



**LEGAL SCRUTINY REPORT**

We are required to give Legal Scrutiny Report in respect of converted Land bearing Sy.No.2/4 (old Sy.No.2/1) measuring 19.12 (19<sup>3</sup>/<sub>4</sub>) Guntas and converted land bearing Sy.No.3/2 (old Sy.No.3) measuring 1 Acre 5<sup>1</sup>/<sub>4</sub> Guntas, both are situated at **Varadapura Village**, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, which properties are morefully described in the Schedule hereunder and hereinafter referred to as the **"SUBJECT PROPERTY"**. In this regard we are furnished with the photo-copies of the documents mentioned herein below for Scrutiny and Opinion thereof.

**I) LIST OF DOCUMENTS SCRUTINIZED WITH RESPECT TO SUBJECT PROPERTY.**

**Documents with respect to Sy.No.2/4 (old No.2/1)**

1. Tippy Copy for Sy.No.2/1
2. RR Pakka book copy Sy.No.2/1 (3 pages)
3. Atlas Copy for Sy.No.2/1
4. Atlas Sketch Sy.No.2/1
5. Akarband for Sy.No. 2/1,
6. Index of Lands of for Sy.No. 2/1,
7. Record of Rights for Sy.No. 2/1,
8. Record of Rights and Tenancy of Crops (**R.T.C**), for the years
  - From 1984-85 to 1993-94
  - From 2001-02 to 2024-25
9. Encumbrance certificate/s (**EC**),
  - From 01-04-1940 to 31-03-2004,
  - from 01-04-2004 to 03-05-2024
  - from 01-01-2023 to 07-08-2024

**Documents with respect to Sy.No.3/2 old No.3**

10. Moola Survey Tippy Cum Karda Copy for Sy.No.3
11. Moola Survey Prathi Book copy of Sy.No.3,
12. RR- Pakka Book for Sy.No. 3 (2 Pages)
13. Atlas copy for Sy.No.3
14. Akarband for Sy.No. 3,
15. Index of Lands of for Sy.No. 3,
16. Record of Rights for Sy.No. 3,
17. Record of Rights and Tenancy of Crops (**R.T.C**), for the years
  - 1984-85 to 1993-94
  - 2001-02 to 2024-25





18. Encumbrance certificate/s (EC),

- from 01-04-2004 to 03-05-2024, (Sy.No.3, Sy.No.3/2)
- from 01-01-2023 to 07-08-2024

**COMMON DOCUMENTS FOR Sy.No.2/4 (old No.2/1) and 3/2 (old No.3)**

19. Copy of the **Orders dated 07-05-1959**, passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore, in **case No.3**, wherein the said document establishes the fact that Sri.Gare Narayanappa had registered as permanent tenant in respect of Sy.No.2/1, measuring 2 Acres 19 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.3 measuring 5 Acres 27 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.4/1 measuring 1 Acre, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District.
20. Copy of **Endorsement dated 18-06-1959**, issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore, in respect of Sy.No.2/1, measuring 2 Acres 19 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.3 measuring 5 Acres 27 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.4/1 measuring 1 Acre, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District (Sy.No.4/1 is not related to our opinion but for reference only).
21. Copy of **Form No.8**, Register No.V (Section 6)
22. Copy of **Mutation Register Extract bearing No. 1/1959-60**, in respect of Land in Sy.No.2/1, measuring 2 Acres 19 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.3 measuring 5 Acres 27 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and wherein the Katha has been mutated in the name of Sri.Gare Narayanappa,
23. Copy of **Preliminary record** for the year 1964-65 in respect of Land in Sy.No.2/1, measuring 2 Acres 19 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.3 measuring 5 Acres 27 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District.
24. Copy of **Preliminary record** for the year 1966-67 in respect of Land in Sy.No.2/1, measuring 2 Acres 19 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.3 measuring 5 Acres 27 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District.





