

**SATISH.R**

**Advocate**

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Date: July 07, 2025

To,  
Shri. Dharmendra Karadathodi Ramachandran,  
Partner of LEAFY REALTY LLP,  
having its Registered Office at Aspire Square No.21 & 22,  
5<sup>th</sup> Floor, 1<sup>st</sup> Main Road, 1<sup>st</sup> Block,  
Koramangala, Bengaluru – 560 034.

Sirs,

**Sub:** Scrutiny and title report with respect to residentially converted lands bearing Survey No. 140/4 (Old Survey No.140/1) measuring 9.8 guntas, Survey No. 140/5 (Old Survey No.140/1) measuring 9 guntas, Survey No. 140/8 (Old Survey No.140/1) measuring 8.04 guntas, Survey No. 140/9 (Old Survey No.140/1) measuring 5.04 guntas, Survey No. 140/10 (Old Survey No.140/1) measuring 1 gunta and Survey No. 140/11 (Old Survey No.140/1) measuring 5 guntas all situated at Bellikere Village, Anugondanahalli Hobli, Hosakote Taluk, Bengaluru Rural, Bengaluru, owned by Sri. Chenikala Nagaraju, Smt. Govindamma G, Smt. Bobba Sukanya, Smt. Nuthalapati Saraswathi, Sri. N. Krishnappa, Sri. Ramu.N and Smt. Gayathri.



DESCRIPTION OF PROPERTY

ITEM NO. 1

All that piece and parcel of the residentially converted land bearing Survey No. 140/4 (Old Survey No.140/1) measuring 9.8 guntas situated at Bellikere Village, Anugondanahalli Hobli, Hosakote Taluk, Bengaluru Rural, Bengaluru, and is bounded on:

East by	Property bearing survey No.140/5
West by	Property bearing survey Nos.140/9 & 140/10
North by	Property bearing Survey No. 141
South by	Road

ITEM No. 2

All that piece and parcel of the residentially converted land bearing Survey No. 140/5 (Old Survey No.140/1) measuring 9 guntas situated at Bellikere Village, Anugondanahalli Hobli, Hosakote Taluk, Bengaluru Rural, Bengaluru, and is bounded on:

East by	Property bearing survey No.140/6
West by	Property bearing survey No.140/4
North by	Property bearing Survey No. 141
South by	Road

ITEM NO. 3

All that piece and parcel of the residentially converted land bearing Survey No. 140/8 (Old Survey No.140/1) measuring 8.04 guntas situated at Bellikere Village, Anugondanahalli Hobli, Hosakote Taluk, Bengaluru Rural, Bengaluru, and is bounded on:

East by	Road and Property bearing survey Nos.140/9 & 140/11
West by	Property bearing survey No.140/3
North by	Property bearing Survey No. 141
South by	Chikkanahalli and Kamanahalli Village Boundary



**ITEM No. 4**

All that piece and parcel of the residentially converted land bearing Survey No. 140/9 (Old Survey No.140/1) measuring 5.04 guntas situated at Bellikere Village, Anugondanahalli Hobli, Hosakote Taluk, Bengaluru Rural, Bengaluru, and is bounded on:

East by		Property bearing Survey No. 140/4
West by		Property bearing Survey No. 140/8
North by		Property bearing Survey No.141
South by		Road and Property bearing Survey Nos.140/10 & 140/11

**ITEM NO. 5**

All that piece and parcel of the residentially converted land bearing Survey No. 140/10 (Old Survey No.140/1) measuring 1 gunta situated at Bellikere Village, Anugondanahalli Hobli, Hosakote Taluk, Bengaluru Rural, Bengaluru, and is bounded on:

East by		Property bearing Survey No. 140/4
West by		Property bearing Survey No. 140/11
North by		Property bearing Survey No. 140/9
South by		Road

**ITEM No. 6**

All that piece and parcel of the residentially converted land bearing Survey No. 140/11 (Old Survey No.140/1) measuring 5 guntas situated at Bellikere Village, Anugondanahalli Hobli, Hosakote Taluk, Bengaluru Rural, Bengaluru, and is bounded on:

East by		Road and Property bearing Survey No. 140/10
West by		Property bearing Survey No. 140/8
North by		Property bearing Survey No. 140/9
South by		Chikkanahalli and Kamanahalli Village Boundary



The below mentioned photocopies of the documents are produced for verification of the marketable, right, title and interest of the owners to the subject property.

Doc. No.	Date of Document/ issue	Description of document
1.	16/04/1957	Sale Deed executed by Sri. Munishami son of Sri. Muniyappa, in favour of Sri. Chikka Thimaiah son of Sri. Arkerappa, registered vide document No. 169/57-58 of Book I, in Volume No. 875 at pages 12 to 13 in the office of the Sub-Registrar, Hosakote.
2.	04/04/1966	Sale Deed executed by Sri. Chikka Thimaiah son of Sri. Arkerappa in favour of Sri. M. Kaverappa son of Sri. Muniswamy, registered vide document No. 33/66-67 of Book I, in Volume No. 1146 at pages 210 to 211 in the office of the Sub-Registrar, Hosakote.
3.	17/04/1978	Sale Deed executed by Sri. M. Kaverappa in favour of Sri. Muniyappa son of Sri. Kolappa, is registered vide document No. 156/78-79 of Book I, in Volume No. 1537 to 211 in the office of the Sub-Registrar, Hosakote.
4.	20/11/1987	Sale Deed executed by Sri. Muniyappa son of Sri. Kolappa in favour of Smt. Anusuyamma wife of Sri. C. Venkataswamaiah, registered vide document No. 1431/87-88 of Book I, in Volume No. 1775 at pages 239 to 242 in the office of the Sub-Registrar, Hosakote.



