

LAW MEN'S COMPANY
Advocates & Legal Consultants

RAMESH KUMAR. R. V., BA, LLB,
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SRINIVASA GOWDA. R. V., BA, LLB.

#14/3, II Floor,
Sri Aravind Bhavan,
Nrupathunga Road,
Bengaluru – 560 001
Ph: 98452 44739

Date: 15/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	Office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1.SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land in Sy. No. 13/4A measuring 20 Guntas converted as per Official Memorandum dated 20.02.2014 bearing No. ALN (KH-3) SR:25/2013-14 passed by the Deputy commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Land bearing in Sy. No. 14,
West By : Road
North by : Remaining property bearing in same Sy. No. 13/4A
South by : Remaining property bearing in same Sy. No. 13/4A

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land in the name of Sri. Hanumakka, Sri. Galappa and Sri. Muniyappa
2.	Record of Right (RR) bearing No.29
3.	Endorsement dated 2.12.2021 for non-availability of RR 557 issued by Tahsildar
4.	Will dated 01.10.1969 executed by Sri. Galappa s/o Late Chennappa registered as Document No. 28/68-69
5.	Mortgage Deed dated 29.04.1995 executed by Muniyappa registered as Document No. 3/1995-96
6.	Mutation Register Extract bearing MR. 26/2008-09, issued by the Village Accountant;
7.	Family Tree of Sri. Muniyappa
8.	Partition Deed dated 28.04.2011 executed between Sri. Galappa and others registered as Document No. 285/11-12
9.	Mutation Register Extract bearing MR. 49/2010-11, issued by the Village Accountant;



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10.	Deed of Sale dated 27.09.2018 executed by Sri. M. Galappa and others in favour of People Education Society, registered as Document No. 5682/2018-19
11.	RTC for the period of 1974-75 to 1994-95 in respect to Sy. No. 13/4
12.	RTC for the period of 1994-95 to 2021-22 in respect to Sy. No. 20/1
13.	Official Memorandum dated 20.02.2014 bearing No. ALN (S) K.H-3) SR 25/13-14 along with Intimation Letter, Challan, Sketch, BDA Endorsement and Tahsildar Report
14.	Encumbrance Certificate for the period of 01.04.1960 to 31.05.1989; 01.06.1989 to 31.03.2004; 01.04.2004 to 26.08.2021; 01.04.2019 to 15.03.2022, 01.04.2021 to 19.05.2022 in respect to Sy. No. 13/4A.
15.	Survey Tippani, RR Balabaga, Atlas, Re- Survey Tippani, Moola Tippani
16.	Karnataka Revision Settlement Akarbandh;
17.	Village Map

3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

As per the Index of Land and Record of Right No. 29, Hanumakka was the original owner of the property, post that Sri. Galappa name is reflecting the Index of the Land and RTC for the year 1974-75 to 1977-78.

The said Galappa executed Will dated 01.10.1969 he had bequeathed Sy. No. 13/4 measuring 3 Acre 14 Guntas along with other Sy. Nos. to his grandson Muniyappa s/o Muniyamma

After the Death of Sri. Muniyappa his legal heirs i.e., Lakkamma, Galappa and Muniraju has inherited the property and same has mutated in their name vide MR 26/2008-09

Thereafter all legal heirs of Muniyappa entered into Partition Deed dated 28.04.2011 reg. Doc. 285/11-12. Under the said Partition Deed Sy. No. 13/4A measuring 16 Guntas allotted to Sri. Galappa and other 16 Guntas in Sy. No. 13/4A allotted to Sri. Muniraju. The same has been mutated in his name vide MR. 49/2010-11.

The said Sri. Galappa and Sri. Muniraju and others sold the Schedule Property to Sri. People Education Society, through Sale Deed dated 27.09.2018, Reg. Doc. No. 5682/2018-19.

People Education Society is the absolute owner of Sy. No.13/4A measuring 20 Guntas



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People Education Society has entered into Joint Development Agreement with Address Makers Live Spaces Pvt. Ltd dated 29.04.2022, registered as Document No. 1150/2022-23 and on the same day executed General Power of Attorney registered as Document No. 46/2022-23.

4. FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,
3.	The person who is the present owner of the property.	<i>People Education Society</i>
4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	Yes
6.	Any Power of Attorney executed by Owners	Yes
7.	Details of Litigation	No
8.	Mortgage details and its redemption, if any	There was a Mortgaged and same has discharges
9.	Minor's Right, if any	- No -
10.	Conversion Order	-Furnished-
11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	Yes

5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.



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6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy. No. 13/4A measuring 20 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of People Education Society and he is holding good, valid, marketable title of the same.

Further, People Education Society given rights of development of the property bearing Sy. No. 13/4A measuring 20 Guntas to **M/s. Address Maker Life Spaces Pvt. Ltd.** and have entered into a Joint Development Agreement dated 29.04.2022, registered as Document No. 1150/2022-23 and on the same day executed General Power of Attorney registered as Document No. 46/2022-23 and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.

Regards


For
RAMESH KUMAR. R. V
Advocate

Disclaimer

This Legal Due Diligence Exercise/Report is only based on the Photostat or scanned copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.

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Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	Office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1. SCHEDULE PROPERTY

Item No. 1 :

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land in Sy. No. 14/1 measuring 1 Acre 01 Guntas converted as per Official Memorandum dated 02.11.2011 bearing No. ALN (KH-3) SR:34/2011-12 passed by the Deputy commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Sy. No. 14/3. 4,
West By : Sy. No. 13
North by : Government Halla
South by : Road and Land in Sy. No. 15/10.

Item No. 2 :

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land in Sy. No. 14/8 measuring 1 Acre 04 Guntas converted as per Official Memorandum dated 02.11.2011 bearing No. ALN (KH-3) SR:53/2011-12 passed by the Deputy commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Sy. No. 14/9
West By : Sy. No. 14/7
North by : Government Halla
South by : Road and Land in Sy. No. 17/10.

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land in the name of Errasidha s/o Sidda
2.	Record of Rights (RR) No. 37