25. Copy of **Death Certificate** of Sri.Gare Narayanappa, which shows that said Gare Narayanappa died on 24-01-1996.
26. Copy of the **Genealogical Tree** of the deceased Gare Narayanappa issued by the concerned Village Accountant, Hoskote.
27. Copy of the **Judgement** and Decree dated 15-12-2012, passed in **O.S.No.424/2010** at the file of Fast track Court-IV, Bangalore, filed by Smt.Lakshamma @ Dodda lakshamma against Smt.Lakshamma W/o late Gare Narayanappa, wherein the suit is partly decreed in favour of Smt.Doddalakshamma @ Lakshamma in respect of 1/4<sup>th</sup> share in respect of Land in Sy.No.2/1, measuring 2 Acres 19 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.3 measuring 5 Acres 27 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and (Sy.No.4/1 measuring 1 Acre, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, this is for reference only)
28. Copy of the **Judgement/final Orders** passed in dated 17-12-2019, passed in **R.F.A.No.198/2013** on the file of Hon'ble High Court of Karnataka, filed by Smt.Sundandamma and Smt.Anasuyamma challenging the judgement and decree passed in O.S.No.424/2010 in respect of Land in Sy.No.2/1, measuring 2 Acres 19 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.3 measuring 5 Acres 27 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and (Sy.No.4/1 measuring 1 Acre, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, this is for reference only), wherein the appeal was dismissed. However, the 1/4<sup>th</sup> share which was allotted previously in O.S.No.424/2010 came to be modified as 1/5<sup>th</sup> share which was allotted to Smt.Doddalakshamma @ Lakshamma.
29. Copy of the **Orders** dated 07-06-2022 passed in Final Decree Proceedings bearing **FDP No. 41/2013**, on the file of II Addl Senior Civil Judge, Bengaluru Rural District, wherein the petition filed by Smt.Doddalakshamma @ Lakshamma seeking division in 1/5<sup>th</sup> share as per Judgement and Decree dated 17-12-2019, which modified by the Hon'ble High Court of Karnataka in R.F.A.No.198/2013 is allowed. And thereby directed the office to draw the final decree with respect to the share of Smt.Doddalakshamma @ Lakshamma.
30. Copy of the **Orders** dated 14-07-2022, passed by the Hon'ble High Court of Karnataka in (Review Petition) **R.P.No.106/2021** which was filed by challenging the orders dated 17-12-2019 in RFA.No.198/2013, wherein the Appeal filed by Smt.Sunandamma came to be dismissed.



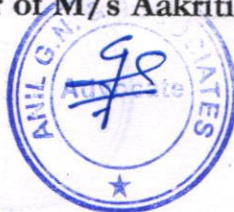


31. Copy of the **registered final decree dated 12-10-2022**, along with 11E sketch, wherein Smt. Doddalakshmamma @ Lakshmamma was allotted 1/5<sup>th</sup> share in respect of Land in Sy.No.2/4, old Sy.No.2/1, measuring 2 Acres 19 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.3 measuring 5 Acres 27 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.4/1 measuring 1 Acre, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, which Registered vide document No.HSK-1-09705/2022-23 stored in HSKD1662 registered before the office of Sub-Registrar, Hoskote.
32. Copy of the **orders** dated 13-09-2023, by the Hon'ble High Court of Karnataka in **R.F.A.No.2032/2022** which was filed challenging the orders dated 07-06-2022 passed in F.D.P.No.41/2013, wherein the appeal filed by Smt.Anasuyamma came to be dismissed.
33. Copy of Mutation Register Extract bearing **MR No.H4/2022-23**, in respect of Land in Sy.No.2/4, Old Sy.No.2/1, measuring 19 <sup>3</sup>/<sub>4</sub> Guntas out of 2 Acres 19 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.3 measuring 1 Acre 5 <sup>1</sup>/<sub>4</sub> Guntas out of 5 Acres 27 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and (Sy.No.4/1 measuring 8 Guntas out of 1 Acre, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, this is for reference only) wherein the Katha has been mutated in the name of Smt.Doddalakshmamma @ Lakshmamma,
34. Copy of **Absolute Sale dated 10-10-2023**, registered vide Document No.HSK-1-9679/2023-24, registered in the office of Sub-Registrar, Hoskote, executed by Smt.Doddalakshmamma @ Lakshmamma D/o Gare Narayanappa as vendor and Sri.N.Chandra Shekar S/o Nagaraj, Sri.N.Devaraj S/o Narayan, N.Ramesh S/o Narayanappa @ Sathyanarayanappa and Sri.Dayananda Gowda.M.C. S/o Chandregowda and Sri.P.K.Santhosh S/o Late Krishnappa as Confirming parties in favour of Sri.T.M.Ramesh Reddy S/o Muniyappa Reddy, M/s Chetin Projects represented by its directors Sri.K.N.Shivareddy and Sri.Giriprasad, Sri.Palakolanu Ravindra Reddy S/o Palakolanu Janaki Rami Reddy and Smt.Kadathala Jyothi W/o Sri, Kadatala Nagi Reddy, with respect to Land in Sy.No 2/4 Old Sy.No.2/1, measuring 19.12 Guntas and Sy.No.3/2, Old Sy.No.3, measuring 1 Acres 5.04 Guntas, both are situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District.





