



CS

Associates & Advocates

Office at 13th Floor, Trifecta Addto,
Garudachar Palya, Bengaluru -560048

CHANDRAMOULI S L.L.M

Mobile no. 8217224782

To,
M/s. TRIFECTA PROJECTS PRIVATE LIMITED
A Pvt. Ltd Company Rep., by its Managing Director.
Mr.R V. SUBBA REDDY'
Having its office at 11th Floor. –Trifecta Adatto".
Survey Nos.6612 & 6711,
Whitefield Main Road, Garudacharapalya,
Mahadevapura Post, Opposite to Bescom Office,
Bangalore-560048.
Kamataka

LEGAL SCRUTINY REPORT

"TRIFECTA VANTO"

(Kodathi Village, Varthur Hobli, Bangalore East Taluk, Bengaluru)

Based on the documents and information provided by you, we are herewith famishing the legal titte report for the below mentioned property.

Item 1

All that piece and parcel of Property bearing Old **Survey No.43/4B**, **Converted New Survey No.43/5**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR201/2022-23, Official Memorandum dated 17/03/2023, bearing No.488471, issued by Deputy Commissioner, Bangalore Urban District}, situated at **KODATHI VILLAGE**, Varthur Hobli, Bangalore East Taluk, **measuring 0 Acre 24.08 Guntas** plus ¼ Gunta Karab land, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the

East by : Land in sy No.43/4B
West by : Road and Land in Sy No.44
North by : Land in sy No.43/4B
South by : Land in Sy No.42

Item 2

S. Sanyal



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All that piece and parcel of Property bearing **Converted Survey No.43/4B**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR202/2022-23, Official Memorandum dated 17/03/2023, bearing No.488268 official memorandum dated 17/03/2023 vide No.488268, issued by Deputy Commissioner, Bangalore Urban District}, situated at **KODATHI VILLAGE**, Varthur Hobli, Bangalore East Taluk, **measuring 1 Acre 36½ untas** plus ¾ Guntas Karab land, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the

East by : Land in Sy No.37
West by : Road and Sy Nos.44 & 43/5
North by : Land in Sy No.43/4A
South by : Land in Sy Nos.40 & 43/5

Item-3

All that piece and parcel of Property bearing **Converted Survey No.37/8**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR143/2022-23, Official Memorandum dated 24/01/2023, bearing No.433956, issued by Deputy Commissioner, Bangalore Urban District} measuring **39 Guntas** plus ¼ Gunta karab land, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Land in Old Sy No.37/8, new Sy No.37/19
West by : Land in Sy No.43 and 37/9
North by : Land in Sy Nos.37/7, 37/9, 37/10, 37/11 and 37/12
South by : Land in Sy No.37/3

Item-4

All that piece and parcel of Property bearing **Old Survey No.37/8, New Converted Sy No.37/19**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR145/2022-23, Official Memorandum dated 21/01/2023, bearing No.433949, issued by Deputy Commissioner, Bangalore Urban District}, measuring **13 Guntas** plus ¾ Gunta karab land, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Remaining portion of Land in Sy No.37/8, new Sy No.37/13, 14
and Land in Sy No.22
West by : Land in Old Sy No.37/8, new Sy No.37/13
North by : Land in Sy No.37/7
South by : Land in Sy Nos.37/14 and 37/15

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Item-5

All that piece and parcel of Property bearing portion of **Converted Survey No.37/7**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR150/2022-23, Official Memorandum dated 24/01/2023, bearing No.433950, issued by Deputy Commissioner, Bangalore Urban District}, measuring **1 Acre 10 Guntas plus 2 Guntas karab land**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Land in Sy No.22

West by : Land in Sy Nos.43 and 37/6

North by : Land in Sy No.37/1

South by : Land in Sy No.37/2, 37/4, 37/5, 37/6 and 37/8

Item-6

All that piece and parcel of Property bearing **Converted Survey No.37/4**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR138/2022-23, Official Memorandum dated 21/01/2023, bearing No.433961, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 3 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Land in Sy No.37/5

West by : Land in Sy No.37/2

North by : Land in Sy No.37/7

South by : Land in Sy No.37/11

Item-7

All that piece and parcel of Property bearing **Converted Survey No.37/11**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR147/2022-23, Official Memorandum dated 21/01/2023, bearing No.433951, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 1½ Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Land in Sy No.37/10

West by : Land in Sy No.37/12

North by : Land in Sy No.37/4

South by : Land in Sy No.37/8

Item-8

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All that piece and parcel of Property bearing **Converted Survey No.37/6**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR152/2022-23, Official Memorandum dated 24/01/2023, bearing No.434021, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 3 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Land in Sy No.37/7

West by : Land in Sy No.37/5

North by : Land in Sy No.37/7

South by : Land in Sy No.37/9

Item-9

All that piece and parcel of Property bearing **Converted Survey No.37/9**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR140/2022-23, Official Memorandum dated 24/01/2023, bearing No.434587, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 1½ Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Land in Sy No.37/8

West by : Land in Sy No.37/10

North by : Land in Sy No.37/6

South by : Land in Sy No.37/8

Item-10

All that piece and parcel of Property bearing **Converted Survey No.37/5**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR136/2022-23, Official Memorandum dated 21/01/2023, bearing No.433952, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 3 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Land in Sy No.37/6

West by : Land in Sy No.37/4

North by : Land in Sy No.37/7

South by : Land in Sy No.37/10

Item-11

All that piece and parcel of Property bearing **Converted Survey No.37/10**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR153/2022-23, Official Memorandum dated 21/01/2023, bearing No.434769, issued by Deputy Commissioner,

S. Chandramouli



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Bangalore Urban District}, measuring **0 Acre 1½ Guntas**, situated at **Kodathi Village**,
Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Land in Sy No.37/9
West by : Land in Sy No.37/11
North by : Land in Sy No.37/5
South by : Land in Sy No.37/8

Item-12

All that piece and parcel of Property bearing **Converted Survey No.37/2**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR142/2022-23, Official Memorandum dated 24/01/2023, bearing No.433960, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 3 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Land in Sy No.37/4
West by : Land in Sy No.43
North by : Land in Sy No.37/7
South by : Land in Sy No.37/12

Item-13

All that piece and parcel of Property bearing **Converted Survey No.37/12**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR139/2022-23, Official Memorandum dated 24/01/2023, bearing No.433959, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 1½ Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Land in Sy No.37/11
West by : Land in Sy No.43
North by : Land in Sy No.37/2
South by : Land in Sy No.37/8

Item-14

All that piece and parcel of Property bearing **Converted Survey No.37/3**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR135/2022-23, Official Memorandum dated 21/01/2023, bearing No.434008, issued by Deputy Commissioner, Bangalore Urban District}, measuring **1 Acre 10 Guntas** plus 2 guntas Karab land, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Land in Sy Nos.37/18

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West by : Land in Sy No.43
North by : Land in Sy No.37/8 and 19
South by : Land in Sy No.37/15

Item-15

All that piece and parcel of Property bearing **Converted Survey No.37/15**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR148/2022-23, Official Memorandum dated 21/01/2023, bearing No.434003, issued by Deputy Commissioner, Bangalore Urban District}, measuring **1 Acre 20 Guntas** plus 2 guntas Karab land, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Land in Sy Nos.37/16, 37/17 and Sy No.22
West by : Land in Sy No.43
North by : Land in Sy Nos.37/3, 37/16 and 37/18
South by : Land in Sy Nos.38 and 37/17