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3.	Partition Deed dated 18.07.2007 executed between Sri. Chennappa and others registered as Document No. 1108/2007-08
4.	Mutation Register Extract bearing MR. 8/2007-08, issued by the Village Accountant;
5.	Mutation Register Extract bearing MR. 36/2007-08, issued by the Village Accountant;
6.	Sale Agreement dated 14.07.2014, executed by Smt. Muninarasamma and others in favour of Balaji Land Developers, registered as Document No. 1603/2014-15, Book I, Stored in CD No. TVRD 199 in the office of the Sub-Registrar, Tavarekere;
7.	Sale Deed dated 14.07.2014 executed by Smt. Muninarasamma and others in favour of Sri. Jawahar Doreswamy registered as Document No. 1604/2014-15, Book I, stored in C. D. No. TVRD 199, in the office of Sub Registrar, Tavarekere
8.	Death Certificate of Manjamma and Chennappa
9.	Family Tree of Chennappa
10.	Family Tree of Erasidda s/o Sidha
11.	Plaint, Written Statement, Orders in the suit bearing O.S. No. 1376/2014 before Principle Senior Civil Judge (Rural Court) at Bangalore
12.	Order dated 10.01.2022 in Case bearing R.A (S) 326/2014-15.
13.	RTC for the period of 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 2001-02 in respect to Sy. No. 14/1
14.	RTC for the period of 2001-02 to 2021-22 in respect to Sy. No. 14/1
15.	RTC for the period of 2010-11 to 2016-17, 2018-19 to 2021-22 in respect to Sy. No. 14/1
16.	Official Memorandum dated 05.06.2012 bearing No. ALN (K.H-3) SR:53/11-12 issued by Deputy Commissioner, Bengaluru along with Intimation Letter, Challan, etc
17.	Official Memorandum dated 05.06.2012 bearing No. ALN (K.H-3) SR:53/11-12 issued by Deputy Commissioner, Bengaluru along with Intimation Letter, Challan, etc
18.	Endorsement 79 (A) & (B) & PTCL in respect to Sy. No. 14/1 measuring 1 Acre 01 Guntas and Sy. No. 14/8 measuring 1 Acre 06 Guntas
19.	Encumbrance Certificate for the period of 01.04.1974 to 31.05.1989, 01.06.1989 to 31.03.2000, 01.04.2000 to 31.03.2004, 01.04.2004 to 17.07.2013, 01.04.2004 to 22.10.2010, 01.07.2011 to 18.09.2013, 01.04.2004 to 26.08.2021, 01.04.2019 to

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	15.03.2022, 01.04.2021 to 19.05.2022 in respect to Sy. No. 14/1 measuring 1 Acre 01 Guntas.
20.	Encumbrance Certificate for the period of 01.04.1974 to 31.05.1989; 01.06.1989 to 31.03.2004, 01.04.2004 to 17.11.2011; 01.04.2004 to 26.08.2021; 01.04.2019 to 15.03.2022, 01.04.2021 to 19.05.2022 in respect to Sy. No. 14/8 measuring 1 Acre 06 Guntas.
21.	Encumbrance Certificate for the period of 01.04.1922 to 30.06.1924; 01.07.1924 to 14.02.1957; 15.02.1957 to 31.05.1989, 01.06.1989 to 31.03.2004; in respect to Sy. No. 14/1 measuring 6 Acres 26 Guntas.
22.	Hissa Tippani, RR Balabaga & Yedabaga, Moola Tippani, Re-Survey Tippani, Pakka Book, Original Pakka, Survey Original Prati,
23.	Karnataka Revision Settlement Akarbandh;
24.	Village Map

3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

As per the Index of Land, Record of Rights and RTC Sri. Erasiddappa s/o Siddappa was the original owner of Sy. No. 14/1 measuring 6 Acre 26 Guntas. As recited in Sale Deed dated 14.07.2014 Sy. No. 14/1 was belongs to Sri. Siddappa. Thereafter his children namely Erasiddappa, Nanjappa & Somanna had effected the Panchayat Partition dated 20.05.1972.

After the death of Sri. Erasiddappa, Nanjappa and Somanna, all children of Erasiddappa, Nanjappa & Somanna entered in to Partition Deed dated 18.07.2007, which is registered as Document No.1108/2007-08 and divided the property based on the Panchayath Parikathu dated 20.06.1972. As per the Partition Sy. No. 14/1 measuring 1 Acre 4 Guntas and 1 Acre 3 Guntas allotted to Sri. Chennappa Sy. No. 14/1 measuring 1 Acre 7 Guntas and 1 Acre 5 Guntas allotted to Sri. Siddappa and 2 Acre 4 Guntas allotted to Sri. Eramma, Somashekar, Shivaraju, and Srirama jointly. And the same has mutated vide MR.No. 8/2007-08

Subsequently the said Sy. No. 14/1 measuring 6 Acres 28 Guntas has phodied as 1 Acre 3 Guntas allotted to Sri. Chennappa has renumbered as Sy. No. 14/1, 1 Acre 07 Guntas allotted to Sri. Siddappa has renumbered as Sy. No. 14/4, 26 Guntas allotted to Sri. Somashekar has renumbered as Sy. No. 14/5, 29 Guntas allotted to Sri. D. N. Shivaraju has renumbered as Sy. No. 14/6, 29 Guntas allotted to Sri. D. N. Srirama has renumbered as Sy. No. 14/7, 1 Acre 06 Guntas allotted to Sri. Chennappa has renumbered as Sy. No. 14/8, 1 Acre 05 Guntas allotted to Sri. Siddappa has renumbered as Sy. No. 14/9.

MR 36/2007-008 reflects that mortgage has been discharges through Bank Chiti No. 72/07-08 (this is not a registered document, hence not available).



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After the death of Sri. Chennappa his legal heirs inherited the property and his wife Smt. Mininarasamma and his children entered into Agreement of Sale dated 14.07.2014 with Balaji Land Developers, registered as Document No. 1603/2014-15, in respect to 2 Guntas in Sy. No. 14/8.

Litigation:

Sri. D. C. Nagesh, Master Kamalesh, Master Nithesh (Plaintiff) filled the suit in O.S. No. 1376/2014 before Principle Senior Civil Judge (Rural Court) at Bangalore against Smt. Eeramma, Smt. Lakshmi @ Lakshmi Narasamma, Sri. D. C. Manjunath, Balaji Land Developers and Sri. Jawahar Doreswamy (Respondent) for the relief of Partition and separate possession and to declare the Sale Deed dated 14.07.2014 as sham and collusive document and the same are not binding. Meanwhile Sri. D. C. Nagesh, Master Kamalesh, Master Nithesh have filled the appeal in RA(S)326/2014-15 before Assistant Commissioner of South Sub-Dvn at Bangalore to abeyance the mutation order dated 10.09.2007 and to restrain Smt. Eeramma to transfer the revenue records in favour of the Balaji Land Developers and Sri. Jawahar Doreswamy and Court passed the stay order in respect to Schedule Property and MR. 08/07-08. On 10.01.2022 the said Stay Order has vacated.

And the said Muninarasamma and others (all legal heirs of Sri. Chennappa) sold the Sy. No. 14/1 measuring 01 Acre 01 Guntas and Sy. No. 14/8 (old No. 14/1) measuring 1 Acre 04 Guntas to Sri. Jawahar Doreswamy, through Sale Deed dated 14.07.2014 registered as Document No. 1604/2014-15, Book I, stored in C. D. No. TVRD199 and Balaji Land Developers also signed as Confirming party.

Sri. Jawahar Doreswamy is the absolute owner of Sy. No. 14/1 measuring 01 Acre 01 Guntas and Sy. No. 14/8 (old No. 14/1) measuring 1 Acre 04 Guntas (subject to outcome of the suit bearing O. S. No. 1376/2014)

Sri. Jawahar Doreswamy has entered into Joint Development Agreement with Address Makers Live Spaces Pvt. Ltd dated 29.04.2022, registered as Document No. 1154/2022-23 and on the same day executed General Power of Attorney registered as Document No. 47/2022-23.

4. FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,



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3.	The person who is the present owner of the property.	Sri. Jawahar Doreswamy
4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	Yes
6.	Any Power of Attorney executed by Owners	Yes
7.	Details of Litigation	Yes
8.	Mortgage details and its redemption, if any	Mortgage has been discharged
9.	Minor's Right, if any	- No -
10.	Conversion Order	-Furnished-
11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	Yes
13.	Endorsements	
	Endorsement under Sections 48(A) and 77(A) of the Karnataka Land Reforms Act, 1961 issued by the Tahsildar	Furnished
	Endorsement issued by the Special Land Acquisition Officer, Karnataka Housing Board;	- Furnished-
	Endorsement issued by Assistant Commissioner, to the effect that no proceedings have been initiated in respect of subject land under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961;	Furnished-



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5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy. No. 14/1 measuring 1 Acre 01 Guntas, Sy. No. 14/8 measuring 1 Acre 04 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy and he is holding good, valid, marketable title of the same. (subject to outcome of the suit bearing O. S. No. 1376/2014)

Further, Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy given rights of development of the property bearing Sy. No. 14/1 measuring 1 Acre 01 Guntas, Sy. No. 14/8 measuring 1 Acre 04 Guntas to M/s. Address Maker Life Spaces Pvt. Ltd. and have entered into a Joint Development Agreement dated: 29/04/2022, registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 and M/s. Address Maker Life Spaces Pvt. Ltd. are vested with rights of developing.



For—

RAMESH KUMAR. R. V
Advocate

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LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	Office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

I. SCHEDULE PROPERTY

Item No. 1 :

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land in Sy. No. 14/4 measuring 1 Acre 04.08 Guntas converted as per Official Memorandum dated 05.06.2012 bearing No. ALN (KH-3) SR:56/2011-12 passed by the Deputy commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Sy. No. 14/5,
West By : Sy. No. 14/1, 3
North by : Government Halla
South by : Road and Land in Sy. No. 15/10.

Item No. 2 :

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land in Sy. No. 14/9 measuring 1 Acre 04.08 Guntas converted as per Official Memorandum dated 05.06.2012 bearing No. ALN (KH-3) SR:56/2011-12 passed by the Deputy commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Government Halla
West By : Sy. No. 14/8
North by : Government Halla
South by : Road and Land in Sy. No. 17/10.

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land in the name of Errasidha s/o Sidda
2.	Record of Rights (RR) No. 37

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3.	Partition Deed dated 18.07.2007 executed between Sri. Chennappa and others registered as Document No. 1108/2007-08
4.	Mutation Register Extract bearing MR. 8/2007-08, issued by the Village Accountant;
5.	Mutation Register Extract bearing MR. 1/2011-12, issued by the Village Accountant;
6.	Mutation Register Extract bearing MR. 36/2007-08, issued by the Village Accountant;
7.	Deed of Sale dated 30.12.2013, executed by Sri. Siddappa and others in favour of Balaji Land Developers, registered as Document No. 6636/2013-14, Book I, Stored in CD No. JAYD 187 in the office of the Sub-Registrar, Jayanagar;
8.	Affidavit dated 11.10.2013 stating Manjunatha s/o Narayanappa died in the year 1988.
9.	Affidavit dated 11.10.2013 stating Smt. Parvathamma w/o Siddappa died in the year 1963.
10.	Death Certificate of Smt. Channamma issued on 19.06.2010
11.	Death Certificate of Sri. Narasimhaiah issued on 05.06.2010
12.	Death Certificate of Sri. Somanna issued on 20.01.1988
13.	Death Certificate of Smt. Manjamma issued on 24.06.2004
14.	Family Tree of Sri. Narasimhaiah
15.	Family Tree of Sri. Narayanappa
16.	Family Tree of Sri. Siddappa
17.	Family Tree of Erasidda s/o Sidha
18.	Deed of Sale dated 24.02.2014 executed by Balaji Land Developers in favour of M/s. Microlabs Limited, registered as Document No. 5671/2013-14, Book I, stored in C. D. No. TVRD 187
19.	Deed of Sale dated 16.02.2018 executed by M/s. Micro Labs Limited in favour of People Education Soccity, registered as Document No. 9287/2017-18
20.	RTC for the period of 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 1999-2001-02, 2001-02 to 2009-10 in respect to Sy. No. 14/1
21.	RTC for the period of 2010-11 to 2021-22 in respect to Sy. No. 14/4
22.	RTC for the period of 2010-11 to 2021-22 in respect to Sy. No. 14/9

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23.	Official Memorandum dated 05.06.2012 bearing No. ALN (K.H-3) SR:56/11-12 issued by Deputy Commissioner, Bengaluru along with Intimation Letter, Challan, Conversion Sketch and Tahsildar Report in respect to Sy. No. 14/4 & 14/9.
24.	Endorsement dated 02.11.2012 under 79 (A) & (B) in respect to Sy. No. 14/9 measuring 1 Acre 05 Guntas
25.	Endorsement dated 02.11.2012 under PTCL in respect to Sy. No. 14/9
26.	Endorsement dated 14.10.11 under 48 (A) and 7 A of KLR Act in respect to Sy. No. 14/9
27.	Endorsement dated 14.03.12 under 48 (A) and 7 A of KLR Act in respect to Sy. No. 14/4
28.	Endorsement dated 03.12.2012 for non-availability of Register copy issued by Tahsildar
29.	Encumbrance Certificate for the period of 01.04.1974 to 31.05.1989, 01.06.1989 to 31.03.2000, 01.06.1989 to 31.03.2004, 01.04.2004 to 17.11.2011, 01.07.2011 to 18.09.2013, 01.04.2004 to 26.08.2021, 01.04.2019 to 15.03.2022 in respect to Sy. No. 14/4 measuring 1 Acre 4.08 Guntas.
30.	Encumbrance Certificate for the period of 01.04.1974 to 31.05.1989; 01.06.1989 to 31.03.2004, 01.06.1989 to 31.03.2000, 01.04.2004 to 17.11.2011; 01.04.2004 to 26.08.2021; 01.04.2019 to 15.03.2022 in respect to Sy. No. 14/9 measuring 1 Acre 4.08 Guntas.
31.	Encumbrance Certificate for the period of 01.04.1922 to 30.06.1924; 01.07.1924 to 14.02.1957; 01.06.1989 to 31.03.2004; 01.04.1998 to 31.03.2004; 01.04.2004 to 22.10.2010 in respect to Sy. No. 14/1 measuring 6 Acres 26 Guntas.
32.	Hissa Tippani, RR Balabaga & Yedabaga, Moola Tippani, Re-Survey Tippani, Pakka Book, Original Pakka, Survey Original Prati,
33.	Karnataka Revision Settlement Akarbandh;
34.	Village Map

3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

As per the Index of Land, Record of Rights and RTC Sri. Erasiddappa s/o Siddappa was the original owner of Sy. No. 14/1 measuring 6 Acre 26 Guntas. As recited in Sale Deed dated 14.07.2014 Sy. No. 14/1 was belongs to Sri. Siddappa. Thereafter his children namely Erasiddappa, Nanjappa & Somanna had effected the Panchayat Partition dated 20.05.1972.