Doc. No.	Date of Document/ issue	Description of document
5.	28/04/2009	Death Certificate of Smt. Anusuyamma wife of Sri. C. Venkataswamaiah, issued by the Bruhath Bangalore Mahanagara Palike.
6.	-	Mutation Register Extract No.H3/15-16, issued by the concerned Revenue Authority.
7.	16/07/2015	The Notarised Affidavit Family tree of late. Smt. Anusuyamma is sworn by her son Sri. K.V.Keshava by way of Affidavit sworn, before the Notary Sri. Advocate B.M. Chandrshekar.
8.	01/01/2020	Agreement of Sale executed by Sri. C. Venkataswamaiah along with his son, daughter in law and grandchildren namely Sri. K.V. Keshava, Smt. Shylaja.R Miss. Gagana. K and Master. Kishan K Reddy in favour of Sri. Ramakrishna and Sri. Ramu. N, registered vide Document No. HSK-1-09254/19-20 of Book I, stored in C.D. No. HSKD 928, in the office of the Sub-Registrar, Hosakote.
9.	01/01/2020	General Power of Attorney executed by Sri. C. Venkataswamaiah along with his son, daughter in law and grandchildren namely Sri. K.V. Keshava Smt. Shylaja.R, Miss. Gagana.K and Master. Kishan K Reddy in favour of Sri. Ramu.N, registered vide Document No. HSK-4-01016/19-20 of Book IV, stored in C.D. No. HSKD 928, in the office of the Sub-Registrar, Hosakote.



Doc. No.	Date of Document/ issue	Description of document
10.	13/08/2020	Sale Deed executed by Sri. C. Venkataswamaiah, Sri. K.V. Keshava Smt. Shylaja.R Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu S in favour of Sri. Chenikala Nagaraju son of Sri. Chenikala Pedda Malakondaiah, registered vide document No. HSK-1-02958/20-21 of Book I, Stored in CD No. HSKD1069, in the office of the Sub-Registrar, Hosakote.
11.	26/02/2024	Rectification Deed executed by Sri. C. Venkataswamaiah, Sri. K.V. Keshava Smt. Shylaja.R Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu S in favour of Sri. Chenikala Nagaraju son of Sri. Chenikala Pedda Malakondaiah, registered vide document No. HSK-1-18429/23-24 of Book I, in the office of the Sub-Registrar Hosakote.
12.	13/08/2020	Sale Deed executed by Sri. C. Venkataswamaiah, Sri. K.V. Keshava Smt. Shylaja.R Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu S in favour of Smt. Govindamma wife of Sri. Narasimha, registered vide document No. HSK-1-02959/20-21 of Book I, Stored in CD No. HSKD1069, in the office of the Sub-Registrar, Hosakote.
13.	21/09/2021	Sale Deed executed by Sri. C. Venkataswamaiah, Sri. K.V. Keshava Smt. Shylaja.R Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney



Doc. No.	Date of Document/issue	Description of document
		Holder Sri. Ramu.N, in favour of Sri Smt. Bobba Sukanya wife of Sri. Lankapalli Jagadeesh and Smt. Nuthlapati Saraswathi wife of Sri. Ramu, registered vide document No. HSK-1-15956/21-22 of Book I, Stored in CD No. HSKD1491, in the office of the Sub-Registrar, Hosakote.
14.	18/02/2022	Sale Deed executed by Sri. C. Venkataswamaiah, Sri. K.V. Keshava Smt. Shylaja.R Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu.N, in favour of Sri. N. Krishnappa son of Sri. Chikka Narayanappa, registered vide document No. HSK-1-14833/21-22 of Book I, Stored in CD No. HSKD1476, in the office of the Sub-Registrar, Hosakote.
15.	26/02/2024	Rectification Deed executed by Sri. C. Venkataswamaiah, Sri. K.V. Keshava Smt. Shylaja.R Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu.N, in favour of Sri. N. Krishnappa son of Sri Chikkanarayanappa, registered vide document No. HSK-1-18449/23-24 of Book I, in the office of the Sub-Registrar Hosakote.
16.	23/02/2024	Sale Deed executed by Sri. C. Venkataswamaiah, Sri. K.V. Keshava Smt. Shylaja.R Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu.N, in favour of Sri. Ramu. N son of Sri.



Doc. No.	Date of Document/ issue	Description of document
		Ramaiah, registered vide document No. HSK-1-17950/23-24 of Book I, in the office of the Sub-Registrar, Hosakote.
17.	03/10/2020	Sale Deed executed by Sri. C. Venkataswamaiah, Sri. K.V. Keshava Smt. Shylaja.R Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu.N, in favour of Smt. Gayathri wife of Sri. Suresh Golla, registered vide document No. HSK-1-00116/21-22 of Book I, stored in Cd No. HSKD 1240, in the office of the Sub-Registrar, Hosakote.
18.	28/03/2025	Joint Development Agreement executed by Sri. Chenikala Nagaraju, Smt. Govindamma G, Smt. Bobba Sukanya, Smt. Nuthalapati Saraswathi, Sri. N. Krishnappa, Sri. Ramu.N and Smt. Gayathriin favour of Leafy Realty LLP, represented by its Partner Sri. Dharmendra Karadathodi Ramachandran, registered vide Document No. HSK-1-20877/2024-25 of Book I, in the office of the Sub-Registrar, Hosakote.
19.	28/03/2025	General Power of Attorney executed by Sri. Chenikala Nagaraju, Smt. Govindamma G, Smt. Bobba Sukanya, Smt. Nuthalapati Saraswathi, Sri. N. Krishnappa, Sri. Ramu.N and Smt. Gayathriin favour of Leafy Realty LLP, represented by its Partner Sri. Dharmendra Karadathodi Ramachandran, registered vide Document No. HSK-4-01109/2024-25 of Book IV, in the office of the Sub-Registrar Hosakote.