Item-16

All that piece and parcel of Property bearing **Converted Survey No.37/13**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR144/2022-23, Official Memorandum dated 21/01/2023, bearing No.433957, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 04 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Land in Sy No.22
West by : Land in Old Sy No.37/3, New Sy No.37/18
North by : Land in Old Sy No.37/8, New Sy No.37/20
South by : Land in Sy No.37/18

Item-17

All that piece and parcel of Property bearing **Converted Survey No.37/14**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR146/2022-23, Official Memorandum dated 21/01/2023, bearing No.434007, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 04 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Land in Sy No.22
West by : Land in Old Sy No.37/3, New Sy No.37/18
North by : Land in Sy No.37/18
South by : Land in Sy No.37/16

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Item-18

All that piece and parcel of Property bearing **Converted Survey No.37/16**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR149/2022-23, Official Memorandum dated 21/01/2023, bearing No.433962, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 04 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Land in Sy No.22
West by : Land in Sy No.37/15
North by : Land in Sy No.37/14
South by : Land in Sy No.37/15

Item-19

All that piece and parcel of Property bearing **Converted Survey No.37/17**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR141/2022-23, Official Memorandum dated 24/01/2023, bearing No.434589, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 04 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Land in Sy No.22
West by : Land in Sy No.37/15
North by : Land in Sy No.37/15
South by : Land in Sy No.38

Item-20

All that piece and parcel of Property bearing **Converted Survey No.37/18**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR137/2022-23, Official Memorandum dated 21/01/2023, bearing No.434000, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 10 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Land in Sy No.37/13, 37/14 and Sy No.22
West by : Land in Sy No.37/3
North by : Land in Old Sy No.37/8, New Sy Nos.37/13, 37/19 and 37/20
South by : Land in Sy No.37/14 and 37/15

Item-21



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All that piece and parcel of land bearing Old Sy No.37/8, Later Sy No.37/19, new **Converted Survey Number.37/20**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR151/2022-23, Official Memorandum dated 21/01/2023, bearing No.433964, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 06 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk, and bounded on the:

East by : Land in Sy No.22
West by : Land in Sy No.37/19 belongs to R.Jaimala
North by : Land in Sy No.37/19 belongs to R.Jaimala
South by : Land in Old Sy No.37/3, new Sy Nos.37/13 and 18

Item-22

All the piece and parcel of entire land in survey number.37/1 situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, totally measuring 3 Acre 05 Guntas Plus 4 Guntas Kharab land, bound on the :

East by : Land in Survey Number. 22
West by : Land in Survey Number. 43/4A
North by : Land in Survey Number. 36
South by : Land in Survey Number. 37/7

LIST OF DOCUMENTS SCRUTINISED.

Sl.No	DATE	Particulars	Original/ Certified copy/ Copy
		Survey No. 43/4B and 43/5	
1.		Record of Tenancy (RTC/Pahani) for the year 1967-68 to 2023-24 issued by the Jurisdictional Revenue authority in respect of Survey no. 43/3, New Survey No. 43/4B and 43/5	Certified Copy
2		Preliminary Records in respect of Sy No.43 of Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bangalore.	copy
3		Index of Lands in respect of Sy No.43 of Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bangalore.	Copy
4		Sale deed dated 22/06/2002, registered as document No.3480/2002-03, Book-I, with the office of the Sub-Registrar, Bangalore South Taluk.	Certified Copy
5		Release deed in respect of the above said land in favour of Mr.R.Ramakrishna vide release deed dated 30/12/2021, registered as document No.7258/2021-22, Book-I,	Certified Copy

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		registered before the Office of Sub Registrar, Mahadevapura, Bangalore	
6		Gift Deed dated 05/03/2022, registered on 07/03/2022, registered as document No.VRT-1-07466/2021-22, stored in CD No.VRTD1151, Book-I, in the office of the Sub-Registrar, Varthur, Bangalore	Certified Copy
7		Joint Development Agreement dated 23/03/2022, registered as document No.MDP-1-10337-2021-22, stored in CD No.MDPD1059, Book-1, registered before the Office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bangalore.	Original
8		General Power of Attorney dated 23/03/2022, registered as document No.MDP-4-00424-2021-22, stored in CD No.MDPD1059, Book-4, registered in the office of Sub Registrar, Shivajinagar (Mahadevapura), Bangalore	Original
9		Mutation Register Extract in respect of Survey No.43/4B.	Copy
10		Resurvey Tippani issued by the Jurisdictional Revenue authority in respect of Sy.No. 43/5 and 43/4B of Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bangalore.	Copy
11		Atlas, Tippani, Hissa Survey Tippani, Resurvey Tippani, Akarband issued by the Jurisdictional Revenue Authority in respect of the Property bearing Sy No. 43/5 and 43/4B of Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bangalore.	Copy
12		Conversion Certificate vide Order No.ALN[V2P]SR201/2022-23, Official Memorandum dated 17/03/2023, bearing No.488471, issued by Deputy Commissioner, Bangalore Urban District}, For Sy no 43/5, situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, For measuring 0 Acre 24.08 Guntas plus ¼ Gunta Karab land	Certified Copy

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13		Conversion Certificate vide Order No.ALN[V2P]SR202/2022-23, Official Memorandum dated 17/03/2023, bearing No.488268 official memorandum dated 17/03/2023 vide No.488268, issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 43/4B situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, measuring 1 Acre 36½ Guntas plus ¼ Guntas Karab land.	Certified Copy
14		Encumbrance Certificate For Survey No. 43/4, situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk from 01-04-1924 to 14-02-1957	Copy
15		Encumbrance Certificate For Survey No. 43/4, situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk from 15-02-1957 to 31-03-2004	Copy
16		Encumbrance Certificate For Survey No. 43/5, situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk from 01-01-2004 to 20-03-2024.	Certified Copy
17		Encumbrance Certificate For Survey No. 43/4B, situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk from 01-01-2004 to 20-03-2024.	Certified Copy
18		Nil Tenancy Endorsement issued by the copy Tahasildar Office, Bangalore East Taluk, Bangalore District, in respect of Eoperty bearing Sy.No. 43/4B of Kodathi Village, Varthur Hobli, Bangalore East Taluk, measuring 1 Acres 36.8 Gutnas.	Copy
		Survey No. 37/8, 37/7, 37/4, 37/11, 37/6, 37/9, 37/5 37/10 , 37/19, 37/12 and 37/20	
19		Record of Tenancy (RTC/Pahani) for the year 1967-68 to 2023-24 issued by the Jurisdictional Revenue authority in respect of Survey no. 37/3, New Survey No. 37/8, 37/7, 37/4, 37/11, 37/6, 37/9, 37/5 37/10, 37/2, and 37/12	Certified Copy

