its Director Sanjeev Reniwal) to develop Sy.No.238/1 measuring 04 acre 35 guntas, Sy.No.232/2 measuring 01 acre 30 guntas, Sy.No.237/1 measuring 01 acre 18 guntas, Sy.No.237/2 measuring 28 guntas and Sy.No.238/2 measuring 30 guntas, which is referred in **Sl. No.75 of II Para.** Wherein, the sharing arrangement between the parties is as below :

OWNER'S SHARE

16.25% share in Apartment development (R.Shankar)

16.25% share in Apartment development (M.S.Dhanalakshmi)

21.25 % share in Villa Development (R.Shankar)

21.25 % share in Villa Development (M.S.Dhanalakshmi)

DEVELOPER'S SHARE

67.5 % share in Apartment development

57.5 % share in Villa Development

Sri.R.Shankar and M.S.Dhanalakshmi have also executed Registered GPA bearing doc.No.180/2022-23 in favour of M/s Goyal Hariyana Infrastructures rep by its partner Reniwal Construction Pvt Ltd., (rep by its Director Sanjeev Reniwal) authorizing them to deal with Sy.No.238/1 measuring 04 acre 35 guntas, Sy.No.232/2 measuring 01 acre 30 guntas, Sy.No.237/1 measuring 01 acre 18 guntas, Sy.No.237/2 measuring 28 guntas and Sy.No.238/2 measuring 30 guntas, which is referred in **Sl No.76 of II Para.**

The Nil-Tenancy Certificate issued by Tahsildar, under form 2, 7, 7A of KLR Act for Sy.No.238/1, is referred in **Sl No.77 of II Para.**

The land in Sy.No.238/1 measuring 4 acre 36 guntas is converted from agricultural non-agricultural residential purpose, as seen from the Official Memorandum bearing No.536147 issued by Deputy Commissioner, which is referred in **Sl No.78 of II Para.**

The Order passed in RRT(Dispute)CR/442/2022-23 by Special Tahsildar, to transfer khatha for Sy No.238/2 measuring 30 guntas in the name of Smt.M.S.Dhanalakshmi, is referred in **Sl No.79 of II Para.**

On the basis of the Order passed in RRT(Dispute)CR/442/2022-23, the Sy No.238/1 measuring 30 guntas belonging to Smt.M.S.Dhanalakshmi was assigned new Sy no.238/3 measuring 0.20.12 guntas and the khatha was transferred in the name of Smt.M.S.Dhanalakshmi, as seen from the MR No.T134, is referred in **Sl No.80 of II Para.**

The khatha for remaining Sy no.238/3 measuring 0.09.04 guntas was also transferred in the name of Smt.M.S.Dhanalakshmi, as seen from the MR No.T135 is referred in **Sl No.81 of II Para.**

The RTC for the period from 2024-25 in the name of Smt.M.S.Dhanalakshmi for Sy no.238/3 measuring 0.09.04 guntas and 0.20.12 guntas, is referred in **Sl No.82 of II Para.**

The Official Memorandum bearing No.647051 issued by Deputy Commissioner for the conversion of Sy.No.238/1 measuring 0.9.4 guntas from agricultural non-agricultural residential purpose, which is referred in **Sl No.83 of II Para.**

Sy.No.356/2 measuring 6.5 guntas

The property bearing Sy.No.356 measuring 4 acre 16 guntas was previously belonging to Munihanumaiah, who has acquired occupancy rights over the same, as seen from the Form 10 (Certificate of Registration of tenant as an occupant under Section 55 (1) of Karnataka Land Reforms Act 1961), which is referred in **Sl No.84 of II Para.**

The khatha was accordingly transferred in the name of Munihanumaiah, as seen from the RTC for the period from 1983-84 to 1989-90 for Sy.No.356 measuring 04 acre 16 guntas and 18 guntas of kharab, which is referred in **Sl No.85 of II Para.**

Munihanumaiah has sold Sy.No.356 measuring 04 acre 16 guntas in favour of Basavaraju, as seen from the Certified copy of registered sale deed bearing doc.No.1244/1990-91, which is referred in **Sl No.86 of II Para.**

The khatha was accordingly transferred in the name of Basavaraju on the basis of registered sale deed bearing doc.No.1244/1990-91, as seen from the Mutation register bearing MR No.4/1990-91 and RTC for the period from 1990-91 to 1995-96 in the name of Basavaraju for Sy.No.356 measuring 4 acre 16 guntas and 18 guntas of kharab, which are referred in **Sl No.87 and 88 of II Para.**

Basavaraju has sold Sy.No.356 measuring 2 acre 08 guntas and 09 guntas of kharab in favour of P.Jayaram, through Registered Sale deed bearing doc.No.1871/1993-94, which is referred in **Sl No.89 of II Para.**

On the basis of registered doc.No.1871/1993-94, the khatha for Sy.No.356 measuring 2 acre 08 guntas, was transferred in the name of P.Jayaram, as seen from the Mutation register bearing MR No.31/1995-96 and RTC for the period from 1995-96 to 2000-01 in the name of P.Jayaram for Sy.No.356 measuring 02 acre 08 guntas (MR NO.31/1995-96), which are referred in **Sl No.90 and 91 of II Para.**

The Sy No.356 was then bifurcated, as seen from the Re-survey sketch, for bifurcation of Sy.No.356 as Sy.No.356/1 & 356/2, which is referred in **Sl No.92 of II Para.**