Doc. No.	Date of Document/ issue	Description of document
20.	-	Conversion Sketch, issued by the Surveyor, Hosakote Taluk, Hosakote.
21.	20/03/2025	Official Memorandum (Residential Conversion Order) in No. 746433, with respect to Survey No.140/4, issued by the Deputy Commissioner, Bengaluru Rural, Bengaluru.
22.	-	Conversion Sketch, issued by the Surveyor, Hosakote Taluk, Hosakote.
23.	20/03/2025	Official Memorandum (Residential Conversion Order) in No. 746434, with respect to Survey No.140/5, issued by the Deputy Commissioner, Bengaluru Rural, Bengaluru.
24.	-	Conversion Sketch, issued by the Surveyor, Hosakote Taluk, Hosakote.
25.	20/03/2025	Official Memorandum (Residential Conversion Order) in No. 746429, with respect to Survey No.140/8, issued by the Deputy Commissioner, Bengaluru Rural, Bengaluru.
26.	-	Conversion Sketch, issued by the Surveyor, Hosakote Taluk, Hosakote.
27.	20/03/2025	Official Memorandum (Residential Conversion Order) in No. 746432, with respect to Survey No.140/9, issued by the Deputy Commissioner, Bengaluru Rural, Bengaluru.



Doc. No.	Date of Document/ issue	Description of document
28.	-	Conversion Sketch, issued by the Surveyor, Hosakote Taluk, Hosakote.
29.	20/03/2025	Official Memorandum (Residential Conversion Order) in No. 746424, with respect to Survey No.140/10, issued by the Deputy Commissioner, Bengaluru Rural, Bengaluru.
30.	-	Conversion Sketch, issued by the Surveyor, Hosakote Taluk, Hosakote.
31.	20/03/2025	Official Memorandum (Residential Conversion Order) in No. 746421, with respect to Survey No.140/11, issued by the Deputy Commissioner, Bengaluru Rural, Bengaluru.
32.	-	RTCs for the period 1965-66 to 2023-24.
33.		Akarband, issued by the revenue department, Devanahalli.
34.	-	RR Balabhaadha Nakalu, issued by the Revenue Department, Devanahalli.
35.	-	Hissa Tippyany, issued by the Land Records office, Devanahalli.
36.		Village Map of Udayagiri Village.
37.	16/12/2019	Endorsement in No. R.K. MAHITHI. C.R 142/2018-19, issued by the Tahsildar, Hosakote.
38.	10/12/2019	Endorsement No. R.K.CR/687/2019-20, issued by the Tahsildar, Hosakote Taluk, Hosakote.



Doc. No.	Date of Document/ issue	Description of document
39.	29/08/2015	Endorsement in No. L.R.F. C.R: RD0038568022261, issued by the Thasildar, Hosakote Taluk, Hosakote.
40.	08/01/2020	Endorsement No. P.T.C.L./HOSAKOTE/CR/HIM/534/2019, issued by the, Assistant Commissioner, Doddabalapura.
41.	13/01/2020	Endorsement No. LRF./HOSAKOTE/CR/HIM/330/2019, issued by the Assistant Commissioner, Doddabalapura
42.	14/03/2024	Encumbrance Certificate from 01/04/1950 to 31/03/2004 in S. A. No. 12812/23-24 issued by the Sub-Registrar, Hosakote.
43.	01/03/2024	Encumbrance Certificate from 01/04/2004 to 01/03/2024, in Application No. ECC- 01032024-8078145, issued by the Sub-Registrar, Hosakote.
44.	03/04/2025	Encumbrance Certificate from 01/04/2023 to 03/04/2025, in Application No. ECC- 03042025-87757, issued by the Sub-Registrar, Hosakote.
45.	12/02/2025	Public Notice published in Kannada daily newspaper via Vijaya Vani News Paper and English daily newspaper The Hindu.



TITLE OF SRI. CHENIKALA NAGARAJU, SMT. GOVINDAMMA G, SMT.  
BOBBA SUKANYA, SMT. NUTHALAPATI SARASWATHI, SRI. N.  
KRISHNAPPA, SRI. RAMU.N AND SMT. GAYATHRI.

On perusal of the above documents, it is observed that the agricultural land bearing Survey No. 140 measuring 1 Acre 36 guntas (excluding 10 guntas karab land), situated at Bellikere Village, Anugondanahalli Hobli, Hosakote Taluk, Bengaluru Rural, Bengaluru, hereinafter referred to as the "Larger extent of the Subject Property" was originally owned by Sri. Munishami son of Sri. Muniyappa.

By the Absolute Sale Deed dated 16/04/1957, Sri. Munishami son of Sri. Muniyappa, conveyed the "Larger extent of the Subject Property" in favour of Sri. Chikka Thimaiah son of Sri. Arkerappa. The said Sale Deed is registered vide document No. 169/57-58 of Book I, in Volume No. 875 at pages 12 to 13 in the office of the Sub-Registrar, Hosakote. The copy of the said Sale Deed could be evidenced from Document No.1.

By the Absolute Sale Deed dated 04/04/1966, Sri. Chikka Thimaiah son of Sri. Arkerappa, conveyed the "Larger extent of the Subject Property" in favour of Sri. M. Kaverappa son of Sri. Muniswamy. The said Sale Deed is registered vide document No. 33/66-67 of Book I, in Volume No. 1146 at pages 210 to 211 in the office of the Sub-Registrar, Hosakote. The copy of the said Sale Deed could be evidenced from Document No.2.