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20		Preliminary Records in respect of Sy No.37 of Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bangalore.	copy
21		Mutation Register Extract in respect of Survey No 37/8, 37/7, 37/4, 37/11, 37/6, 37/9, 37/5 37/10, 37/2, and 37/12	Certified copy
22		Index of Lands in respect of Sy No. 37 of Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bangalore.	Certified copy
23		Panchayath Partition dated 03-09-1972	Certified copy
24		Gift Deed in favour Jaimala dated 19-04-1995 document 404/1995-96	Certified copy
25		Partition by the order of Court case no O.s 1103/2006	Certified copy
26		Compromise Petition	Certified copy
27		Bhagyamma Partition by the order of Court doc no. 606/2010-11 dated 26-04-2010.	Certified copy
28		Gowamma Partition by the order of Court doc no. 609/2010-11 dated 26-04-2010.	Certified copy
29		Parvathamma Partition by the order of Court doc no. 607/2010-11 dated 26-04-2010.	Certified copy
30		K.H Sarswathamma Partition by the order of Court doc no. 603/2010-11 dated 26-04-2010.	Certified copy
31		Family Partition Deed dated 01-12-2016 document no. 3385/2016-17	Certified copy
32		Release Deed dated 29/04/2022 registered as document vide No. MDP-1-00855-2012-23.	Certified copy
33		Gift Deed between Bhagyamma to Savitha dated 09-09-2019 document no 2429/2019-20.	Certified copy
34		Gift Deed between Bhagyamma to Savitha dated 09-09-2019 document no 2429/2019-20.	Certified copy
35		Gift Deed between KH Gowamma to N Nirmala dated 21-04-2022 document no 833/2022-23.	Certified copy
36		Gift Deed between KH Gowamma to N Ashok Kumar dated 29-04-2019 document no 837/2019-20.	Certified copy

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37		Deed of Cancellation of Release dated 23-08-2022, registered as document no MDP-1-05082/2022-23, stored in CD No. MDPD1174, Book-I, before office of the Sub-Registrar, Mahadevapura, Bengaluru	Original
38		Release Deed dated 20/02/2020 registered as document vide No. KRI-1-10724-2019-20.	Original
39		Joint Development Agreement dated 30/04/2022, registered as document No.MDP-1-00866-2022-23, stored in CD No.MDPD1087, Book-1, registered before the Office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bangalore	Original
40		General Power of Attorney dated 30/04/2022, registered as document No.MDP-4-00050-2022-23, stored in CD No.MDPD1087, Book-4, registered in the office of Sub Registrar, Shivajinagar (Mahadevapura), Bangalore	Original
41		Sale deed Jaimala to Trifecta Projects Pvt ltd dated 29-04-2022 document 4997/2022-23.	Original
42		Mutation Register Extract in respect of Old Sy no 37 and New Survey No. 37/8, 37/7, 37/4, 37/11, 37/6, 37/9, 37/5 37/10, 37/2, and 37/12	Copy
43		Resurvey Tippani issued by the Jurisdictional Revenue authority in respect of Old Sy no 37 and New Survey No. 37/8, 37/7, 37/4, 37/11, 37/6, 37/9, 37/5 37/10, 37/2, and 37/12 of Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bangalore.	Copy
44		Atlas, Tippani, Hissa Survey Tippani, Resurvey Tippani, Akarband issued by the Jurisdictional Revenue Authority in respect of the Property bearing Sy No. 37/8, 37/7, 37/4, 37/11, 37/6, 37/9, 37/5 37/10, 37/2, and 37/12 of Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bangalore.	Copy
45		Conversion Certificate vide Order No.ALN[V2P]SR142/2022-23, Official Memorandum dated 24/01/2023, bearing	Certified Copy

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		No.433960, issued by Deputy Commissioner, Bangalore Urban District}, For Sy no 37/2, situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, For measuring 0 Acre 03 Guntas.	
46		Conversion Certificate vide Order No.ALN[V2P]SR138/2022-23, Official Memorandum dated 21/01/2023, bearing No.433961 official memorandum dated 17/03/2023 vide No.488268, issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 37/4 situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, measuring 0Acre 03 Guntas.	Certified Copy
47		Conversion Certificate vide Order No.ALN[V2P]SR136/2022-23, Official Memorandum dated 21/01/2023, bearing No.433952 official memorandum dated 17/03/2023 vide No.488268, issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 37/5 situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, measuring 0Acre 03 Guntas.	
48		Conversion Certificate vide Order No.ALN[V2P]SR152/2022-23, Official Memorandum dated 24/01/2023, bearing No.434021 issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 37/6 situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, measuring 0Acre 03 Guntas.	Certified Copy
49		Conversion Certificate vide Order No.ALN[V2P]SR150/2022-23, Official Memorandum dated 24/01/2023, bearing No.433950 issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 37/7 situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, measuring 01Acre 12 Guntas 02 gunta Karab land.	Certified Copy

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50		Conversion Certificate vide Order No.ALN[V2P]SR143/2022-23, Official Memorandum dated 24/01/2023, bearing No.433956 issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 37/8 situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, measuring 0Acre 39 Guntas . 0.01.4 guntas Karab land	Certified Copy
51		Conversion Certificate vide Order No.ALN[V2P]SR140/2022-23, Official Memorandum dated 24/01/2023, bearing No.434587 issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 37/9 situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, measuring 0Acre 01.8 Guntas .	Certified Copy
52		Conversion Certificate vide Order No.ALN[V2P]SR153/2022-23, Official Memorandum dated 21/01/2023, bearing No.434769 issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 37/10 situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, measuring 0Acre 01.8 Guntas .	Certified Copy
53		Conversion Certificate vide Order No.ALN[V2P]SR147/2022-23, Official Memorandum dated 21/01/2023, bearing No.433951 issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 37/11 situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, measuring 0Acre 01.8 Guntas .	Certified Copy
54		Conversion Certificate vide Order No.ALN[V2P]SR139/2022-23, Official Memorandum dated 24/01/2023, bearing No.433959 issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 37/12 situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, measuring 0Acre 01.8 Guntas .	Certified Copy
55		Conversion Certificate vide Order No.ALN[V2P]SR145/2022-23, Official	Certified copy

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		Memorandum dated 21/01/2023, bearing No.433949 issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 37/19 situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, measuring 0Acre 13 Guntas 0.00.12 karab land	
56		Conversion Certificate vide Order No.ALN[V2P]SR151/2022-23, Official Memorandum dated 21/01/2023, bearing No.433964 issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 37/20 situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, measuring 0Acre 06 Guntas.	Certified copy
57		Family tree and Death certificate	copy
58		Encumbrance Certificate For Survey No. 37/2, situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk from 01-07-1924 to 14-02-1957	Certified Copy
59		Encumbrance Certificate For Survey No. 37/2, situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk from 15-02-1957 to 31-03-2004	Certified Copy
60		Encumbrance Certificate For Survey No 37/8, 37/7, 37/4, 37/11, 37/6, 37/9, 37/5 37/10 , 37/19, 37/12 and 37/20 , situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk from 01-01-2004 to 26-03-2024	Digital Copy
		Survey No. 37/3/ 37/13, 37/14, 37/15, 37/16, 37/17 and 37/18.	
61.		Record of Tenancy (RTC/Pahani) for the year 1967-68 to 2023-24 issued by the Jurisdictional Revenue authority in respect of Survey no. 37, New Survey No. 37/3/ 37/13, 37/14, 37/15, 37/16, 37/17 and 37/18.	Certified Copy
62		Preliminary Records in respect of Sy No.37 of Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bangalore.	copy
63		Index of Lands in respect of Sy No.37 of Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bangalore.	copy