LAW MEN'S COMPANY

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After the death of Sri. Erasiddappa, Nanjappa and Somanna, all children of Erasiddappa, Nanjappa & Somanna entered in to Partition Deed dated 18.07.2007 registered as Document No. 1108/2007-08. As per the Partition Sy. No. 14/1 measuring 1 Acre 4 Guntas and 1 Acre 3 Guntas allotted to Sri. Chennappa Sy. No. 14/1 measuring 1 Acre 7 Guntas and 1 Acre 5 Guntas allotted to Sri. Siddappa and 2 Acre 4 Guntas allotted to Sri. Eramma, Somashekar, Shivaraju, and Srirama jointly. And the same has mutated vide MR.No. 8/2007-08

Subsequently the said Sy. No. 14/1 measuring 6 Acres 28 Guntas has phodied as 1 Acre 3 Guntas allotted to Sri. Chennappa has renumbered as Sy. No. 14/1, 1 Acre 07 Guntas allotted to Sri. Siddappa has renumbered as Sy. No. 14/4, 26 Guntas allotted to Sri. Somashekar has renumbered as Sy. No. 14/5, 29 Guntas allotted to Sri. D. N. Shivaraju has renumbered as Sy. No. 14/6, 29 Guntas allotted to Sri. D. N. Srirama has renumbered as Sy. No. 14/7, 1 Acre 06 Guntas allotted to Sri. Chennappa has renumbered as Sy. No. 14/8, 1 Acre 05 Guntas allotted to Sri. Siddappa has renumbered as Sy. No. 14/9.

MR 36/2007-008 reflects that mortgage has been discharges through Bank Chiti No. 72/07-08 (this is not a registered document, hence not available)

As per MR 1/2011-12 said property i.e., Sy. No. 14/4 – 1 A 07 G and Sy. No. 14/9 – 1 Acre 05 G mutated in the name of Sri. Siddappa, Sri. Narayanamma and Muninarasamma. Thereafter Sri. Siddappa along with all legal heirs of Somanna sold the Schedule Property to Balaji Land Developers through Deed of Sale dated 30.12.2013, Doc.No. 6636.

And the said Balaji Land Developers sold the Schedule Property to Micro Labs Limited, through Sale Deed dated 24.02.2014 registered as Document No. 5671/2013-14

And the said M/s. Micro Labs Limited sold the Schedule Property to People Education Society, through Sale Deed dated 16.02.2018 registered as Document No. 9287/2017-18

People Education Society is the absolute owner of Sy. No. 14/4 measuring 1 Acre 04.08 Guntas and Sy. No. 14/9 measuring 1 Acre 04.08 Guntas

People Education Society has entered into Joint Development Agreement with Address Makers Live Spaces Pvt. Ltd dated 29.04.2022, registered as Document No. 1150/2022-23 and on the same day executed General Power of Attorney registered as Document No. 46/2022-23.



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4. FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,
3.	The person who is the present owner of the property.	People Education Society
4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	Yes
6.	Any Power of Attorney executed by Owners	Yes
7.	Details of Litigation	No
8.	Mortgage details and its redemption, if any	Mortgage has been discharged
9.	Minor's Right, if any	- No -
10.	Conversion Order	-Furnished-
11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	
13.	Endorsements	
	Endorsement under Sections 48(A) and 77(A) of the Karnataka Land Reforms Act, 1961 issued by the Tahsildar	Furnished



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Endorsement issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board;	-Furnished-
Endorsement issued by the Special Land Acquisition Officer, Karnataka Housing Board;	- Furnished-
Endorsement issued by Assistant Commissioner, to the effect that no proceedings have been initiated in respect of subject land under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961;	Furnished-
Endorsement issued by the office of the Assistant Commissioner stating that no proceedings have been filed /pending /disposed off in respect of subject land under the provisions of the Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 as on that date.	Furnished-

5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy. No. 14/4 measuring 1 Acre 04.08 Guntas and Sy. No. 14/9 measuring 1 Acre 04.08 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of People Education Society and they are holding good, valid, marketable title of the same.



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Further, People Education Society given rights of development of the property bearing Sy. No. 14/4 measuring 1 Acre 04.08 Guntas and Sy. No. 14/9 measuring 1 Acre 04.08 Guntas to **M/s. Address Maker Life Spaces Pvt. Ltd.** and have entered into a Joint Development Agreement has entered into Joint Development Agreement with Address Makers Live Spaces Pvt. Ltd dated 29.04.2022, registered as Document No. 1150/2022-23 and on the same day executed General Power of Attorney registered as Document No. 46/2022-23 and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.

Regards

For

RAMESH KUMAR. R. V
Advocate

Disclaimer

This Legal Due Diligence Exercise/Report is only based on the Photostat or scanned copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.

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Date: 15/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	Office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1.SCHEDULE PROPERTY

Item No. 1 :

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land in Sy. No. 14/5 measuring 26 Guntas converted as per Official Memorandum dated 02.11.2011 bearing No. ALN (KH-3) SR:33/2011-12 passed by the Deputy commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Sy. No.14/6,
West By : Sy. No. 14/4
North by : Government Halla
South by : Road and Land in Sy. No. 15/10.

2.PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land in the name of Errasidha s/o Sidda
2.	Record of Rights (RR) No. 37
3.	Partition Deed dated 18.07.2007 executed between Sri. Chennappa and others registered as Document No. 1108/2007-08
4.	Mutation Register Extract bearing MR. 8/2007-08, issued by the Village Accountant;
5.	Family Tree of Sri. Erasidha
6.	Mutation Register Extract bearing MR. 36/2007-08, issued by the Village Accountant;
7.	Partition Deed dated 20.04.2010 executed between Sri. D. N. Somashekar, D. N. Shivaraj, and Sri. D. N. Shriram, registered as Document No. 173/10-11



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8.	Mutation Register Extract bearing MR. 22/2010-11, issued by the Village Accountant;
9.	Family Tree of Sri. Nanjappa
10.	Official Memorandum dated 02.11.2011, bearing No. ALN(KH-3)SR:33/11-12 issued by Deputy Commissioner in respect to Sy. No. 14/5
11.	Deed of Sale dated 05.04.2014, executed by Sri. D. N. Somashekar and others in favour of Sri. Jawahar Doreswamy, registered as Document No. 15/2014-15
12.	RTC for the period of 1969-70 to 2001-02, 2001-02 to 2009-10 in respect to Sy. No. 14/1
13.	RTC for the period of 2010-11 to 2021-22 in respect to Sy. No. 14/5
14.	Endorsement dated 03.12.2012 for non-availability of Register copy issued by Tahsildar
15.	Encumbrance Certificate for the period of 01.04.1974 to 31.05.1989, 01.06.1989 to 31.03.2000, 01.06.1989 to 31.03.2004, 01.04.2000 to 31.03.2004, 01.04.2004 to 22.10.2010, 01.04.2004 to 17.07.2013, 01.04.2004 to 26.08.2021, 01.04.2019 to 15.03.2022, 01.04.2021 to 19.05.2022 in respect to Sy. No. 14/5 measuring 26 Guntas.
16.	Encumbrance Certificate for the period of 01.04.1922 to 30.06.1924; 01.07.1924 to 14.02.1957; 01.06.1989 to 31.03.2004; 01.04.1998 to 31.03.2004; 01.04.2004 to 22.10.2010 in respect to Sy. No. 14/1 measuring 6 Acres 26 Guntas.
17.	Hissa Tippani, RR Balabaga & Yedabaga, Moola Tippani, Re-Survey Tippani, Pakka Book, Original Pakka, Survey Original Prati,
18.	Karnataka Revision Settlement Akarbandh;
19.	Village Map