By the Absolute Sale Deed dated 17/04/1978, Sri. M. Kaverappa son of Sri. Muniswamy, conveyed the "Larger extent of the Subject Property" in favour of Sri. Muniyappa son of Sri. Kolappa. The said Sale Deed is registered vide document No. 156/78-79 of Book I, in Volume No. 1537 to 211 in the office of the Sub-Registrar, Hosakote. The copy of the said Sale Deed could be evidenced from Document No.3.



By the Absolute Sale Deed dated 20/11/1987, Sri. Muniyappa son of Sri. Kolappa, conveyed the "Larger extent of the Subject Property" in favour of Smt. Anusuyamma wife of Sri. C. Venkataswamaiah . The said Sale Deed is registered vide document No. 1431/87-88 of Book I, in Volume No. 1775 at pages 239 to 242 in the office of the Sub-Registrar, Hosakote. The copy of the said Sale Deed could be evidenced from Document No.4.

On dated 19/04/2009 Smt. Anusuyamma wife of Sri. C. Venkataswamaiah died, the copy of the Death Certificate issued by the Bruhath Bangalore Mahanagara Palike and the same could be evidenced from Document No.5.

On perusal of the Mutation Register Extract in serial No. H3/15-16, it is observed that upon the death of Smt. Anusuyamma wife of Sri. C. Venkataswamaiah, the "Larger extent of the Subject Property" is inherited by her husband Sri. C. Venkataswamaiah. The copy of the said Mutation Register Extract in serial No. H3/15-16 issued by the concerned Revenue Authority, is could be evidenced from Document No.6.

The Notarised Affidavit Family tree of late. Smt. Anusuyamma is sworn by her son Sri. K.V.Keshava by way of Affidavit sworn on 16/07/2015, before the Notary Sri. Advocate B.M. Chandrshekar that, she was married to Sri. C. Venkataswamaiah and they have only one son namely, son Sri. K.V. Keshava respectively. Further Sri. K.V. Keshava is married to Smt. Shylaja.R and out of their wedlock they have one daughter and one son namely Miss. Gagana .K and Master. Kishan K Reddy respectively. The copy of the Notarised Affidavit Family Tree of late. Smt. Anusuyamma duly attested and endorsed by Advocate B.M. Chandrshekar could be evidenced from Document No. 7.

Sri. C. Venkataswamaiah along with his son, daughter in law and grand children namely Sri. K.V. Keshava, Smt. Shylaja.R, Miss. Gagana.K and Master. Kishan K Reddy offered to sell the Larger Extent of the Subject Property to Sri. Ramakrishna and Sri. Ramu for the total sale consideration of ₹ 1,35,37,500/- and entered into the Agreement of Sale dated 01/01/2020 with. Under the said Agreement of Sell the Sri. C. Venkataswamaiah and his legal heirs have received the entire sale consideration of ₹ 1,35,37,500 from Sri. Ramakrishna



and Sri. Ramu.N. The said Agreement of Sell is registered vide Document No. HSK-1-09254/19-20 of Book I, stored in C.D. No. HSKD 928, in the office of the Sub-Registrar, Hosakote. The copy of the said Agreement of Sale dated 17/07/2007 could be evidenced from Document No.8.

Further, to the aforementioned Agreement of Sale, Sri. C. Venkataswamaiah along with his son, daughter in law and grand children namely Sri. K.V. Keshava, Smt. Shylaja.R, Miss. Gagana.K and Master. Kishan K Reddy have executed the General Power of Attorney dated 01/01/2020 in favour Sri. Ramu.N, registered vide Document No. HSK-4-01016/19-20 of Book IV, stored in C.D. No. HSKD 928, in the office of the Sub-Registrar, Hosakote authorizing and empowering him to manage, sell and deal with the Larger extent of the Subject Property. The copy of the General Power of Attorney dated 01/01/2020 could be evidenced from Document No.9.

By the Absolute Sale Deed dated 13/08/2020, Sri. C. Venkataswamaiah, Sri. K.V. Keshava, Smt. Shylaja.R, Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu.N, conveyed the portion of the "Larger extent of the Subject Property" measuring 9.8 guntas in Survey No. 140/4 ( earlier Sy Nos.140 and 140/1) in favour of Sri. Chenikala Nagaraju son of Sri.Chenikala Pedda Malakondaiah, herein in after referred to as the "**Item No.1 of the Subject Property**". The said Sale Deed is registered vide document No. HSK-1-02958/20-21 of Book I, Stored in CD No. HSKD1069, in the office of the Sub-Registrar, Hosakote. The copy of the said Sale Deed could be evidenced from Document No.10.

There was a mistake in the Sale Deed dated 13/08/2020 as regards to the West side boundary in the **Item No.1 of the Subject Property**. It was wrongly mentioned in the Sale Deed that the West side boundary is mentioned as 30 Feet Road instead of Remaning Prperty of the same survey number. Hence a Rectification Deed dated 26/02/2024 was executed by Sri. C. Venkataswamaiah, Sri. K.V. Keshava, Smt. Shylaja.R, Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu.N in favour of Sri. Chenikala Nagaraju son of Sri.Chenikala Pedda Malakondaiah, rectifying the



said mistake. The Rectification Deed dated 26/02/2024, registered vide document No. HSK-1-18429/23-24 of Book I, in the office of the Sub-Registrar, Hosakote and the same could be evidenced from Document No. 11

By the Absolute Sale Deed dated 13/08/2020, Sri. C. Venkataswamaiah, Sri. K.V. Keshava, Smt. Shylaja.R, Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu.N, conveyed the portion of the "Larger extent of the Subject Property" measuring 9 guntas in Survey No. 140/5 (earlier Sy Nos.140 and 140/1) in favour of Smt. Govindamma wife of Sri. Narasimha, herein in after referred to as the "Item No.2 of the Subject Property". The said Sale Deed is registered vide document No. HSK-1-02959/20-21 of Book I, Stored in CD No. HSKD1069, in the office of the Sub-Registrar, Hosakote. The copy of the said Sale Deed could be evidenced from Document No.12.