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64		Release deed in respect of the above said land in favour of Gurappa and Family vide release deed dated 22/07/1955, registered as document No.2509/1955-56, Book-I, registered before the Office of Sub Registrar, Bangalore south, Bengaluru	Certified Copy
65		Partition Deed dated 30-05-2006 document 5188/2006-07 registered before the Office of Sub Registrar, Bangalore south, Bengaluru	Certified Copy
66		Release deed between Srinivas Reddy to his daughter Yashwini S dated 20-02-2020 document 10724/2019-2020.	Certified Copy
67		Deed of Cancelation of release deed Yashwini S to Srinivasa Reddy dated 29-04-2022 document 828/2022-23.	Certified Copy
68		Gift Deed dated 20/02/2020, registered as document No.KRI-1-10730/2019-20, stored in CD No. KRID937, Book-I, registered before office of the Sub-Registrar, K.R Pura, Bangalore	Certified Copy
69		Joint Development Agreement dated 29/04/2022, registered as document No.MDP-1-0846-2022-23, stored in CD No.MDPD1086, Book-1, registered before the Office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bangalore.	Original
70		General Power of Attorney dated 29/04/2022, registered as document No.MDP-4-00049-2022-23, stored in CD No.MDPD1086, Book-4, registered in the office of Sub Registrar, Shivajinagar (Mahadevapura), Bangalore	Original
71		Mutation Register Extract in respect of Survey No. 37/3/ 37/13, 37/14, 37/15, 37/16, 37/17 and 37/18.	Copy
72		Resurvey Tippani issued by the Jurisdictional Revenue authority in respect of Sy.No. 37/3/ 37/13, 37/14, 37/15, 37/16, 37/17 and 37/18. of Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bangalore.	Copy

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73		Atlas, Tippani, Hissa Survey Tippani, Resurvey Tippani, Akarband issued by the Jurisdictional Revenue Authority in respect of the Property bearing Sy No. 37/3/ 37/13, 37/14, 37/15, 37/16, 37/17 and 37/18. of Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bangalore.	Copy
74		Conversion Certificate vide Order No.ALN[V2P]SR135/2022-23, Official Memorandum dated 21/01/2023, bearing No.434008, issued by Deputy Commissioner, Bangalore Urban District}, For Sy no 37/3, situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, For measuring 01 Acre 10 Guntas plus 02 Gunta Karab land	Certified Copy
75		Conversion Certificate vide Order No.ALN[V2P]SR144/2022-23, Official Memorandum dated 21/01/2023, bearing No.433957 official memorandum issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 37/13 situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, measuring 0 Acre 04 Guntas.	Certified Copy
76		Conversion Certificate vide Order No.ALN[V2P]SR146/2022-23, Official Memorandum dated 21/01/2023, bearing No.434007 official memorandum issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 37/14 situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, measuring 0 Acre 04 Guntas.	Certified Copy
77		Conversion Certificate vide Order No.ALN[V2P]SR148/2022-23, Official Memorandum dated 21/01/2023, bearing No.434003 official memorandum issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 37/15 situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, measuring 01 Acre 20 Guntas plus 2 gunta Karab land.	Certified Copy

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78		Conversion Certificate vide Order No.ALN[V2P]SR149/2022-23, Official Memorandum dated 21/01/2023, bearing No.433962 official memorandum issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 37/16 situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, measuring 0 Acre 04 Guntas.	Certified Copy
79		Conversion Certificate vide Order No.ALN[V2P]SR141/2022-23, Official Memorandum dated 24/01/2023, bearing No.434589 official memorandum issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 37/17 situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, measuring 0 Acre 04 Guntas.	Certified Copy
80		Conversion Certificate vide Order No.ALN[V2P]SR137/2022-23, Official Memorandum dated 21/01/2023, bearing No.434000 official memorandum issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 37/18 situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk, measuring 0 Acre 10 Guntas.	
81		Encumbrance Certificate For Survey No. 37/3, situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk from 01-07-1924 to 14-02-1957	Copy
82		Encumbrance Certificate For Survey No. 37/3, situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk from 15-02-1957 to 31-03-2004	Certified Copy
83		Encumbrance Certificate For Survey No. 37/3/ 37/13, 37/14, 37/15, 37/16, 37/17 and 37/18. , situated at KODATHI VILLAGE , Varthur Hobli, Bangalore East Taluk from 01-01-2004 to 20-03-2024.	Digital Copy
84		Family Trees and Death certificate	Copy

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85		Nil Tenancy Endorsement issued by the copy Tahasildar Office, Bangalore East Taluk, Bangalore District, in respect of Eoperty bearing Sy.No. 37/3 of Kodathi Village, Varthur Hobli, Bangalore East Taluk, measuring 03 Acres 16 Gutnas.	Copy
86		NOC issued by the Office of the Director General of Police, Commandant General, Home Guards and Director of Civil Defence and Director General Kamataka State Fire and Emergency Services in respect of the Property described at Para-II vide no KSFES/NOC/404/2020-23 dated 03-02-2024.	Digital copy
87		NOC issued by the Superintending Engineer (EI), BESCO, Bangalore Circle (South) vide no. SEE/BCS/EE(O/AE/NOC-35/2023-24/12420/22 dated 05-12-2023 in respect of the Property described at Para-II.	Digital copy
88		NOC issued by BSNL dated 24-11-2023	Digital copy
89		NOC issued by the State Level Environment Impact Assessment Authority-Kamataka in respect of the Property described at ParaII vide no SIA/KA/INFRA2/445809/2023 dated 01-12-2023.	Digital copy
90		Building License and Sanctioned Plan issued by BDA vide no. BDA/EM/EO-1/TA-2/E/59/2023-24 dated 05-03-2024. for the construction of multistoried building over in respect of the Property described at Para-II	Certified copy
91		Commencement certificate issued by BDA vide no. BDA/CLU/22/1718/ 2022-23 dated 04-11-2022.	certified copy
		Work order and Sanctioned Plan issued by BDA vide no. BDA/DLP-39/2022-23/2021/2023-24 dated 21-12-2023.	
92		NOC issued By Kodathi Grama Panchyath for Water Supply dated 17-08-2023.	certified copy

II TRACING OF TITTLE:

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WHEREAS, Originally property being all that piece and parcel of Property bearing **Survey No.43/4B**, situated at **KODATHI VILLAGE**, Varthur Hobli, Bangalore East Taluk, measuring **2 Acre 21 Guntas plus 1 Gunta Karab**, belonged to **Mr.R.Ramakrishna**, he having acquired the same under a Sale deed dated 22/06/2002, registered as document No.3480/2002-03, Book-I, with the office of the Sub-Registrar, Bangalore South Taluk. Later, **Mrs.K.Ahalya Devi, Mrs.R.Soumya, Mr.Kishore Kumar.R, Mrs.Sneha Ramakrishna** are the childrens of **Mr.R.Ramakrishna** have executed Release deed in respect of the above said land in favour of **Mr.R.Ramakrishna** vide release deed dated 30/12/2021, registered as document No.7258/2021-22, Book-I, registered before the Office of Sub Registrar, Mahadevapura, Bangalore

WHEREAS, subsequently the aforesaid **Mr.R.Ramakrishna** herein gifted portion of the land measuring to an extent of **1 Acre 36.08 Guntas** out of 2 Acre 21 Guntas plus 1 Gunta Karab in **Sy.No.43/4B**, situated at **KODATHI VILLAGE**, Varthur Hobli, Bangalore East Taluk, in favour of Owner at Sl No.1/**Mrs.DIVYA RAVANAM** vide Gift Deed dated 05/03/2022, registered on 07/03/2022, registered as document No.VRT-1-07466/2021-22, stored in CD No.VRTD1151, Book-I, in the office of the Sub-Registrar, Varthur, Bangalore and Owners at Sl No.2 to 4 are the husband and childrens of Owner have been included as Owners, only as an abundant precaution by the Promoter herein.