35. Copy of **Rectification deed dated 10-06-2024**, registered vide Document No.HSK-1-**3951**/2024-25, registered in the office of Sub-Registrar, Hoskote, executed by Smt.Doddalakshmamma @ Lakshmamma D/o Gare Narayanappa as first party and Sri.N.Chandra Shekar S/o Nagaraj, Sri.N.Devaraj S/o Narayan, N.Ramesh S/o Narayanappa @ Sathyanarayanappa and Sri.Dayananda Gowda.M.C. S/o Chandregowda and Sri.P.K.Santhosh S/o Late Krishnappa as second Party/Confirming parties in favour of Sri.T.M.Ramesh S/o Muniyappa Reddy, M/s Chetan Projects represented by its partners Sri.K.N.Shivareddy and Sri.Edagitti Giri Prasad, Sri.Palakolanu Ravindra Reddy S/o Palakolanu Janaki Rami Reddy and Smt.Kadathala Jyothi W/o Sri. Kadatala Nagi Reddy, with respect to Land in Sy.No 2/4 Old Sy.No.2/1, measuring 19.12 Guntas and Sy.No.3/2, Old Sy.No.3, measuring 1 Acres 5.04 Guntas, both are situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, wherein the errors occur in Sale deed dated 10-10-2023, registered vide Document No.HSK-1-9679/2023-24, registered in the office of Sub-Registrar, Hoskote, i.e., "Sri.T.M.Ramesh Reddy" name was rectified as "Sri.T.M.Ramesh" and "M/s Chetin Projects" name was rectified as "M/s Chetan Projects".
36. Copy of **conversion order bearing No.577263 dated 21-12-2023** issued by the office of Deputy Commissioner, Bengaluru Rural District in respect of Agricultural Land in Sy.No.2/4, measuring 19 ¾ Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, wherein the said land has been converted from agricultural to Non- agricultural residential purpose.
37. Copy of **conversion order bearing No.577262 dated 21-12-2023** issued by the office of Deputy Commissioner, Bengaluru Rural District in respect of Agricultural Land in Sy.No.3/2, measuring 1 Acre 5 ¼ Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District wherein the said land has been converted from agricultural to Non- agricultural residential purpose.
38. Copy of **Mutation Register bearing No.T8/2023-24** in respect of Land in Sy.No.2/4, measuring 19 ¾ Guntas, situated at Varadapura Village, showing the conversion order reference.
39. Copy of **Mutation Register bearing No.T7/2023-24** in respect of Land in Sy.No.3/2, measuring 1 Acre 5 ¼ Guntas, situated at Varadapura Village, showing the conversion order reference.
40. Copy of **Joint Development Agreement dated 28-06-2024**, registered vide Document No.HSK-1-**5159**/2024-25, of Book-I, registered in the office of Sub-Registrar, Hoskote, executed by Sri.T.M.Ramesh S/o Muniyappa Reddy, M/s Chetan Projects a partnership firm represented by its partners Sri.K.N.Shivareddy and Sri. Edagotti Giri Prasad, Sri.Palakolanu Ravindra Reddy S/o Palakolanu Janaki Rami Reddy and Smt.Kadathala Jyothi W/o Sri, Kadatala Nagi Reddy as owners, in favour of **M/s Aakriti Projects**, a partnership firm





represented by its partners Sri.Balasubramanyam S/o Sri.Munaswamy Naidu.G and Sri.Shekar.G S/o Sri.Gurappa.M, with respect to converted Land bearing Sy.No 2/4 (old Sy.No.2/1) measuring 19.12 Guntas and converted land bearing Sy.No.3/2 (old Sy.No.3) measuring 1 Acre 5.04 Guntas, both are situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District. Wherein, as per the terms of said Joint Development Agreement, the owners have entered into a development scheme with the Developer for formation/construction of multi storied residential apartment building on joint venture basis and as per the said JDA the owners are entitled for 36% of developed constructed area/super built area and the Developer is entitled for remaining 64% of developed constructed area/ super built area in the project.

41. Copy of **General Power of Attorney dated 28-06-2024**, registered vide Document No.HSK-4-0299/2024-25, of Book-IV, registered in the office of Sub-Registrar, Hoskote, executed by Sri.T.M.Ramesh S/o Muniyappa Reddy, M/s Chetan Projects a partnership firm represented by its partners Sri.K.N.Shivareddy and Sri. Edagotti Giri Prasad, Sri.Palakolanu Ravindra Reddy S/o Palakolanu Janaki Rami Reddy and Smt.Kadathala Jyothi W/o Sri, Kadatala Nagi Reddy as owners, in favour of M/s Aakriti Projects, a partnership firm represented by its partners Sri.Balasubramanyam S/o Sri.Munaswamy Naidu.G and Sri.Shekar.G S/o Sri.Gurappa.M, with respect to Land in Sy.No 2/4 Old Sy.No.2/1, measuring 19.12 Guntas and Sy.No.3/2, Old Sy.No.3, measuring 1 Acres 5.04 Guntas, both are situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District. Wherein, as per the said GPA, the owners have authorized the developer to develop the said property as per the terms of said JDA dated 28-06-2024, and further authorized the developers to sell/alienate their 64% share of super built up area in the project to be constructed in the Subject Property.