By the Absolute Sale Deed dated 21/09/2021, Sri. C. Venkataswamaiah, Sri. K.V. Keshava, Smt. Shylaja.R, Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu.N, conveyed the portion of the "Larger extent of the Subject Property" measuring 8.04 guntas in Survey No. 140/8 (earlier Sy Nos.140 and 140/1) in favour of Smt. Bobba Sukanya wife of Sri. Lankapalli Jagadeesh and Smt. Nuthlapati Saraswathi wife of Sri. Ramu, herein in after referred to as the "Item No.3 of the Subject Property". The said Sale Deed is registered vide document No. HSK-1-15956/21-22 of Book I, Stored in CD No. HSKD1491, in the office of the Sub-Registrar, Hosakote. The copy of the said Sale Deed could be evidenced from Document No.13.

By the Absolute Sale Deed dated 18/02/2022, Sri. C. Venkataswamaiah, Sri. K.V. Keshava, Smt. Shylaja. R, Miss. Gagana. K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu. N, conveyed the portion of the "Larger extent of the Subject Property" measuring 5.04 guntas in Survey No. 140/9 (earlier Sy Nos.140 and 140/1) in favour of Sri. N. Krishnappa son of Sri. Chikka Narayanappa, herein in after referred to as the "Item No.4 of the Subject Property". The said Sale Deed is registered vide document No. HSK-1-14833/21-22 of Book I, Stored in CD No. HSKD1476, in the office



of the Sub-Registrar, Hosakote. The copy of the said Sale Deed could be evidenced from Document No.14.

There was a mistake in the Sale Deed dated 24/02/2022 as regards to the West side boundary in the **Item No.4 of the Subject Property.** It was wrongly mentioned in the Sale Deed that the East side boundary is mentioned as Road instead of Remaning Property of the same survey number. Hence a Rectification Deed dated 26/02/2024 was executed by Sri. C. Venkataswamaiah, Sri. K.V. Keshava, Smt. Shylaja.R, Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu.N in favour of Sri. N. Krishnappa son of Sri. Chikkanarayanappa, rectifying the said mistake. The Rectification Deed dated 26/02/2024, registered vide document No. HSK-1-18449/23-24 of Book I, in the office of the Sub-Registrar, Hosakote and the same could be evidenced from Document No.15.

By the Absolute Sale Deed dated 23/02/2024, Sri. C. Venkataswamaiah, Sri. K.V. Keshava, Smt. Shylaja.R, Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu.N, conveyed the portion of the "Larger extent of the Subject Property" measuring 1 guntas in Survey No. 140/10 (earlier Sy Nos.140 and 140/1) in favour of Sri. Ramu. N son of Sri. Ramaiah, herein in after referred to as the "**Item No.5 of the Subject Property**". The said Sale Deed is registered vide document No. HSK-1-17950/23-24 of Book I, in the office of the Sub-Registrar, Hosakote. The copy of the said Sale Deed could be evidenced from Document No.16.

By the Absolute Sale Deed dated 03/10/2020, Sri. C. Venkataswamaiah, Sri. K.V. Keshava, Smt. Shylaja.R, Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu.N, conveyed the portion of the "Larger extent of the Subject Property" measuring 5 guntas in Survey No. 140/11 (earlier Sy Nos.140 and 140/1) in favour of Smt. Gayathri wife of Sri. Suresh Golla, herein in after referred to as the "**Item No.6 of the Subject Property**". The said Sale Deed is registered vide document No. HSK-1-00116/21-22 of Book I, stored in Cd No. HSKD 1240, in the office of the Sub-



Registrar, Hosakote. The copy of the said Sale Deed could be evidenced from Document No.17.

By the Joint Development Agreement dated 28/03/2025, Sri. Chenikala Nagaraju, Smt. Govindamma G, Smt. Bobba Sukanya, Smt. Nuthalapati Saraswathi, Sri. N. Krishnappa, Sri. Ramu.N and Smt. Gayathri being the owners have offered the Item No.1 to 6 of the Subject Property to Leafy Realty LLP, for developing and constructing a residential apartment thereon. It is further agreed between the parties that the owners shall get 36% of the total carpet area/saleable super built-up area to be constructed on the Item No.1 to 6 of the Subject Property, the Developer (Leafy Realty LLP) shall get shall get 64% of the total carpet area/saleable super built-up area to be constructed on the Item No.1 to 6 of the Subject Property. The said Joint Development Agreement dated 28/03/2025 is registered vide Document No. HSK-1-20877/2024-25 of Book I, in the office of the Sub-Registrar, Hosakote and a copy of the same could be evidenced from Document No. 18.

Pursuant to the aforementioned Joint Development Agreement, Sri. Chenikala Nagaraju, Smt. Govindamma G, Smt. Bobba Sukanya, Smt. Nuthalapati Saraswathi, Sri. N. Krishnappa, Sri. Ramu.N and Smt. Gayathri have executed the General Power of Attorney dated 28/03/2025, in favour of Leafy Realty LLP, authorizing and empowering them to apply and obtain plans and necessary sanctions for development of the Subject Property under the aforesaid Joint Development Agreement and for sale of Developer's share of 64% of apartments to be constructed in the said project. The said General Power of Attorney is registered vide Document No. HSK-4-01109/2024-25 of Book IV, in the office of the Sub-Registrar Hosakote and a copy of the same could be evidenced from Document No. 19.