WHEREAS, the Vendors at Sl Nos.1, 2, 3 & 4/**Mr.R.Ramakrishna, Mrs.Divya Ravanam, Mrs.K.Ahalya Devi and Mr.Kishore Kumar.R** are the absolute owners of all that piece and parcel of Property bearing Old **Survey No.43/4B, Converted New Survey No.43/5**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR201/2022-23, Official Memorandum dated 17/03/2023, bearing No.488471, issued by Deputy Commissioner, Bangalore Urban District}, situated at **KODATHI VILLAGE**, Varthur Hobli, Bangalore East Taluk, measuring **0 Acre 24.08 Guntas** plus $\frac{1}{4}$ Gunta Karab land, which Property is more fully described in the **Item-1** of the Schedule A hereunder and hereinafter referred to as the **Item-1** of the Schedule A Property

WHEREAS, the Vendors at Sl Nos.1, 2, 3 & 4/**Mr.R.Ramakrishna, Mrs.Divya Ravanam, Mrs.K.Ahalya Devi and Mr.Kishore Kumar.R** are the absolute owners of all that piece and parcel of Property bearing Old **Survey No.43/4B, Converted New Survey No.43/5**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR201/2022-23, Official Memorandum dated 17/03/2023, bearing No.488471, issued by Deputy Commissioner, Bangalore Urban District}, situated at **KODATHI VILLAGE**, Varthur Hobli, Bangalore East Taluk, measuring **0 Acre 24.08 Guntas** plus $\frac{1}{4}$ Gunta Karab land, which Property is more fully described in the **Item-1** of the Schedule A hereunder and hereinafter referred to as the **Item-1** of the Schedule A Property

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WHEREAS, **Mr.R.Ramakrishna, Mrs.Divya Ravanam, Mrs.K.Ahalya Devi and Mr.Kishore Kumar.R** have executed Joint Development Agreement in respect of Item-1 of the schedule A Property in favour of the Developer/**M/s.TRIFECTA PROJECTS PRIVATE LIMITED**, A Pvt. Ltd company vide Joint Development Agreement dated 23/03/2022, registered as document No.MDP-1-10342-2021-22, stored in CD No.MDPD1059, Book-1, registered before the Office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bangalore. They have also executed General Power of Attorney in respect of Item-1 of the schedule A Property in favour of the **M/s. TRIFECTA PROJECTS PRIVATE LIMITED**, A Pvt. Ltd company vide General Power of Attorney dated 23/03/2022, registered as document No.MDP-4-00425-2021-22, stored in CD No.MDPD1059, Book-4, registered in the office of Sub Registrar, Shivajinagar (Mahadevapura), Bangalore

WHEREAS, the Vendor **Mrs.Divya Ravanam** is the absolute owner of all that piece and parcel of Property bearing **Converted Survey No.43/4B**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR202/2022-23, Official Memorandum dated 17/03/2023, bearing No.488268 official memorandum dated 17/03/2023 vide No.488268, issued by Deputy Commissioner, Bangalore Urban District}, situated at **KODATHI VILLAGE**, Varthur Hobli, Bangalore East Taluk, **measuring 1 Acre 36½ Guntas plus ¾ Guntas** Karab land.

WHEREAS, the Vendor **Mrs.Divya Ravanam and her family members** have executed Joint Development Agreement in respect of Item-2 of the schedule A Property in favour of the Developer/**M/s.TRIFECTA PROJECTS PRIVATE LIMITED**, A Pvt. Ltd company vide Joint Development Agreement dated 23/03/2022, registered as document No.MDP-1-10337-2021-22, stored in CD No.MDPD1059, Book-1, registered before the Office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bangalore. They have also executed General Power of Attorney in respect of Item-2 of the schedule A Property in favour of the **M/s. TRIFECTA PROJECTS PRIVATE LIMITED**, A Pvt. Ltd company vide General Power of Attorney dated 23/03/2022, registered as document No.MDP-4-00424-2021-22, stored in CD No.MDPD1059, Book-4, registered in the office of Sub Registrar, Shivajinagar (Mahadevapura), Bangalore

WHEREAS, Originally the land bearing old Survey No.37/2, totally measuring 3 Acres 08 Guntas Plus 4 Guntas Karab land of Kodathi Village, Varthur Hobli, Bangalore East Taluk was held by M.Hanumaiah S/o Munishamireddy.

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Later, the said M.Hanumaiah sons entered Panchayath partition deed 15/09/1972, entered between M.Hanumaiah and his four sons namely i.e., K.H.Ramanjaneyareddy Ashwathnarayanareddy, K.H.Ramakrishna Reddy and K.H.Munishami Reddy, as per the terms of the said partition deed K.H.Ramanjaneyareddy has been allotted 1 Acre 26 Guntas in Sy No.37/2 and Ashwathnarayanareddy has been allotted 1 Acre 26 Guntas in Sy No.37/2 and the revenue records mutated in the name of K.H.Ramanjaneyareddy and Ashwathnarayanareddy vide MR No.19/1989-90

Further, K.H.Ramanjaneyareddy S/o M.Hanumaiah has gifted 20 Guntas out of 1 Acre 26 Guntas in Sy No.37/2, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk in favour of his daughter Mrs.R.Jayamala vide gift deed dated 19/04/1995, registered as document No.404/1995-96, Volume No.4181, Pages 59 to 62, Book-1, in the office of the Sub-Registrar, Bangalore South Taluk and the revenue records mutated in the name of Mrs.R.Jayamala vide MR No.10/1997-98

Subsequently, In the meanwhile K.H.Bhagyama and K.H.Saraswathamma daughters of M.Hanumaiah, had filed a Suit in O.S.No.1103/2006, claiming share in the said land bearing Survey No.37/2 of Kodathi Village, which suit ultimately came to compromised, and as per the terms of the said compromise petition