42. Katha Extract (A-Register) issued by the City Municipal Counsel, (CMC) Hosakote, wherein with respect to Item No.1 and Item No.2 of Subject Property the Katha has been amalgamated into single unit and issued Katha with respect to Subject Property in the name of Sri.T.M.Ramesh S/o Muniyappa Reddy, M/s Chetan Projects a partnership firm represented by its partners Sri.K.N.Shivareddy and Sri. Edagotti Giri Prasad, Sri.Palakolanu Ravindra Reddy S/o Palakolanu Janaki Rami Reddy and Smt.Kadathala Jyothi W/o Sri, Kadatala Nagi Reddy.

## II) DESCRIPTION OF THE SUBJECT PROPERTY:

### ITEM NO.1

**ALL THAT PIECE AND PARCEL OF** the converted land bearing Sy.No.2/4, (old Sy.No.2/1) measuring 19 <sup>3</sup>/<sub>4</sub> Guntas, Situated at **Varadapura Village**, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, which is duly converted for non-agriculture residential purpose vide O.M. No.577263 dated 21-12-2023, issued by the office of Deputy Commissioner, Bengaluru Rural District and bounded on the:





East by : Land in Sy.No.2/2  
West by : Land in Sy.No.3/2  
North by : Block No.2/6  
South by : Kannurahalli border

## ITEM NO.2

**ALL THAT PIECE AND PARCEL OF** the converted land bearing **Sy.No.3/2, (old Sy.No.3), measuring 1 Acre 5 ¼ Guntas**, Situated at **Varadapura Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District**, which is duly converted for non-agriculture residential purpose vide O.M. No.577262 dated 21-12-2023, issued by the office of Deputy Commissioner, Bengaluru Rural District and bounded on the:

East by : Land in Sy.No.2/4,  
West by : Road  
North by : Land in Sy.No.3/1,  
South by : Road and Private Property.

The Item No.1 & Item No.2 properties where it is required hereinafter collectively referred to as **Schedule Property**.

## III. GENESIS OF TITLE:

A perusal of the documents referred to above would establish as follows:

Upon verification of survey documents and revenue documents referred to above would establish that the agricultural Land in Sy.No.2/1, measuring 2 Acres 19 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.3 measuring 5 Acres 27 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, was originally belonged to one Sri.Gare Narayanappa S/o Annayappa. The copy of the revenue records such as Karda copy, Tippany Book, IL & RR and Preliminary records and RTC for the years 1969-2002, with respect of agricultural land in Sy.No.2/1, measuring 2 Acres 19 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.3 measuring 5 Acres 27 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, which reflected and which evident the same.

Whereas, said Sri.Gare Narayanappa S/o Annayappa was acquired the agricultural land in Sy.No.2/1, measuring 2 Acres 19 Guntas, excluding 2 Guntas Karab, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.3 measuring 5 Acres 27 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, in terms of orders passed by the Special Deputy Commissioner for Inams Abolition, Bangalore Circle, in case No.3, orders dated 07-05-1959. On plain perusal of the orders passed by the Special Deputy Commissioner for Inams Abolition, Bangalore Circle, in case No.3, clearly establishes





the fact that the said Sri.Gare Narayanappa S/o Annayappa was registered as permanent tenant in respect of the above properties. The Special Deputy Commissioner for abolition of Inams, Bangalore has issued an endorsement under Form-8 dated 18-06-1959 by collecting necessary premium from said Gare Narayanappa and registered him as owner of the above said larger extent of properties. As such, said Gare Narayanappa has become the absolute owner and having acquired the right, title, interest and possession over the said properties.

Subsequent thereto, the revenue records such as preliminary record, mutation and other revenue records in respect of Land in Sy.No.2/1, measuring 2 Acres 19 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.3 measuring 5 Acres 27 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, came to be registered in the name of said Sri.Gare Narayanappa S/o Annayappa, as per mutation registration extract bearing MR No.1/1959-60.

The said Sri.Gare Narayanappa S/o Annayappa died intestate on 24-01-1996, leaving behind his first wife Smt.Thimmakka and Doddalakshamma @ Lakshamma (only daughter born through first wife) and his second wife Smt.Adilakshamma and i) Smt.Lakshamma D/o Late Gare Narayanappa, (Daughter born through 2<sup>nd</sup> wife) ii) Smt.Sunandamma D/o Late Gare Narayanappa(Daughter born through 2<sup>nd</sup> wife), iii) Smt.Anasuyamma D/o Late Gare Narayanappa(Daughter born through 2<sup>nd</sup> wife), iv) Smt.Nagarathnamma D/o Late Gare Narayanappa(Daughter born through 2<sup>nd</sup> wife), as his legal heirs to succeed his estate including the properties bearing Sy.No.2/1, measuring 2 Acres 19 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.3 measuring 5 Acres 27 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District.