3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

As per the Index of Land, Record of Rights and RTC Sri. Erasiddappa s/o Siddappa was the original owner of Sy. No. 14/1 measuring 6 Acre 26 Guntas. As recited in Sale Deed dated 14.07.2014 Sy. No. 14/1 was belongs to Sri.

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Siddappa. Thereafter his children namely Erasiddappa, Nanjappa & Somanna had effected the Panchayat Partition dated 20.05.1972.

After the death of Sri. Erasiddappa, Nanjappa and Somanna, all children of Erasiddappa, Nanjappa & Somanna entered in to Partition Deed dated 18.07.2007. As per the Partition Sy. No. 14/1 measuring 1 Acre 4 Guntas and 1 Acre 3 Guntas allotted to Sri. Chennappa Sy. No. 14/1 measuring 1 Acre 7 Guntas and 1 Acre 5 Guntas allotted to Sri. Siddappa and 2 Acre 4 Guntas allotted to Sri. Eramma, Somashekar, Shivaraju, and Srirama jointly. And the same has mutated vide MR.No. 8/2007-08

Subsequently the said Sy. No. 14/1 measuring 6 Acres 28 Guntas has phodied as 1 Acre 3 Guntas allotted to Sri. Chennappa has renumbered as Sy. No. 14/1, 1 Acre 07 Guntas allotted to Sri. Siddappa has renumbered as Sy. No. 14/4, 26 Guntas allotted to Sri. Somashekar has renumbered as Sy. No. 14/5, 29 Guntas allotted to Sri. D. N. Shivaraju has renumbered as Sy. No. 14/6, 29 Guntas allotted to Sri. D. N. Srirama has renumbered as Sy. No. 14/7, 1 Acre 06 Guntas allotted to Sri. Chennappa has renumbered as Sy. No. 14/8, 1 Acre 05 Guntas allotted to Sri. Siddappa has renumbered as Sy. No. 14/9.

MR 36/2007-008 reflects that mortgage has been discharges through Bank Chiti No. 72/07-08 (this is not a registered document, hence not available)

Thereafter Sri. D. M. Somashekar, D. N. Shivaraj, Sri. D. N. Shriram, Children of Nanjappa & Eramma entered into a Partition Deed dated 20.04.2010, Reg. Doc. No. 173/10-11, under the said Partition 26 Guntas in Sy. No. 14/1 allotted to D. M. Somashekar, 29 Guntas in Sy. No. 14/1 allotted to D. M. Shivaraj , 29 Guntas in Sy. No. 14/1 allotted to D. M. Sriram. The same has mutated in their names vide MR 22/10-11. 29 Guntas in Sy. No. 14/1 allotted to D. M. Somashekar renumbered as Sy. No. 14/5

Thereafter Sri. D. M. Somashekar along with his family members have sold the Schedule Property to Sri. Jawahar Doreswamy, through Sale Deed dated 05.04.2014 registered as Document No. 15/14-15. The Balaji Land Developers (unregistered agreement holder) signed as Confirming Party.

Sri. Jawahar Doreswamy is the absolute owner of Sy. No. 14/5 measuring 26 Guntas



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Sri. Jawahar Doreswamy has entered into Joint Development Agreement with Address Makers Live Spaces Pvt. Ltd dated 29.04.2022, registered as Document No. 1154/2022-23 and on the same day executed General Power of Attorney registered as Document No. 47/2022-23.

4. FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,
3.	The person who is the present owner of the property.	<i>Sri. Jawahar Doreswamy</i>
4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	Yes
6.	Any Power of Attorney executed by Owners	Yes
7.	Details of Litigation	No
8.	Mortgage details and its redemption, if any	There was a Mortgage in favour of any financial Institution
9.	Minor's Right, if any	- No -
10.	Conversion Order	-Furnished-
11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	Yes

5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.



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6. FINAL CONCLUSION –

On verification of the above listed documents, the title of the property bearing Sy. No. 14/5 measuring 26 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy and he is holding good, valid, marketable title of the same.

Further, Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy given rights of development of the property bearing Sy. No. 14/5 measuring 26 Guntas to **M/s. Address Maker Life Spaces Pvt. Ltd.** and have entered into a Joint Development Agreement dated: 29/04/2022, registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.

Regards


~~For~~

RAMESH KUMAR. R. V
Advocate

Disclaimer

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Date: 15/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	Office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1. SCHEDULE PROPERTY

Item No. 1 :

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land in Sy. No. 14/6 measuring 29 Guntas converted as per Official Memorandum dated 02.11.2011 bearing No. ALN (KH-3) SR:33/2011-12 passed by the Deputy commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : 14/7,
West By : Sy. No. 14/5
North by : Government Halla
South by : Road and Land in Sy. No. 15/10.

Item No. 2 :

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land in Sy. No. 14/7 measuring 29 Guntas converted as per Official Memorandum dated 02.11.2011 bearing No. ALN (KH-3) SR:33/2011-12 passed by the Deputy commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Sy. No. 14/8
West By : Sy. No. 14/6
North by : Government Halla
South by : Road.

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land in the name of Errasidha s/o Sidda
2.	Record of Rights (RR) No. 37
3.	Partition Deed dated 18.07.2007 executed between Sri. Chennappa and others registered as Document No. 1108/2007-08