- a) K.H.Bhagyamma **has been allotted 0 Acre 1½ Gunta out of the share in Ramanjaneyareddy and 3 Guntas out of the share in Ashwathnarayanareddy** and the same being registered in the office of the Sub-Registrar, Varthur, Bangalore vide dated 18/03/2010, registered on 26/04/2010, document bearing No.606/2010-11, Book-I
- b) K.H.Saraswathamma **has been allotted 0 Acre 1½ Gunta out of the share in Ramanjaneyareddy and 3 Guntas out of the share in Ashwathnarayanareddy** and the same being registered in the office of the Sub-Registrar, Varthur, Bangalore vide dated 18/03/2010, registered on 26/04/2010, document bearing No.603/2010-11, Book-I
- c) K.H.Parvathamma **has been allotted 0 Acre 1½ Gunta out of the share in Ramanjaneyareddy and 3 Guntas out of the share in Ashwathnarayanareddy** and the same being registered in the office of the Sub-Registrar, Varthur, Bangalore vide dated 18/03/2010, registered on 26/04/2010, document bearing No.607/2010-11, Book-I
- d) K.H.Gowramma **has been allotted 0 Acre 1½ Gunta out of the share in Ramanjaneyareddy and 3 Guntas out of the share in Ashwathnarayanareddy** and the same being registered in the office of the Sub-Registrar, Varthur, Bangalore vide dated 18/03/2010, registered on 26/04/2010, document bearing No.609/2010-11, Book-I

WHEREAS, pursuant to the aforesaid compromise petition the K.H.Ramanjaneyareddy herein retained a land measuring to an extent of **1 Acre** in Sy.No.37/2, situated at **KODATHI**

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VILLAGE, Varthur Hobli, Bangalore East Taluk and Ashwathnarayanareddy herein retained a land measuring to an extent of **1 Acre 14 Guntas** in Sy.No.37/2, situated at **KODATHI VILLAGE**, Varthur Hobli, Bangalore East Taluk

Further, the land bearing Survey No.37/2 was phoded i.e.

- (a) land Measuring 39 Guntas allotted to the share of K.H.Ramanjaneyareddy and 19 Guntas allotted to the share of Mrs.R.Jayamala was assigned with new sy.no.37/8
- (b) land Measuring 1 Acre 14 Guntas allotted to the share of Ashwathnarayanareddy was assigned with new sy no:37/7
- (c) land Measuring 0 Acre 3 Guntas allotted to the share of K.H.Bhagyamma was assigned with new sy no:37/4
- (d) land Measuring 0 Acre 1½ Guntas allotted to the share of K.H.Bhagyamma was assigned with new sy no:37/11
- (e) land Measuring 0 Acre 3 Guntas allotted to the share of K.H.Saraswathamma was assigned with new sy no:37/6
- (f) land Measuring 0 Acre 1½ Guntas allotted to the share of K.H.Saraswathamma was assigned with new sy no:37/9
- (g) land Measuring 0 Acre 3 Guntas allotted to the share of K.H.Parvathamma was assigned with new sy no:37/5
- (h) land Measuring 0 Acre 1½ Guntas allotted to the share of K.H.Parvathamma was assigned with new sy no:37/10
- (i) land Measuring 0 Acre 3 Guntas allotted to the share of K.H.Gowramma was assigned with new sy no:37/2
- (j) land Measuring 0 Acre 1½ Guntas allotted to the share of K.H.Gowramma was assigned with new sy no:37/12

Subsequently, Mrs.K.H.Gowramma has gifted 3 Guntas in Sy No.37/2, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk in favour of her daughter Mrs.N.Nirmala vide gift deed dated 21/04/2022, registered as document No.833/2022-23, Book-I, in the office of the Sub-Registrar, Shivajinagar (Indiranagar) Bangalore and has gifted 1½ Guntas in Sy No.37/12, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk in favour of her sons Mr.Ashok Kumar and Mr.Suresh vide gift deed dated 28/04/2019, registered as document No.837/2019-20, Book-I, in the office of the Sub-Registrar, Indiranagar, Bangalore

Further, Mrs.K.H.Bhagyamma and her daughters Mrs.N.Geetha, Mrs.N.Lavanya and Mrs.N.Savitha have entered registered partition deed vide dated 01/12/2016, registered as document No.3385/2016-17, Book-I, in the office of the Sub-Registrar, Varthur, Bangalore, as

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per partition the land Measuring 0 Acre 3 Guntas in sy No:37/4 allotted to the share of Mrs.Geetha and Mrs.Savitha and the land Measuring 0 Acre 1½ Guntas in Sy No.37/11 allotted to the share of Mrs.K.H.Bhagyamma, Later, the above said Mrs.Geetha died intestate leaving behind her husband Shivaramareddy and her daughters Deeksha.S. and Jisha as her only legal heirs.

Thereafter, Mrs.K.H.Bhagyamma has gifted 1½ Guntas in Sy No.37/11, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk in favour of her daughter Mrs.Savitha vide gift deed dated 09/09/2019, registered as document No.3429/2019-20, Book-I, in the office of the Sub-Registrar, Varthur, Bangalore.

And, Mrs.R.Jayamala herein conveyed **measuring 0 Acre 6 Guntas** out of 19 Guntas in **Sy.No.37/8**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk, in favour of Developer herein, pursuant to the aforesaid sale the Mrs.R.Jayamala retained a land measuring to an extent of **0 Acre 13 Guntas** out of 19 Guntas in Sy.No.37/8, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk.

Thus, ,

- (1) **Mr.K.H.Ramanjaneyareddy** become absolute owner of **Survey No.37/8**, measuring **39 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk
- (2) **Mrs.R.Jayamala** become absolute owner of **Survey No.37/8**, measuring **13 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East
- (3) **Mr.Ashwathnarayanareddy** become absolute owner of **Survey No.37/7**, measuring **1 Acre 14 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk
- (4) **Sri.Shivaramareddy, Deeksha.S, Jisha** (legal heirs of **Mrs.Geetha**) and **Mrs.Savitha** become absolute owners of **Survey No.37/4**, measuring **0 Acre 3 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East
- (5) **Mrs.Savitha** become absolute owner of **Survey No.37/11**, measuring **0 Acre 1½ Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk
- (6) **Mrs.K.H.Saraswathamma** become absolute owner of **Survey No.37/6**, measuring **0 Acre 3 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East
- (7) **Mrs.K.H.Saraswathamma** become absolute owner of **Survey No.37/9**, measuring **0 Acre 1½ Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk
- (8) **Mrs.K.H.Parvathamma** become absolute owner of **Survey No.37/5**, measuring **0 Acre 3 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk
- (9) **Mrs.K.H.Parvathamma** become absolute owner of **Survey No.37/10**, measuring **0 Acre 1½ Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

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- (10) **Mrs.N.Nirmala** become absolute owner of **Survey No.37/2**, measuring **0 Acre 3 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk
- (11) **Mr.N.Ashok Kumar and Mr.N.Suresh** become absolute owners of **Survey No.37/12**, measuring **0 Acre 1½ Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk (*which is more fully described in the Item-11 of the schedule hereunder and herein after referred to as the 'Schedule Property'*)

WHEREAS, all the aforesaid Properties referred to above are situated adjacent to each other at situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk, totally **measuring 3 Acres 6 Guntas inclusive 2 Guntas Karab land**, which Property is more fully described in the Composite Schedule hereunder and hereinafter referred to as the Schedule Property

WHEREAS, the Vendor **Mr.K.H.Ramanjaneyareddy** become absolute owner of all that piece and parcel of Property bearing **Converted Survey No.37/8**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR143/2022-23, Official Memorandum dated 24/01/2023, bearing No.433956, issued by Deputy Commissioner, Bangalore Urban District} measuring **39 Guntas** plus 1¼ Gunta karab land, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