On application by Sri. Chennikala Nagaraju for getting the Conversion of the Item No.1 of the Subject Property from Non-Agricultural to residential purpose, the Surveyor, from Survey Department, Hosakote Taluk, Hosakote has issued the conversion sketch demarking the boundaries and extent with respect to the Item No.1 of the Subject Property and the same could be evidenced from Document No.20.



Pursuant to the Conversion Sketch issued by the Surveyor, Sri. Chennikala Nagaraju, applied to the Deputy Commissioner, Bengaluru Rural District, Bengaluru for conversion of the **Item No.1 of the Subject Property** from agricultural use to non-agricultural/residential purpose. Accordingly, the Deputy Commissioner, Bengaluru Rural District, Bengaluru has accorded permission to convert the **No.1 of the Subject Property** from agricultural use to non-agricultural/residential purpose for constructing apartment); vide Official Memorandum in No. 746433 dated 20/03/2025. The copies of the aforementioned Official Memoranda could be evidenced from **Document No.21.**

On application by Smt. Govindamma for getting the Conversion of the Item No.2 of the Subject Property from Non-Agricultural to residential purpose, the Surveyor, from Survey Department, Hosakote Taluk, Hosakote has issued the conversion sketch demarking the boundaries and extent with respect to the Item No.2 of the Subject Property and the same could be evidenced from **Document No.22.**

Smt. Govindamma, applied to the Deputy Commissioner, Bengaluru Rural District, Bengaluru for conversion of the **Item No.2 of the Subject Property** from agricultural use to non-agricultural/residential purpose. Accordingly, the Deputy Commissioner, Bengaluru Rural District, Bengaluru has accorded permission to convert the **No.2 of the Subject Property** from agricultural use to non-agricultural/residential purpose for constructing apartment); vide Official Memorandum in No. 746434 dated 20/03/2025. The copies of the aforementioned Official Memoranda could be evidenced from **Document No.23.**

On application by Smt. Nuthalapathi Saraswathi and Smt. Bobba Sukanya mma for getting the Conversion of the Item No.3 of the Subject Property from Non-Agricultural to residential purpose, the Surveyor, from Survey Department, Hosakote Taluk, Hosakote has issued the conversion sketch demarking the boundaries and extent with respect to the Item No.3 of the Subject Property and the same could be evidenced from **Document No.24.**



Smt. Nuthalpathi Saraswathi and Smt. Bobba Sukanya, applied to the Deputy Commissioner, Bengaluru Rural District, Bengaluru for conversion of the Item No.3 of the **Subject Property** from agricultural use to non-agricultural/residential purpose. Accordingly, the Deputy Commissioner, Bengaluru Rural District, Bengaluru has accorded permission to convert the **No.3 of the Subject Property** from agricultural use to non-agricultural/residential purpose for constructing apartment); vide Official Memorandum in No. 746429 dated 20/03/2025. The copies of the aforementioned Official Memoranda could be evidenced from Document No.25.

On application by Sri. Krishnappa N for getting the Conversion of the Item No.4 of the Subject Property from Non-Agricultural to residential purpose, the Surveyor, from Survey Department, Hosakote Taluk, Hosakote has issued the conversion sketch demarking the boundaries and extent with respect to the Item No.4 of the Subject Property and the same could be evidenced from Document No.26.

Sri. Krishnappa N, applied to the Deputy Commissioner, Bengaluru Rural District, Bengaluru for conversion of the Item No.4 of the **Subject Property** from agricultural use to non-agricultural/residential purpose. Accordingly, the Deputy Commissioner, Bengaluru Rural District, Bengaluru has accorded permission to convert the **No.4 of the Subject Property** from agricultural use to non-agricultural/residential purpose for constructing apartment); vide Official Memorandum in No. 746432 dated 20/03/2025. The copies of the aforementioned Official Memoranda could be evidenced from Document No.27.

On application by Sri. Ramu N for getting the Conversion of the Item No.5 of the Subject Property from Non-Agricultural to residential purpose, the Surveyor, from Survey Department, Hosakote Taluk, Hosakote has issued the conversion sketch demarking the boundaries and extent with respect to the Item No.5 of the Subject Property and the same could be evidenced from Document No.28.



Sri. Ramu. N, applied to the Deputy Commissioner, Bengaluru Rural District, Bengaluru for conversion of the **Item No.5 of the Subject Property** from agricultural use to non-agricultural/residential purpose. Accordingly, the Deputy Commissioner, Bengaluru Rural District, Bengaluru has accorded permission to convert the **No.5 of the Subject Property** from agricultural use to non-agricultural/residential purpose for constructing apartment); vide Official Memorandum in No. 746424 dated 20/03/2025. The copies of the aforementioned Official Memoranda could be evidenced from **Document No.29.**

On application by Smt. Gayathri for getting the Conversion of the Item No.6 of the Subject Property from Non-Agricultural to residential purpose, the Surveyor, from Survey Department, Hosakote Taluk, Hosakote has issued the conversion sketch demarking the boundaries and extent with respect to the Item No.6 of the Subject Property and the same could be evidenced from **Document No.30.**

Smt. Gayathri, applied to the Deputy Commissioner, Bengaluru Rural District, Bengaluru for conversion of the **Item No.6 of the Subject Property** from agricultural use to non-agricultural/residential purpose. Accordingly, the Deputy Commissioner, Bengaluru Rural District, Bengaluru has accorded permission to convert the **No.6 of the Subject Property** from agricultural use to non-agricultural/residential purpose for constructing apartment); vide Official Memorandum in No. 746421 dated 20/03/2025. The copies of the aforementioned Official Memoranda could be evidenced from **Document No.31**