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4.	Mutation Register Extract bearing MR. 8/2007-08, issued by the Village Accountant;
5.	Mutation Register Extract bearing MR. 36/2007-08, issued by the Village Accountant;
6.	Partition Deed dated 20.04.2010 executed between Sri. D. N. Somashekar, D. N. Shivaraj, and Sri. D. N. Shriram, registered as Document No. 173/10-11
7.	Mutation Register Extract bearing MR. 22/2010-11, issued by the Village Accountant;
8.	Official Memorandum dated 02.11.2011, bearing No. ALN(KH-3)SR:33/11-12 issued by Deputy Commissioner in respect to Sy. No. 14/5, 14/6 & 7
9.	Family Tree of Sri. Nanjappa
10.	Family Tree of Sri. Erasidda
11.	Deed of Sale dated 26.02.2014, executed by Sri. D. N. Shivaraj in favour of M/s. Microlabs Limited, registered as Document No. 5682/2013-14
12.	Deed of Sale dated 16.02.2018 executed by M/s. Micro Labs Limited in favour of People Education Society, registered as Document No. 9287/2017-18
13.	RTC for the period of 1969-70 to 2001-02, 2001-02 to 2009-10 in respect to Sy. No. 14/1
14.	RTC for the period of 2010-11 to 2021-22 in respect to Sy. No. 14/4
15.	RTC for the period of 2010-11 to 2021-22 in respect to Sy. No. 14/9
16.	Endorsement dated 03.12.2012 for non-availability of Register copy issued by Tahsildar
17.	Encumbrance Certificate for the period of 01.04.1974 to 31.05.1989, 01.06.1989 to 31.03.2004, 01.04.2000 to 31.03.2004, 01.04.2004 to 17.11.2013, 17.07.2013 to 01.02.2014, 01.04.2004 to 26.08.2021, 01.04.2018 to 15.03.2022, 01.04.2021 to 19.05.2022 in respect to Sy. No. 14/6 measuring 29 Guntas.
18.	Encumbrance Certificate for the period of 01.04.1974 to 31.05.1989, 01.06.1989 to 31.03.2004, 01.04.2004 to 17.11.2013, 17.07.2013 to 01.02.2014, 01.04.2004 to 26.08.2021, 01.04.2019 to 15.03.2022, 01.04.2021 to 19.05.2022 in respect to Sy. No. 14/7 measuring 29 Guntas.
19.	Encumbrance Certificate for the period of 01.04.1922 to 30.06.1924; 01.07.1924 to 14.02.1957; 01.06.1989 to 31.03.2004; 01.04.1998 to 31.03.2004; 01.04.2004 to 22.10.2010 in respect to Sy. No. 14/1 measuring 6 Acres 26 Guntas.
20.	Hissa Tippani, RR Balabaga & Yedabaga, Moola Tippani, Re-Survey Tippani, Pakka Book, Original Pakka, Survey Original Prati,
21.	Karnataka Revision Settlement Akarbandh;

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22.	Village Map
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3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

As per the Index of Land, Record of Rights and RTC Sri. Erasiddappa s/o Siddappa was the original owner of Sy. No. 14/1 measuring 6 Acre 26 Guntas. As recited in Sale Deed dated 14.07.2014 Sy. No. 14/1 was belongs to Sri. Siddappa. Thereafter his children namely Erasiddappa, Nanjappa & Somanna had effected the Panchayat Partition dated 20.05.1972.

After the death of Sri. Erasiddappa, Nanjappa and Somanna, all children of Erasiddappa, Nanjappa & Somanna entered in to Partition Deed dated 18.07.2007. As per the Partition Sy. No. 14/1 measuring 1 Acre 4 Guntas and 1 Acre 3 Guntas allotted to Sri. Chennappa Sy. No. 14/1 measuring 1 Acre 7 Guntas and 1 Acre 5 Guntas allotted to Sri. Siddappa and 2 Acre 4 Guntas allotted to Sri. Eramma, Somashekar, Shivaraju, and Srirama jointly. And the same has mutated vide MR.No. 8/2007-08

Subsequently the said Sy. No. 14/1 measuring 6 Acres 28 Guntas has phodied as 1 Acre 3 Guntas allotted to Sri. Chennappa has renumbered as Sy. No. 14/1, 1 Acre 07 Guntas allotted to Sri. Siddappa has renumbered as Sy. No. 14/4, 26 Guntas allotted to Sri. Somashekar has renumbered as Sy. No. 14/5, 29 Guntas allotted to Sri. D. N. Shivaraju has renumbered as Sy. No. 14/6, 29 Guntas allotted to Sri. D. N. Srirama has renumbered as Sy. No. 14/7, 1 Acre 06 Guntas allotted to Sri. Chennappa has renumbered as Sy. No. 14/8, 1 Acre 05 Guntas allotted to Sri. Siddappa has renumbered as Sy. No. 14/9.

MR 36/2007-008 reflects that mortgage has been discharges through Bank Chiti No. 72/07-08 (this is not a registered document, hence not available)

Thereafter Sri. D. M. Somashekar, D. N. Shivaraj, Sri. D. N. Shriram, Children of Nanjappa & Eramma entered into a Partition Deed dated 20.04.2010, Reg. Doc. No. 173/10-11, under the said Partition 26 Guntas in Sy. No. 14/1 allotted to D. M. Somashekar, 29 Guntas in Sy. No. 14/1 allotted to D. M. Shivaraj, 29 Guntas in Sy. No. 14/1 allotted to D. M. Sriram. The same has mutated in their names vide MR 22/10-11. The said 29 Guntas in Sy. No. 14/1 allotted to D. M. Shivaraj renumbered as Sy. No. 14/6, 29 Guntas in Sy. No. 14/1 allotted to D. M. Sriram renumbered as Sy. No. 14/7.



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Thereafter Sri. D. M. Shivaraj and Sri. D. M. Sriram have sold the Schedule Property to Micro Labs Limited, through Sale Deed dated 26.02.2014 registered as Document No. 5682/2013-14

And the said M/s. Micro Labs Limited sold the Schedule Property to People Education Society, through Sale Deed dated 16.02.2018 registered as Document No. 9287/2017-18

People Education Society is the absolute owner of Sy. No. 14/6 measuring 29 Guntas and Sy. No. 14/7 measuring 29 Guntas

People Education Society has entered into Joint Development Agreement with Address Makers Live Spaces Pvt. Ltd dated 29.04.2022, registered as Document No. 1150/2022-23 and on the same day executed General Power of Attorney registered as Document No. 46/2022-23.

4.FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,
3.	The person who is the present owner of the property.	<i>People Education Society</i>
4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	Yes
6.	Any Power of Attorney executed by Owners	Yes
7.	Details of Litigation	No
8.	Mortgage details and its redemption, if any	There was a Mortgage in favour of any financial Institution
9.	Minor's Right, if any	- No -

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10.	Conversion Order	-Furnished-
11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	Yes

5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing of Sy. No. 14/6 measuring 29 Guntas and Sy. No. 14/7 measuring 29 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of *People Education Society* and they are holding good, valid, marketable title of the same.

Further, *People Education Society* given rights of development of the property bearing of Sy. No. 14/6 measuring 29 Guntas and Sy. No. 14/7 measuring 29 Guntas to **M/s. Address Maker Life Spaces Pvt. Ltd.** and have entered into a Joint Development Agreement Ltd dated 29.04.2022, registered as Document No. 1150/2022-23 and on the same day executed General Power of Attorney registered as Document No. 46/2022-23 and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.


For
RAMESH KUMAR. R. V
Advocate

Disclaimer

This Legal Due Diligence Exercise/Report is only based on the Photostat or scanned copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.

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Date: 15/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

SCHEDULE OF THE PROPERTY:

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land in Sy. No. 15/1 measuring 30 Guntas converted as per Official Memorandum dated 01.06.2017 bearing No. ALN(S)/(KH-3)SR/6/16-17 passed by the Deputy commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Sy. No. 10,
West By : Remaining land in Sy. No. 15/1 and Road
North by : Sy. No. 10, and
South by : Sy. No. 2 & 3.

PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land in the name of Erranaga s/o Dasanna
2.	Record of Rights (RR) No. 39
3.	Endorsement dated 02.12.2021 bearing No. RK.CR/653/21-22 for non availability of RR 356
4.	Family Tree of Sri. Erranagapa
5.	Mutation Register Extract bearing MR. No. 16/1997-98 in the name of Sri. Nagarajappa & Sri. Hanumappa
6.	Sale Deed dated 22.09.2017 executed by Sri. Nagarajappa and others in favour of People's Education Society (PES) registered as Document No. KEN-1-04632-2017-18, Book I, stored in C. D. No. KEND678, in the office of Sub Registrar Jayanagar (Kengeri) Bengaluru.
7.	Official Memorandum dated 01.06.2017 bearing No. ALN(S)(KH-3) SR/6/16-17 issued by Deputy Commissioner, Bengaluru District, Bengaluru along with Intimation Letter.

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8.	RTC for the period of 1974-75 to 2021-22
9.	Re-Survey Tippani, Hissa Survey Tippani, Moola Tippani, RR Balabaga
10.	Village Map
11.	Revision Settlement Akarbandh
12.	Encumbrance Certificate for the period of 01.04.1960 to 31.05.1989 in respect to Sy. No. 15/1
13.	Encumbrance Certificate for the period of 01.06.1989 to 31.03.2004 in respect to Sy. No. 15/1
14.	Encumbrance Certificate for the period of 01.04.2004 to 26.08.2021 in respect to Sy. No. 15/1
15.	Encumbrance Certificate for the period of 01.04.2019 to 15.03.2022 in respect to Sy. No. 15/1

TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

As per the Index of Land, and Record of Rights Sri. Eranagappa s/o Dasappa was the original owner of Sy. No. 15/1 measuring 1 Acre 20 Guntas. Thereafter Sri. Dasappa s/o Eranagaiah inherited the property vide MR. 2/59-60.

(We have not been furnished with MR. 2/59-60, and the same is not a major concern as it is 40 years old MR and RTC also shows Sri. Dasappa's name as owner)

After the demise of Eranagaiah @ Eranagappa his children said Sri. Dasappa, Sri. Sanjeevappa, Sri. Venkatappa and Sri. Eranagappa s/o Kallurappa have entered into a Panchayath Parikatu dated 15.05.1987, and same has been recorded and mutated vide MR. No. 16/1997-98 as per the said Mutation Register Sy. No. 15/1 measuring 1 Acre 20 Guntas allotted to the share of Sri. Nagarajappa s/o late Dasappa and Sri. Hanumappa s/o Sri. Late Dasappa.

(We have not been furnished with Panchayath Parikatu dated 15.05.1987, and the same is not a major concern as it has been recorded in MR and MR clearly shows the allotted shares of the parties)

Subsequently, the aforesaid Sri. Nagarajappa and Sri. Hanumanthappa who being the absolute owners of the property bearing Sy.No.15/1 measuring 30 Guntas made application to Deputy Commissioner, Bengaluru District for conversion of land from agricultural to non-agricultural purpose and subsequent to said application the Deputy Commissioner,



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Bengaluru District issued Demand Notices thereby demanding payment of conversion charges and in pursuance of payment of conversion charges, the Deputy Commissioner, Bengaluru District has issued Official Memorandum bearing No's. ALN:(S)/(KH-3)/SR-6/2016-17 dated: 01.06.2017 according to which the aforesaid property has been converted from agricultural to non-agricultural Residential purposes.

Thereafter Sri. Nagarajappa and Sri. Hanumanthappa along with their family members have sold Sy. No. 15/1 measuring 30 Guntas in favour of People's Education Society (PES) through Deed of Sale dated 22.09.2017 registered as Document No. KEN-1-04632-2017-18, Book I, stored in C. D. No. KEND678, in the office of Sub Registrar Jayanagar (Kengeri) Bengaluru.

People's Education Society (PES) is the absolute owner of Sy. No.15/1 measuring 30 Guntas.

Later, **PEOPLE'S EDUCATION SOCIETY (PES)**, represented by its Authorized Signatory Sri Ajoy Kumar has entered into a Joint Development Agreement, dated: 29/04/2022 with **M/s. Address Maker Life Spaces Pvt. Ltd.**, represented by its Director Sri Santosh Kumar Soni, registered as Document No. 1150/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 46/2022-23 thereby authorizing **M/s. Address Maker Life Spaces Pvt. Ltd.** to deal with the property bearing Sy.No.15/1 measuring 30 Guntas

Encumbrance Certificate from 01.04.1960 to 26.08.2021 not discloses any other transaction except the transactions mentioned above, but Encumbrance Certificate for the period of 01.04.2019 to 15.03.2022 reflects below mentioned transactions:

- a) Release Deed dated 23.09.2021, registered as Document No. KEN-1-04362/2021-22
- b) Release Deed dated 23.09.2021, registered as Document No. KEN-1-04290/2021-22
- c) Release Deed dated 23.09.2021, registered as Document No. KEN-1-04288/2021-22

But these transactions are relating to other portion of the same Survey Number and People's Educational Society not concerned about this portion.

FINDINGS

Sl. No.	Description	Remarks
1	Property Jurisdiction	BDA
2	Property Location in terms of zone	Residential Zone,
3	The person who is the present owner of the	PEOPLE'S EDUCATION SOCIETY (PES)



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	property.	
4	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5	Any Joint Development Agreement entered into by land owners	Yes
8	Any Power of Attorney executed by Owners	Yes
9	Details of Litigation	NO
10	Mortgage details and its redemption, if any	-There was no Mortgage in favour of any financial Institution
11	Minor's Right, if any	- No -
12	Conversion Order	-Furnished-
13	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
17	Plan Sanction obtained	Yes
18	Endorsements	
	Endorsement under Sections 48(A) and 77(A) of the Karnataka Land Reforms Act, 1961 issued by the Tahsildar	Furnished
	Endorsement issued by the office of the Assistant Commissioner stating that	Furnished-



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	no proceedings have been filed /pending /disposed off in respect of subject land under the provisions of the Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 as on that date.	
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Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

FINAL CONCLUSION -

On verification of the above listed documents, the title of the land in Sy.No.15/1 measuring 30 guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk, traced in the name of People's Education Society (PES), and they are in possession of the same.



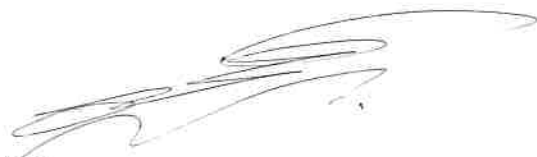
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Later, PEOPLE'S EDUCATION SOCIETY (PES), represented by its Authorised Signatory Sri Ajoy Kumar has entered into a Joint Development Agreement, dated: 29/04/2022 with M/s. Address Maker Life Spaces Pvt. Ltd., represented by its Director Sri Santosh Kumar Soni, registered as Document No. 1150/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 46/2022-23 thereby authorizing M/s. Address Maker Life Spaces Pvt. Ltd. to deal with the property bearing Sy.No.15/1 measuring 30 Guntas



For
RAMESH KUMAR. R. V
Advocate

Disclaimer

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Date: 16/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD.
Address	office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034.