Such being the case, after the death of said Sri. Gare Narayanappa, his 2<sup>nd</sup> wife by name Smt. Lakshamma @ Adi Lakshamma, by suppressing the real facts with respect to all the legal heirs/Successors of Late Sri.Gare Narayanappa she alone got mutated the katha in her name with respect to land in Sy.No.2/1 & 3, vide IHC.No.26/1997-98.

Thereafter, Smt.Doddalakshamma @ Lakshamma, who is the daughter of Late Sri.Gare Narayanappa (born through his first wife Smt.Thimmakka) has initiated a suit bearing O.S.No.424/2010, before the Hon'ble Senior Civil Judge, Bangalore Rural District (Subsequently the said case transferred to Hon'ble Fast Track Court-IV, Bangalore Rural District) for the relief of partition and separate possession in respect of land bearing Sy.No.2/1, measuring 2 Acres 19 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.3 measuring 5 Acres 27 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, including another property Sy.No.4/1 measuring 1 Acreas against Smt.Lakshamma @ Adi Lakshamma (2<sup>nd</sup> wife of Late Sri.Gare Narayanappa) and her children namely Smt.Sunandamma D/o Late Sri.Gare Narayanappa, Smt.Anusuyamma D/o Late Sri.Gare Narayanappa and Smt.Nagarathnamma D/o Late Sri.Gare Narayanappa. That after the contest, the said





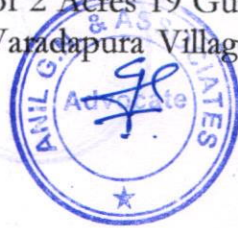
suit O.S.No.424/2010 was came to be decreed in favour of Smt.Doddalakshmamma @ Lakshmamma D/o Late Sri.Gare Narayanappa as per judgement and decree dated 15-12-2012, said Smt.Doddalakshmamma @ Lakshmamma D/o Late Sri.Gare Narayanappa was entitled for 1/4<sup>th</sup> share in respect of land in Sy.No.2/1, measuring 2 Acres 19 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.3 measuring 5 Acres 27 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, including another property Sy.No.4/1 measuring 1 Acre.

Subsequently, said Smt.Doddalakshmamma @ Lakshmamma D/o Late Sri.Gare Narayanappa being the absolute owner has entered into an agreement of sale with Sri.P.K.Santhosh S/o Krishnappa on 31-08-2016, which registered as Document No. HSK-1-04476-2016-17 and stored in CD No.HSKD578 with respect of portion of land in Sy.No.3 measuring 15 Guntas out of 1/4<sup>th</sup> share.

Subsequently, the Judgement and decree dated 15-12-2012 passed by the Hon'ble Fast Track Court, Bangalore in O.S.No.424/2010 has been challenged by Smt.Sunandamma and Smt.Anusuyamma before the Hon'ble High Court of Karnataka vide R.F.A.No.198/2013, and the said RFA came to be dismissed by the Orders /Judgment dated 17-12-2019 passed by in O.S.No.424/2010. However, the decree in regard to 1/4<sup>th</sup> share passed in O.S.No.424/2010 has been modified as 1/5<sup>th</sup> share by the Hon'ble High Court of Karnataka in the said Appeal. As such, by virtue of said judgement passed by the Hon'ble High Court of Karnataka in RFA.No.198/2013, Smt.Doddalakshmamma @ Lakshmamma D/o Late Sri.Gare Narayanappa was entitled for 1/5<sup>th</sup> share (i.e., 73 Guntas ) in respect of land in Sy.No.2/1, measuring 2 Acres 19 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and Sy.No.3 measuring 5 Acres 27 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and including Sy.No.4/1, measuring 1 Acre, situated at Varadapura Village.

Subsequently, the said Smt.Doddalakshmamma @ Lakshmamma filed a case in Final Decree Proceedings vide FDP No.41/2013 seeking demarcation of her 1/5<sup>th</sup> share as per decree passed in above referred suit and the said FDP petition came to be allowed vide orders dated 07-06-2022. The report submitted by the ADLR by demarcating the 1/5<sup>th</sup> share each to the parties has been accepted by the Hon'ble court and as per the said orders Smt.Doddalakshmamma @ Lakshmamma became the absolute owner and in possession of 19 3/4 Guntas out of 2 Acres 19 Guntas in Sy.No.2/1, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and 1 Acre 5 1/4 Guntas out of 5 Acres 27 Guntas, in Sy.No.3, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District.