Details of R.T.C's:

The R.T.C's with respect to Survey No. 140, measuring 2 Acres 6 guntas (Includes 10 guntas Karab land) for the period 1969-70 to 2019-20

Period	Name of the Owner	Extent in Acres & Guntas	Name of the Cultivator
1968-69 to 1983-84	Sri. Kaverappa	2A-6G	Sri. Kaverappa



Period	Name of the Owner	Extent in Acres & Guntas	Name of the Cultivator
1984-85 to 1988-89	Sri.Kaverappa ( Rounded off) Sri. Muniyappa and Smt. Anusuyamma	2A-06G	Sri.Kaverappa, Sri. Muniyappa and Smt. Anusuyamma
1989-90 to 2014-15	Smt. Anusuyamma	2A-06G	Smt. Anusuyamma
2015-16 to 2019-20	Sri. Venkataswamaiah	2A-06G	Sri. Venkataswamaiah.

The copies of the R.T.C's with respect to Survey No. 140 could be evidenced from Document No. 32 respectively.

As per the Akarband, the total extent of the land in Survey No. 140/4 measuring 9.8 guntas, Survey No.140/5 measuring 9 guntas, Survey No.140/8 measuring 8.4 guntas and Survey No.140/9 measuring 5.4 guntas and the same is in conformity with the extent mentioned in the R.T.C's. The copy of the said Akarband could be evidenced from Document No.33.

As per the RR Balabhaadha Nakalu it is observed that Survey No.140 is bifurcated into 140/1, 140/4, 140/6, 140/7, 140/8, 140/9 owned by the respective owners as detailed hereabove. The copy of the RR Balabhaadha Nakalu could be evidenced from Document No.34.

The Hissa Tippyany confirms that Survey No.140 is bifurcated into eleven portions as Survey Nos. 140/1 to 140/11 and Village Map of Bellikere Village confirms the shape and location of the Subject Property in the said village. The copies of the said Hissa Tippyany, and Village Map could be evidenced from Document Nos.35 and 36.

The Tahsildar, Hosakote Taluk, Hosakote vide Endorsement No. R.K.MAHITHI.CR/142/2018-19 dated 16/12/2019, has stated that the ILRR pertaining to Survey No.140 of Belikere Village is not available and the copy of the said endorsement could be evidenced from Document No.37.



The Tahsildar, Hosakote Taluk, Hosakote vide Endorsement No. R.K.CR/687/2019-20 dated 10/12/2019, has stated that the copies of Mutation Register Extract in Nos. 17/87-88 and 51/87-88 pertaining to Survey No.140 of Belikere Village are not available and the copy of the said endorsement could be evidenced from **Document No.38**.

The Thasildar, Hosakote Taluk, vide the Endorsement No.L.R.F. C.R: RD0038568022261 dated 29/08/2015 has certified that there are no tenancy applications filed in Form 7 or 7A of the Karnataka Land Reforms Act, 1961 with respect to the larger extent of the subject property. The copy of the said Endorsement could be evidenced from **Document No.39**.

The Assistant Commissioner, Doddabalapura vide the Endorsement No. P.T.C.L./HOSAKOTE/CR/HIM/534/2019 dated 08/01/2020, has certified that there are no proceedings initiated under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to the Larger extent of the Subject Property. The copy of the said Endorsement could be evidenced from **Document No.40**.

The Assistant Commissioner, Doddabalapura vide the Endorsement No. LRF./HOSAKOTE/CR/HIM/330/2019 dated 13/01/2020, has certified that there are no proceedings initiated under the Karnataka Land Reforms Act 1961 u/s 79 (A) (B) with respect to the Survey No.140 larger extent of the Subject Property. The copy of the said Endorsement could be evidenced from **Document No.41**.

We have perused the Encumbrance Certificates from 01/04/1950 to 03/04/2025 with respect to subject property and could observe that there are thirteen entries appearing in the Encumbrance Certificate/s for the said periods with respect to the subject property, the said entries are as follows:

- 1) Sale Deed dated 16/04/1975 executed by Sri. Munishami son of Sri. Muniyappa, in favour of Sri. Chikka Thimaiah son of Sri. Arkerappa, registered vide document No. 169/57-58 of Book I, in Volume No. 875 at pages 12 to 13 in the office of the Sub-Registrar, Hosakote.



- 2) Sale Deed dated 04/04/1966 executed by Sri. Chikka Thimaiah son of Sri. Arkerappa in favour of Sri. M.Kaverappa son of Sri. Muniswamy, registered vide document No. 33/66-67 of Book I, in Volume No. 1146 at pages 210 to 211 in the office of the Sub-Registrar, Hosakote.
- 3) Sale Deed dated 17/04/1978 executed by Sri. Kaverappa in favour of Sri. Muniyappa son of Sri. Kolappa, is registered vide document No. 156/78-79 of Book I, in Volume No. 1537 to 211 in the office of the Sub-Registrar, Hosakote.
- 4) Sale Deed dated 20/11/1987 executed by Sri. Muniyappa son of Sri. Kolappa in favour of Smt. Anusuyamma wife of Sri. C. Venkataswamaiah, registered vide document No. 1431/87-88 of Book I, in Volume No. 1775 at pages 239 to 242 in the office of the Sub-Registrar, Hosakote.
- 5) Agreement of Sale dated 01/01/2020 executed by Sri. C. Venkataswamaiah along with his son, daughter in law and grandchildren namely Sri. K.V. Keshava, Smt. Shylaja.R, Miss. Gagana .K and Master. Kishan K Reddy in favour of Sri. Ramakrishna and Sri. Ramu.N, registered vide Document No. HSK-1-09254/19-20 of Book I, stored in C.D. No. HSKD 928, in the office of the Sub-Registrar, Hosakote.
- 6) Sale Deed dated 13/08/2020 executed by Sri. C. Venkataswamaiah, Sri. K.V. Keshava, Smt. Shylaja.R, Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu S in favour of Sri. Chenikala Nagaraju son of Sri. Chenikala Pedda Malakondaiah, registered vide document No. HSK-1-02958/20-21 of Book I, Stored in CD No. HSKD1069, in the office of the Sub-Registrar, Hosakote.
- 7) Rectification Deed dated 26/02/2024 executed by Sri. C. Venkataswamaiah, Sri. K.V. Keshava, Smt. Shylaja.R, Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu S in favour of Sri. Chenikala Nagaraju son of Sri. Chenikala Pedda Malakondaiah, registered