P.Jayaram and his children J.Uma and J.Chethan have then entered into Registered partition deed bearing doc.No.3980/2010-2011, wherein Sy.No.356/2 measuring 01 acre 04 guntas is allotted to J.Uma, is referred in **Sl No.93 of II Para.**

The land bearing Sy.No.356/2 measuring 02 acre 8 guntas is converted from agricultural into non-agricultural cultural and auditorium building, as seen from the Official Memorandum bearing No.ALN(JALA)S.R.12/2015-16, issued by Deputy Commissioner, which is referred in **Sl No.94 of II Para.**

Uma Srinivas as vendor along with Pruthvi.S. as confirming party has entered into Sale agreement bearing doc.No.7106/2022-23 with R.Shankar to sell Sy.No.356/2 measuring 6½ guntas, which is referred in **Sl No.95 of II Para.**

Uma Srinivas (W/o late P.Jayaram @ Puttananjappa Jayaram & wife of Srinivas) has also executed Registered GPA bearing doc.No.126/2022-23 in favour of R.Shankar, authorizing him to deal with Sy.No.356/2 measuring 6½ guntas, which is referred in **Sl No.96 of II Para.**

Uma Srinivas (D/o late.Jayaram @ Puttananjappa & wife of Srinivas) rep by her GPA holder R.Shankar has sold Sy.No.356/2 measuring 6½ guntas in favour of R.Shankar, through Registered sale deed bearing doc.No.8823/2022-23, which is referred in **Sl No.97 of II Para.**

The Mutation register bearing MR No.H82/2022-23 for transfer of khatha in the name of R.Shankar for Sy.No.356/2 measuring 6.08 guntas, on the basis of Registered sale deed bearing doc.No.8823/2022-23, is referred in **Sl No.98 of II Para.**

The Official Memorandum bearing No.ALN(JALA)CR/01/2023-24 issued by Deputy Commissioner, for change of usage of land bearing sy.No.356/2 measuring 6.08 from cultural building and auditorium building to residential purpose, is referred in **Sl No.99 of II Para.**

The property Sy.No.356/2 measuring 6½ guntas is forming part of road to the project coming up on subject lands, hence R.Shankar has handed over easementary rights over Sy No.356 in favour of M/s.Goyal Hariyana Infrastructures rep by its Director Sanjeev Reniwal), the Beneficiary herein, as seen from the Registered deed of declaration of easement bearing doc.No.179/2022-23, which is referred in **Sl No.100 of II Para.**

Common Documents

The Commencement Certificate issued by Bangalore Development Authority for change of land use for property bearing Sy.No.231/1, 232/3, 4, 5, 237/1, 237/2, 238/1, 238/2 and 235/2 totally measuring 13 acre 39.12 guntas from agricultural into non -agricultural residential purpose, is referred in **Sl No.101 of II Para.**

The Proposed residential development plan bearing L.P.No.61/2024-25 issued by Bangalore Development authority for construction of Block A to T total number 112 Villas consisting of ground, first and second floors on Sy.No.232/1, 232/6, 237/1, 237/2, 238/1, 238/2, 356/2 measuring 38,444.82 sq mtrs, is referred in **Sl No.102 of II Para.**

The Deed of reconstitution of partnership entered into between, 1.M/s.Goyal & Co.Const Pvt Ltd, 2.M/s.Hariyana Ship breakers Limited, 3.M/s.Reniwal Constructions Pvt Ltd., wherein first and second partner were carrying business in the name and style of M/s.Goyal Hariyana Infrastructure since 01.10.2015. The party of the second party has expressed its desire to retire as partner from the partnership business with effect from 24.02.2017, and the party of third part has expressed its desire to become a partner in the partnership business with effect from 24.02.2017, is referred in **Sl No.103 of II Para.**

The Memorandum of Association and Articles of Association of Reniwal Constructions Pvt Ltd, is referred in **Sl No.104 of II Para.**

IV. TITLE :

On the basis of the documents scrutinized, subject to above observations and conditions, I certify that R.Shankar and M.S.Dhanalakshmi, have clear marketable title over the subject property described in Para 1. M/s Goyal Hariyana Infrastructures, being the Registered JDA and GPA holders for the property can deal with their share in the property.

V. POSSESSION:

On the basis of the documents scrutinized above, R.Shankar and M.S.Dhanalakshmi are in possession of the captioned property described in Para 1.

VI. ENCUMBRANCE CERTIFICATE:

On perusal of the Encumbrance Certificate referred at **Sl.No.105 to 125 of II Para**, I certify that the above property is free from all encumbrances during the period from 01.06.1989 to 28.08.2025.

CERTIFICATE

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

Sy.No.232/1 measuring 26.25 guntas

1. Sharing agreement entered into between by R.Shankar in favour of M/s.Goyal Hariyana Infrastructures

Sy.No.238/1 measuring 04 acre 35 guntas, Sy.No.238/2 measuring 30 guntas

1. Sharing agreement entered into between M.S.Shankar, M.S.Dhanalakshmi and Umabalagavi in favour of M/s Goyal Hariyana Infrastructures

Common documents

1. E-Khatha extract in the name of R.Shankar, M.S.Dhanalakshmi and Uma Balagavi

I certify that, R.Shankar and M.S.Dhanalakshmi, have absolute, valid and clear marketable title over the subject property described in Para I. M/s Goyal Hariyana Infrastructures, being the Registered JDA and GPA holders for the property can deal with their share in the property.

D & M LAW ASSOCIATES