Subsequently, the land acquired by Smt.Doddalakshmamma @ Lakshmamma through the above said FDP No.41/2013, came to be assigned a New Survey numbers i.e., Sy.No.2/1 measuring 19 3/4 Guntas out of 2 Acres 19 Guntas has been assigned new survey Number Sy.No.2/4, situated at Varadapura Village, Kasaba Hobli, Hosakote





Taluk, Bengaluru Rural District and likewise, the land measuring 1 Acre 5 ¼ Guntas out of 5 Acres 27 Guntas, in Sy.No.3, situated at Varadapura Village has been assigned new survey number as 3/2 measuring 1 Acre 5 ¼ Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District vide Mutation No.MR H4/2022-23. Thus Smt.Doddalakshmamma @ Lakshmamma has become absolute owner in possession of Sy.No.2/4, measuring 19 ¾ Guntas and Sy.No.3/2 measuring 1 Acre 5 ¼ Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, i.e., Item No.1 and Item No.2 of Schedule properties.

In meanwhile, Smt.Anusuyamma D/o Late Gare Narayanappa, has challenged the orders passed in judgement dated 07-06-2022, passed in FDP No.41/2013 by filing R.F.A.No.2032/2022 before the Hon'ble High court of Karnataka, at Bengaluru. However said R.F.A.No.2032/2022 came to be dismissed vide its order dated 13-09-2023.

During the year 2016, Smt.Doddalakshmamma @ Lakshmamma was entered into a registered agreement of sale with respect of Sy.No.3 measuring 15 Guntas out of 5 Acres 27 Guntas dated 31-08-2016 registered as Document No.HSK-1-04476-2016-17 stored in CD No.HSKD578 with Sri.P.K.Santhosh S/o Krishnappa, registered in the office of the Sub-Registrar, Hoskote and later due to their own reasons, the Agreement of sale dated 31-08-2016, vide document No.4476/2016-17, which executed by Smt.Doddalakshmamma @ Lakshmamma D/o Gare Narayanappa in favour of Santhosh.P.K, came to be cancelled vide Cancellation of Agreement of sale dated 10-10-2023, registered vide Document No.HSK-1-9677/2023-24, registered in the office of Sub-Registrar, Hoskote, executed by Santhosh.P.K S/o Krishnappa in favour of Smt.Doddalakshmamma @ Lakshmamma D/o Gare Narayanappa, with respect to Land in Sy.No.3, New Sy.No.3/2, measuring 15 Guntas out of 1 Acre 5.04 Guntas out of 5 Acres 37 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District. Thus Smt.Doddalakshmamma @ Lakshmamma became absolute owner in possession of Sy.No.2/4, measuring 19 ¾ Guntas and Sy.No.3/2, measuring 1 Acre 5 ¼ Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, i.e., Item No.1 and Item No.2 of Schedule properties.

And during the year 2020, Smt.Doddalakshmamma @ Lakshmamma D/o Gare Narayanappa has entered into an Agreement of sale dated 09-11-2020, registered vide Document No.HSK-1-6425/2020-21 stored in CD.No.HSKD1134, registered in the office of Sub-Registrar, Hoskote, in favour of Sri.N.ChandraShekar S/o Nagaraj, Sri.N.Devaraj S/o Narayan, N.Ramesh s/o Narayanappa @ Sathyanarayanappa and Sri.Dayananda Gowda.M.C. S/o Chandregowda, with respect to Land in Sy.No 2/1, 1/5<sup>th</sup> share i.e., 1 Acre 18 Guntas and Sy.No.3, 1/5<sup>th</sup> share out of 5 Acres 27 Guntas, both are situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District.





Thereafter, the said Smt.Doddalakshmamma @ Lakshmamma, being the absolute owner and in possession of 19 <sup>3</sup>/<sub>4</sub> Guntas, in Sy.No.2/4, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and 1 Acre 5 <sup>1</sup>/<sub>4</sub> Guntas, in Sy.No.3, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, and Sri.N.Chandrashekar S/o Nagaraj, Sri.N.Devaraj S/o D.Narayan, Sri.Ramesh S/o Late Narayanappa and Sri.Dayanand Gowda.M.C S/o Chandre Gowda and Sri.P.K.Santhosh (being agreement holders have arrayed as confirming parties) have conveyed the same in favour of Sri.T.M.Ramesh Reddy S/o Muniyappa Reddy, M/s Chetin projects Represented by its Directors Sri.K.N.Shiva Reddy and Sri.Giri Prasad, Sri.Palakolanu Ravindra Reddy and Smt.Kadathala Jyothi, in terms of **sale deed dated 10-10-2023**, registered as Document No. HSK-1-09679/2023-24, of Book-I, before the office of the Sub-registrar Hoskote. And followed by the rectification dated 10-06-2024 which registered as HSK-1-03951-2024-25 of Book-I registered in the office of the Sub-Registrar, Hoskote, with regard to rectification of errors in the said sale deed i.e. the name of one of the purchaser i.e. "Sri.T.M.Ramesh" instead of "Sri.T.M.Ramesh Reddy" and name of another purchaser "M/s Chetin Projects" instead of "M/s Chetan Projects" and the same has been rectified. Subsequent thereto the katha and other revenue records in respect of Sy.No.2/4 measuring 19 <sup>3</sup>/<sub>4</sub> Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, Sy.No.3/2, measuring 1 Acre 5 <sup>1</sup>/<sub>4</sub> Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, came to be mutated in the name of Sri.T.M.Ramesh Reddy S/o Muniyappa Reddy, M/s Chetan projects Represented by its Directors Sri.K.N.Shiva Reddy and Sri.Giri Prasad, Sri.Palakolanu Ravindra Reddy and Smt.Kadathala Jyothi.