WHEREAS, the Vendor /**Mrs.R.Jaimala** become absolute owner of all that piece and parcel of Property bearing Old **Survey No.37/8**, **New Converted Sy No.37/19**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR145/2022-23, Official Memorandum dated 21/01/2023, bearing No.433949, issued by Deputy Commissioner, Bangalore Urban District}, measuring **13 Guntas** plus ¾ Gunta karab land, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

WHEREAS, the Vendor **Mr.Ashwathnarayanareddy** become absolute owner of all that piece and parcel of Property bearing Portion of **Converted Survey No.37/7**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR150/2022-23, Official Memorandum dated 24/01/2023, bearing No.433950, issued by Deputy Commissioner, Bangalore Urban District}, measuring **1 Acre 10 Guntas plus 2 Gunta Karab**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

WHEREAS, the Vendor **Sri.Shivaramareddy, Deeksha.S, Jisha.S** (legal heirs of **Mrs.Geetha**) and **Mrs.Savitha** become absolute owners of all that piece and parcel of Property bearing **Converted Survey No.37/4**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR138/2022-23, Official Memorandum dated

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21/01/2023, bearing No.433961, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 3 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

WHEREAS, the Vendor **Mrs.N.Savitha** become absolute owner of all that piece and parcel of Property bearing **Converted Survey No.37/11**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR147/2022-23, Official Memorandum dated 21/01/2023, bearing No.433951, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 1½ Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

WHEREAS, the Vendor **Mrs.K.H.Saraswathamma** become absolute owner of all that piece and parcel of Property bearing **Converted Survey No.37/6**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR152/2022-23, Official Memorandum dated 24/01/2023, bearing No.434021, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 3 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

WHEREAS, the Vendor **Mrs.K.H.Saraswathamma** is also become absolute owner of all that piece and parcel of Property bearing **Converted Survey No.37/9**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR140/2022-23, Official Memorandum dated 24/01/2023, bearing No.434587, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 1½ Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

WHEREAS, the Vendor **Mrs.K.H.Parvathamma** become absolute owner of all that piece and parcel of Property bearing **Converted Survey No.37/5**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR136/2022-23, Official Memorandum dated 21/01/2023, bearing No.433952, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 3 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

WHEREAS, the Vendor **Mrs.K.H.Parvathamma** become absolute owner of all that piece and parcel of Property bearing **Converted Survey No.37/10**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR153/2022-23, Official Memorandum dated 21/01/2023, bearing No.434769, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 1½ Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

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WHEREAS, the Vendor **Mrs.N.Nirmala** become absolute owner of all that piece and parcel of Property bearing **Survey No.37/2**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR142/2022-23, Official Memorandum dated 24/01/2023, bearing No.433960, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 3 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk (**which is more fully described in the Item-12 of the schedule A hereunder and herein after referred to as the 'Schedule A Property'**)

WHEREAS, the Vendor **Mr.N.Ashok Kumar and Mr.N.Suresh** become absolute owners of all that piece and parcel of Property bearing **Converted Survey No.37/12**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR139/2022-23, Official Memorandum dated 24/01/2023, bearing No.433959, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 1½ Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk (**which is more fully described in the Item-13 of the schedule A hereunder and herein after referred to as the 'Schedule A Property'**)

WHEREAS, the Vendor have executed Joint Development Agreement in respect of Item-3 to 13 of the schedule A Property in favour of the Developer/**M/s.TRIFECTA PROJECTS PRIVATE LIMITED**, A Pvt. Ltd company vide Joint Development Agreement dated 30/04/2022, registered as document No.MDP-1-00866-2022-23, stored in CD No.MDPD1087, Book-1, registered before the Office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bangalore. They have also executed General Power of Attorney in respect of Item-3 to 13 of the schedule A Property in favour of the **M/s. TRIFECTA PROJECTS PRIVATE LIMITED**, A Pvt. Ltd company vide General Power of Attorney dated 30/04/2022, registered as document No.MDP-4-00050-2022-23, stored in CD No.MDPD1087, Book-4, registered in the office of Sub Registrar, Shivajinagar (Mahadevapura), Bangalore

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WHEREAS, Originally the land bearing Survey No.37/3, totally measuring 3 Acres 16 Guntas Plus 4 Guntas Karab land of Kodathi Village, Varthur Hobli, Bangalore East Taluk was held by Sri.Gurappa S/o Earanna, during the lifetime of Gurappa his son Sri.Pillaiah S/o Gurappa has executed release deed bequeathing his right with respect to remaining joint family properties to his brothers and father jointly i.e., Gurappa S/o Eranna and his sons Sri.Veerappa, Sri.Munireddy and Sri.Hanumanthareddy vide a registered Release deed dated 22/07/1955, registered as document No.2509/1955-56, Volume No.1484, Book-I, in the office of the Sub-Registrar, Bangalore South, Bangalore and Sri.Pillaiah S/o Gurappa has retained survey number.37/3 alongwith other properties towards his share and continued in peace full possession and enjoyment of this property

Further, the said Sri.Pillaiah S/o Gurappa died intestate leaving behind his wife Smt.Papamma and six children namely, out of them two sons namely Mr.Narayanaswamy and Mr.Srinivasareddy and four Daughters namely Mrs.Sarasamma, Mrs.Susheelamma, Mrs.Sarojamma and Mrs.Savithamma as their Class-I legal heirs to succeed and acquire/inherit their estate including the land measuring to an extent of 3 Acres 16 Guntas plus 4 Guntas Karab land in Sy No.37/3 of Kodathi Village.

Later, Mr.Narayanaswamy died leaving behind his wife Kamamma and three sons namely, Mr.Anil Kumar, Mr.Gururaj and Mr.Harish.

Thereafter in the year 2006 the afore said Mrs.Papamma, Mr.Srinivasareddy, Mrs.Kamamma W/o Late.Sri.Narayanaswamy and Mrs.Sarasamma, Mrs.Susheelamma, Mrs.Sarojamma and Mrs.Savithamma have entered into a partition deed dated 30/05/2006, registered as document No.5188/2006-07, Book-I, in the office of the Sub-Registrar, Bangalore South Tauk, As per the terms of the said partition deed Mr.Srinivasareddy **has been allotted 1 Acre 20 Guntas**, Kamamma **has been allotted 1 Acre 20 Guntas**, Mrs.Savithamma **has been allotted 0 Acre 04 Guntas**, Mrs.Sarojamma **has been allotted 0 Acre 04 Guntas**, Mrs.Sushilamma **has been allotted 0 Acre 04 Guntas** and Mrs.Sarasamma **has been allotted 0 Acre 04 Guntas**.