- vide document No. HSK-1-18429/23-24 of Book I, in the office of the Sub-Registrar, Hosakote.
- 8) Sale Deed dated 13/08/2020 executed by Sri. C. Venkataswamaiah, Sri. K.V. Keshava, Smt. Shylaja.R, Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu S in favour of Smt. Govindamma wife of Sri. Narasimha, registered vide document No. HSK-1-02959/20-21 of Book I, Stored in CD No. HSKD1069, in the office of the Sub-Registrar, Hosakote.
- 9) Sale Deed dated 21/09/2021 executed by Sri. C. Venkataswamaiah, Sri. K.V. Keshava, Smt. Shylaja.R, Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu.N, in favour of Smt. Bobba Sukanya wife of Sri. Lankapalli Jagadeesh and Smt. Nuthlapati Saraswathi wife of Sri. Ramu, registered vide document No. HSK-1-15956/21-22 of Book I, Stored in CD No. HSKD1491, in the office of the Sub-Registrar, Hosakote.
- 10) Sale Deed dated 18/02/2022 executed by Sri. C. Venkataswamaiah, Sri. K.V. Keshava, Smt. Shylaja.R, Miss. Gagana. K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu.N, in favour of Sri. N.Krishnappa son of Sri. Chikka Narayanappa, registered vide document No. HSK-1-14833/21-22 of Book I, Stored in CD No. HSKD1476, in the office of the Sub-Registrar, Hosakote.
- 11) Sale Deed dated 23/02/2024 executed by Sri. C. Venkataswamaiah, Sri. K.V. Keshava Smt. Shylaja.R Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu.N, in favour of Sri. Ramu. N son of Sri. Ramaiah, registered vide document No. HSK-1-17950/23-24 of Book I, in the office of the Sub-Registrar, Hosakote.



- 12) Sale Deed 03/10/2020 executed by Sri. C. Venkataswamaiah, Sri. K.V. Keshava Smt. Shylaja.R Miss. Gagana.K and Master. Kishan K Reddy all represented by their General Power of Attorney Holder Sri. Ramu.N, in favour of Smt. Gayathri wife of Sri. Suresh Golla, registered vide document No. HSK-1-00116/21-22 of Book I, stored in Cd No. HSKD 1240, in the office of the Sub-Registrar, Hosakote.
- 13) Joint Development Agreement dated 28/03/2025 executed by Sri. Chenikala Nagaraju, Smt. Govindamma G, Smt. Bobba Sukanya, Smt. Nuthalapati Saraswathi, Sri. N. Krishnappa, Sri. Ramu.N and Smt. Gayathri in favour of Leafy Realty LLP, represented by its Partner Sri. Dharmendra Karadathodi Ramachandran, registered vide Document No. HSK-1-20877/2024-25 of Book I, in the office of the Sub-Registrar, Hosakote.

The copies of the Encumbrance Certificate with respect to Subject Property could be evidenced from Document Nos.42, 43 & 44.

Further Public Notice were published in Kannada daily newspaper Vijaya Vani and English daily newspaper The Hindu both dated 12/02/2025 intimating the public about any objections/claims, if from person/s with respect to the Item No. 1 to 6 of the subject property. Pursuant to the Public Notice no person/s have objected or claimed any rights to the Item No. 1 to 6 of the subject property. The copies of the Public Notice could be evidenced from Document No.45.





OPINION

On perusal of the above documents, I am of the opinion that Sri. Chenikala Nagaraju, Smt. Govindamma G, Smt. Bobba Sukanya, Smt. Nuthalapati Saraswathi, Sri. N. Krishnappa, Sri. Ramu.N and Smt. Gayathri are the absolute owners with respect to the Item No.1 to 6 (described in the Item No.1 to 6 of the Subject Property hereabove).

Further, in terms of the Joint Development Agreement dated 28/03/2025 the owners, Sri. Chenikala Nagaraju, Smt. Govindamma G, Smt. Bobba Sukanya, Smt. Nuthalapati Saraswathi, Sri. N. Krishnappa, Sri. Ramu.N and Smt. Gayathri and Leafy Realty LLP have agreed to develop the Item No.1 to 6 of the Subject Property by constructing a residential Apartment on the Item No.1 to 6 of the Subject Property and the Parties have mutually agreed to share the super builtup area in the ratio of 36% to the Owners and 64% to the Leafy Realty LLP (Developer).

However, my opinion regarding the clear marketable right, title and interest in respect of the above property is subject to the production of the following:

- 1) RTC for the period from 2020-21 to 2025-26 with respect to Survey Nos. 140/4, 140/5, 140/8, 140/9, 140/10 and 140/11.
- 2) Encumbrance Certificate for the period from 03/04/2025 to till date having all the entries in the said period with respect to Survey Nos.140/4, 140/5, 140/ 8, 140/9, 140/10 & 140/11.

  
  
SATISH.R  
ADVOCATE