Subsequent to Purchase of Agricultural Land in Sy.No.2/4, measuring 19 <sup>3</sup>/<sub>4</sub> Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, Sri.T.M.Ramesh Reddy, M/s Chetin projects Represented by its Directors Sri.K.N.Shiva Reddy and Sri.Giri Prasad, Sri.Palakolanu Ravindra Reddy and Smt.Kadathala Jyothi have got converted the same from agricultural to Non-agricultural residential purpose vide **conversion order bearing No.577263 dated 21-12-2023** issued by the office of Deputy Commissioner, Bengaluru Rural District.

And likewise subsequent to Purchase of Agricultural Land in Sy.No.3/2, measuring 1 Acre 5 <sup>1</sup>/<sub>4</sub> Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, Sri.T.M.Ramesh Reddy, M/s Chetin projects Represented by its Directors Sri.K.N.Shiva Reddy and Sri.Giri Prasad, Sri.Palakolanu Ravindra Reddy and Smt.Kadathala Jyothi have got converted the same from agricultural to Non-agricultural residential purpose vide **conversion order bearing No.577262 dated 21-12-2023** issued by the office of Deputy Commissioner, Bengaluru Rural District.

Thus the above referred Sri.T.M.Ramesh S/o Muniyappa Reddy, M/s Chetan projects Represented by its Directors Sri.K.N.Shiva Reddy and Sri.Edagotti Giri Prasad, Sri.Palakolanu Ravindra Reddy and Smt.Kadathala Jyothi are being absolute owners and in peaceful possession of undeveloped converted land in i) Sy.No.2/4 (old Sy.No.2/1) measuring 19.12 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote



Taluk, Bengaluru Rural District, which is converted for Non-agricultural residential purpose vide O.M.No.577263 dated 21-12-2023 issued by the office of Deputy Commissioner, Bengaluru Rural District and ii) Sy.No.3/2 (Old Sy.No.3), measuring 1 Acre 5 ¼ Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, which is converted for Non-agricultural residential purpose vide O.M.No.577262, dated 21-12-2023, issued by the office of Deputy Commissioner, Bengaluru Rural District has desirous of said land for development in the form of construction of residential Apartment Building on joint venture basis and in this regard the said Sri.T.M.Ramesh S/o Muniyappa Reddy, M/s Chetan projects Represented by its partners Sri.K.N.Shiva Reddy and Sri. Edagotti Giri Prasad, Sri.Palakolanu Ravindra Reddy and Smt.Kadathala Jyothi, have entered into a Joint Development Agreement dated 28-06-2024, in favour of M/s Aakriti Projects, A partnership firm, represented by its Managing Partners Sri.G.Balasubramanyam and Sri.Shekar.G (hereinafter referred to as Developers) which registered as Document No.HSK-1-05159/2024-25, of Book-I, before the Office of the Sub-registrar Hosakote. As per the terms of said Joint Development Agreement dated 28-06-2024, the land owners are entitled for 36% share of developed super built up area with proportionate land falling to the share of the owners and the Developers are entitled for remaining 64% share of developed built up area with proportionate land.

And in furtherance of above referred JDA dated 28-06-2024, said Sri.T.M.Ramesh S/o Muniyappa Reddy, M/s Chetan projects Represented by its Directors Sri.K.N.Shiva Reddy and Sri.Edagotti Giri Prasad, Sri.Palakolanu Ravindra Reddy and Smt.Kadathala Jyothi, have also executed a GPA dated 28-06-2024 in favour of M/s Aakriti Projects, A partnership firm, represented by its Managing Partners Sri.G.Balasubramanyam and Sri.Shekar.G, which registered vide Document No.HSK-4-00299-2024-25, of Book-4, before the Office of the Sub-registrar Hosakote, in respect of land in Sy.No.2/4, measuring 19.12 Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, which is converted for Non-agricultural residential purpose vide O.M.No.577263 dated 21-12-2023 issued by the office of Deputy Commissioner, Bengaluru Rural District and Sy.No.3/2, Old Sy.No.3, measuring 1 Acre 5 ¼ Guntas, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, thereby authorizing and empowering the Developers to develop the subject property and to convey / dispose the Developers share of 64% developed super built up area together with 64% of the car parking and common area available in the Subject property or such proportionate undivided share in the land in the schedule property and/or proportionate to the area allotted to the share of aforesaid Attorney with or without built up areas in accordance with the terms of said Joint development agreement dated 28-06-2024.