Further, the land bearing Survey No.37/3 was phoded and the portion of land held by the Mr.Srinivasareddy was allotted Survey No.37/3 measuring 1 Acre 20 Guntas, Mrs.Kamamma was allotted Survey No.37/15 measuring 1 Acre 20 Guntas Mrs.Savithamma was allotted Survey No.37/13 measuring 0 Acre 04 Guntas, Mrs.Sarojamma @ Susheelamma was allotted Survey No.37/14 measuring 0 Acre 04 Guntas, Mrs.Sushilamma was allotted Survey No.37/16

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measuring 0 Acre 04 Guntas, Mrs.Sarasamma was allotted Survey No.37/17 measuring 0 Acre 04 Guntas

Subsequently, Mr.Srinivasareddy has gifted 10 Guntas out of 1 Acre 20 Guntas in Sy No.37/3, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk in favour of his son Mr.Thanish Kumar vide gift deed dated 20/02/2020, registered as document No.10730/2019-20, Book-I, in the office of the Sub-Registrar, K.R.Pura, Bangalore and Mr.Srinivasareddy has released 10 Guntas out of 1 Acre 20 Guntas in sy No.37/3, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk in favour of her daughter Yashswini vide release deed dated 20/02/2020, registered as document No.10724/2019-20, Book-I, in the office of the Sub-Registrar, K.R.Pura, Bangalore and thereby they have cancelled the release deed dated 29/04/2022, registered as document No. 828/2022-23, Book-I, in the office of the Sub-Registrar, Mahadevapura, Bangalore.

Thereafter, the said land bearing Survey No.37/3, measuring 1 Acre 20 Guntas was phoded and the portion of land held by the Mr.Srinivasareddy was allotted Survey No.37/3 measuring 1 Acre 10 Guntas and his son Mr.Thanish Kumar was allotted Survey No.37/18 measuring 0 Acre 10 Guntas

Subsequently, **Mrs.Sarasamma** died intestate leaving behind her daughter/**Mrs.Kamalamma** herein as her sole surviving legal heir to succeed to her entire estates, including Survey No.37/17 measuring 0 Acre 04 Guntas

Thus, we understand that,

(1) **Mr.Srinivasareddy** become absolute owner of **Survey No.37/3**, measuring **1 Acre 10 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk (**which is more fully described in the Item-1 of the schedule hereunderand herein after referred to as the 'Schedule Property'**)

(2) **Mrs.Kamalamma** become absolute owner of Survey No.37/15 measuring **1 Acre 20 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

Mrs.Savithamma become absolute owner of Survey No.37/13 measuring 0 Acre 04 Guntas, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

(4) **Mrs.Sarojamma @ Susheelamma** become absolute owner of Survey No.37/14 measuring 0 Acre 04 Guntas, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

(5) **Mrs.Sushilamma** become absolute owner of Survey No.37/16 measuring 0 Acre 04 Guntas, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

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(6) **Mrs.Kamamma** become absolute owner of Survey No.37/17 measuring 0 Acre 04 Guntas, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

(7) **Mr.Thanish Kumar** become absolute owner of Survey No.37/18 measuring 0 Acre 10 Guntas, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

WHEREAS, all the aforesaid Properties referred to above are situated adjacent to each other at situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk, totally **measuring 3 Acres 16 Guntas plus 4 Guntas Karab land**, which Property is more fully described in the Composite Schedule hereunder and hereinafter referred to as the Schedule Property.

WHEREAS, the Vendor a**Mr.Srinivasareddy** become absolute owner of all that piece and parcel of Property bearing **Converted Survey No.37/3**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR135/2022-23, Official Memorandum dated 21/01/2023, bearing No.434008, issued by Deputy Commissioner, Bangalore Urban District}, measuring **1 Acre 10 Guntas** plus 2 guntas Karab land, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

WHEREAS, the Vendor **Mrs.Kamamma** become absolute owner of all that piece and parcel of Property bearing **Converted Survey No.37/15**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR148/2022-23, Official Memorandum dated 21/01/2023, bearing No.434003, issued by Deputy Commissioner, Bangalore Urban District}, measuring **1 Acre 20 Guntas** plus 2 guntas Karab land, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

WHEREAS, the Vendor **Mrs.Savithamma** become absolute owner of all that piece and parcel of Property bearing **Converted Survey No.37/13**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR144/2022-23, Official Memorandum dated 21/01/2023, bearing No.433957, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 04 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

WHEREAS, the Vendor at Sl No.27/**Mrs.Sarojamma @ Susheelamma** become absolute owner of all that piece and parcel of Property bearing **Converted Survey No.37/14**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR146/2022-23, Official Memorandum dated 21/01/2023, bearing No.434007, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 04 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

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WHEREAS, the Vendor **Mrs.Sushilamma** become absolute owner of all that piece and parcel of Property bearing **Converted Survey No.37/16**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR149/2022-23, Official Memorandum dated 21/01/2023, bearing No.433962, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 04 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

WHEREAS, the Vendor **Mrs.Kamamma** become absolute owner of all that piece and parcel of Property bearing **Converted Survey No.37/17**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR141/2022-23, Official Memorandum dated 24/01/2023, bearing No.434589, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 04 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

WHEREAS, the Vendor **Mr.Thanish Kumar** become absolute owner of all that piece and parcel of Property bearing **Converted Survey No.37/18**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR137/2022-23, Official Memorandum dated 21/01/2023, bearing No.434000, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 10 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk

WHEREAS, the Vendor have executed Joint Development Agreement in respect of Item-14 to 20 of the schedule A Property in favour of the Developer/**M/s.TRIFECTA PROJECTS PRIVATE LIMITED**, A Pvt. Ltd company vide Joint Development Agreement dated 29/04/2022, registered as document No.MDP-1-00846-2022-23, stored in CD No.MDPD1086, Book-1, registered before the Office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bangalore. They have also executed General Power of Attorney in respect of Item-14 to 20 of the schedule A Property in favour of the **M/s.TRIFECTA PROJECTS PRIVATE LIMITED**, A Pvt. Ltd company vide General Power of Attorney dated 29/04/2022, registered as document No.MDP-4-00049-2022-23, stored in CD No.MDPD1086, Book-4, registered in the office of Sub Registrar, Shivajinagar (Mahadevapura), Bangalore

WHEREAS, the Vendor **M/s.TRIFECTA PROJECTS PRIVATE LIMITED**, A Pvt. Ltd company is the owner of all that piece and parcel of land bearing Old Sy No.37/8, Later Sy No.37/19, new **Converted Survey Number.37/20**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[V2P]SR151/2022-23, Official Memorandum dated 21/01/2023, bearing No.433964, issued by Deputy Commissioner, Bangalore Urban District}, measuring **0 Acre 06 Guntas**, situated at **Kodathi Village**, Varthur Hobli, Bangalore East Taluk the Vendor at SL No.28 **had acquired the same vide sale deed dated 29/04/2022**, registered

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as document No.MDP-1-4997-2022-23, stored in CD No.MDPD1172, Book-1, registered before the Office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bangalore

WHEREAS, all the above said properties are situated at adjacent to each other at **Kodathi** Village, Varthur Hobli, Bangalore East Taluk, and **totally measures 9 Acres 3 Guntas** and plus 9 Guntas Karab Land.

WHEREAS the Promoters/Developer have obtained sanction plan dated 21/12/2023 vide **LP No.DLP-39/2022-23/2021/2023-24**, for constructing residential apartment on the Schedule 'A' Property and the sanction is accorded by the concerned authority, and the said authority has permitted the Developers to construct residential complex.

Building License and Sanctioned Plan issued by BDA vide no. BDA/EM/EO-1/TA-2/E/59/2023-24 dated 05-03-2024. for the construction of multistoried building

 02/04/2024

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