Subsequent to enter of aforesaid JDA and GPA, the Developer has got registered the amalgamated Katha by amalgamating the Item No.1 and Item No.2 of Subject Property into one unit before the concerned City Municipal Counsel, (CMC) Hosakote. The Katha Extract (A-Register) issued by the City Municipal Counsel, (CMC) Hosakote, with respect to Subject Property in the name of Sri.T.M.Ramesh S/o Muniyappa Reddy, M/s Chetan Projects a partnership firm represented by its partners Sri.K.N.Shivareddy and Sri. Edagotti Giri Prasad, Sri.Palakolanu Ravindra Reddy S/o Palakolanu Janaki Rami Reddy and Smt.Kadathala Jyothi W/o Sri, Kadatala Nagi Reddy, which evident the same.

Thus in the aforesaid manner above said Sri.T.M.Ramesh S/o Muniyappa Reddy, M/s Chetan projects Represented by its Partners Sri.K.N.Shiva Reddy and Sri. Edagotti Giri Prasad, Sri.Palakolanu Ravindra Reddy and Smt.Kadathala Jyothi, being owners they are entitled for 36% share in the built up area with proportionate land in respect of the subject land and M/s Aakriti Projects, A partnership firm represented, by its Managing Partners Sri.G.Balasubramanyam and Sri.Shekar.G, being developers are entitled for 64% share in built up area with proportionate land to be constructed in the subject property, subject to Allocation /sharing agreement which will be taken place between afore said Owners and Developer.

We have the benefit of examining of all survey records and revenue records such as IL and RR, Tenancy and Crop Inspection (RTC), Atlas copy in respect of the land in Survey Number 2/4, Old Sy.No.2/1, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk, and Sy.No.3/2, Old Sy.No.3, situated at Varadapura Village, Kasaba Hobli, Hosakote Taluk for the period from 1969-70 to 2024-25, which would reiterate the flow of title in the manner mentioned above.

We also have the benefit of examining of revenue records and survey records such as Atlas copy, Tippiany book Nakalu, Moola Survey Tippiany, Akarband, Podi register, RR Pakka Book, and Village Map of Varadapura Village Kasaba Hobli, Hosakote Taluk and Dishaak website online verification, in respect of the subject land, depicts the Identification, location, shape, boundaries and assessment of the said land.

#### **IV) ENCUMBRANCES:**

We also have the benefit of examining Encumbrance certificate (EC) for the period of 01-04-1940 to 07-08-2024 the flow of title is disclosing in respect of the subject property. However, it is advisable to obtain and verify the E.C for the period from 07-08-2024 to till date of their acquire.





## V) CERTIFICATE:

We have carefully examined the photo copies of documents more fully described above relating to subject Property described above and hereby certified that above said Sri.T.M.Ramesh S/o Muniyappa Reddy, M/s Chetan projects Represented by its Partners Sri.K.N.Shiva Reddy and Sri.Edagotti Giri Prasad, Sri.Palakolanu Ravindra Reddy and Smt.Kadathala Jyothi, are being absolute owners having good, valid and marketable title with respect to the "subject property" by virtue of the above referred documents and are in peaceful possession and enjoyment of the same, subject to the terms of Joint Development Agreement dated 28-06-2024, which registered as Document No.HSK-1-05159/2024-25, of Book-I, before the Office of the Sub-Registrar Hosakote by having 36% share in the developed built up area with proportionate land in respect of the residential Apartment to be constructed in the subject property and M/s Aakriti Projects, A partnership firm represented by its Managing Partners Sri.G.Balasubramanyam and Sri.Shekar.G, being developers are entitled for 64% share in the developed built up area with proportionate land in the residential Apartment to be constructed in the Subject Property as per the terms of Joint Development Agreement dated 28-06-2024, which registered as Document No.HSK-1-05159/2024-25, of Book-I, before the Office of the Sub-Registrar Hosakote and there is no any impediment for them to convey/sell their respective shares either in part or whole to any prospective purchaser/s as they deem fit, after allocation/sharing agreement:

(Anil G.N. and Associates)  
Advocates & Legal Consultants  
Date:11-08-2025  
Hosakote/Bengaluru

  
Anil G N & Associates  
Advocates & Legal Consultants  
Flat No.B-111, 1st Floor, J.P.TULIPS  
Apartment, Near Hosakote Police Station,  
Hosakote Town, Bengaluru Rural  
Dist-562114, Mob ; 9448883228