1.SCHEDULE PROPERTY :

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land in Sy. No. 15/2, measuring 00 Acre 09 Guntas converted as per Official Memorandum dated 14/02/2013 bearing No. ALN (S) (KH-3) SR:26/2012-13 passed by the Deputy commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Sy. No. 15/3;
West By : Sy. No. 15/1 ;
North by : Sy. No. 15/1 ;
South By : Sy. No. 17.

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land & Record of Rights in the name of Bulistromyer, Smt.Chinnahanumakka, SSmt Jayamma and Sr.Jayaram.
2.	Endorsement dated 11/04/2022 for non-availability of MR No. 4/1981-82.
3.	Endorsement dated 02/12/2021 for non- availability of IHC No.1/82-83.
4.	Sale deed dated 29/08/1934, registered bearing Document No.615/1934-35, In Book-1, executed by Builistromyer in favor of Smt Chinnahanumakka.
5.	Family Tree of Hanumanthappa
6.	Sale deed dated 16/09/1972, registered bearing Document No.3937/92-93, executed by Smt.Jayamma and Sri.Jayaram in favor of Sri.Basavaraju S/o Dasappa.
7.	Mutation Register Extract bearing MR No.16/92-93.
8.	Family Tree of Dasappa
9.	Un-registered Partition deed dated 10/01/2007, executed between Sri.Basavaraju, Sri.Nanjapp, Sri.Nagaraju.



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10.	Mutation Register Extract bearing MR No.7/2008-09.
11.	Family tree of Sri.Nanjappa.
12.	Sale deed dated 24/09/2018, registered bearing Document No.KEN-1-05505/2018-19, in Book-1 Stored in CD No. KEND701. in the Office of the Sub-register Jayanagara, Bengaluru, executed by Sri.Nanjappa S/o Late Dasappa and Others in favor of Balaji Land Developers.
13.	Release deed dated 29/11/2014, registered bearing Document No.3161/2014-15, executed by Smt.Basamma & Smt.Jayamma in favor of Sri.Nanjappa S/o Dasappa.
14.	Official Memorandum dated 14/02/2013, Vide order No. ALN(S) (KH3):SR:26/12-13 issued by the Deputy Commissioner Bengaluru.
15.	Conversion fee paid Challan Paid for the conversion of the subject property.
16.	Conversion Intimation letter dated 08/02/2013, for it vide order No. ALN(S) (KH3):SR:26/12-13 issued by the Deputy Commissioner Bengaluru.
17.	Mutation Register Extract bearing MR. No. T13/2012-13.
18.	Peoples Education Society has entered into Joint Development Agreement with Address Makers Live Spaces Pvt. Ltd dated 29/04/2022, registered as Document No. KEN-1-01150/2022-23, in Book-1 Stored in CD No.KEND1539 and on the same day executed General Power of Attorney registered as Document No. KEN-4-00046/2022-23, in Book-IV, stored in CD No.KEND1539, both registered in the Office of the Sub-Register Jayanagara (Kengeri)
19.	RTC for the period of 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1992-93, 1995-96 to 1996-97, 1997-98 to 1999-2000 in respect to Sy. No. 15/2.
20.	RTC for the period of 2001-02 to 2021-22 in respect to Sy. No. 15/2.
21.	Endorsement for 48(A) & 7A, with respect to Sy.No.15/2, issued by the office of the Special Thasildhar Bengaluru.
22.	Endorsement for 79 A & B, with respect to Sy. No. 15/2, issued by the office of the Special Thasildhar Bengaluru.
23.	Encumbrance Certificate for the period of 01.04.1960 to 31/05/1989, 01/06/1989 to 31/03/2004, 01/04/2004 to 18/02/2022, 01/04/2019 to 15/03/2022, 01.04.2021 to 19.05.2022.
24.	Hissa Tippani, RR Balabaga & Yedabaga, Moola Tippani, Re-Survey Tippani, Pakka Book, Original Pakka, Survey Original Prati, Secondary Re-Class Tippani.
25.	Karnataka Revision Settlement Akarbandh.

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26.	Village Map.
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3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

On perusal of the above documents of Index of Land & Record of Rights, it is observed that than the agricultural land in Sy.No.15/2, property measuring, 09 Guntas was belong to Sri. Bulistromyer.

Later Sri.Bulistromyer conveyed the property in Sy.No.15/2, meaning 09 guntas in favor of Smt.Chinahumakka by virtue of Sale Deed dated 29/08/1934, bearing Document No.615/1934-35, bearing Document No.28/68-69, in Book-1, registered in the office of the Kengeri Bengaluru and his name came to be mutated in Mutation Register Extract bearing MR No. 04/1981-82 and the same is evidence in the above document No.2. & 3.

(We have not provided with Mutation Register Extract No.4/1981-82. Instead, the endorsement dated 11/04/2022, issued by the Office of the Tahsildar, South Bengaluru, for Non-availability of MR No.4/1981-82 as evidenced in above document No.3.)

It is observed that, upon the death of Smt.Chinahanumakka, Smt.Jayamma and Sri.Jayaram have inherited the property through IHC No.1/1981-82, accordingly Smt.Jayamma and Sri.Jayaram became the owners of the property in Sy.No.15/2, measuring 09 guntas.

(We have not provided with the IHC No.1/1981-82, instead, the endorsement dated 02/12/2021 issued by the Office of the Tahsildhar, South Bangalore, for non-available of IHC No.1/1981-82 is evidenced in above point No.4)

Later Smt. Jayamma and Sri.Jayaram conveyed the said Sy.No.15/2 measuring 09 guntas in favor of Sri. Basavaraju S/o Late Dasappa, by virtue of sale deed dated 16/09/1992, registered bearing Document No.3937/1992-93 and from the date of sale Sri.Basavaraju had become the owner of the property and their name came to be mutated in Mutation Register Extract bearing MR No.16/1992-93, is evidenced in the above document No's 5 & 6.

Thereafter, the property was partitioned between the brothers of Sri.Basavaraju, are Sri. Basavaraju, Sri.Nanjappa, Sri.Nagaraju all sons of Late Dasappa, have partitioned their joint family properties, under the Un-registered partition deed dated 10/01/2007, the property in Sy.No.15/2, measuring 09 guntas fallen to the share of Sri.Nanjappa, respectively other legal heirs of late Dasappa have acquired the different properties



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and the property came to be mutated by of Mutation Register Extract bearing MR No.7/2008-09, is evidenced in the above document No's.7& 8.

In terms of Vide Official memorandum dated 14/02/2013, bearing No. No. ALN (S)(K.H.S): SR: 26/2012-13, issued by the office of the Deputy Commissioner Bangalore in Sy.No.15/2, measuring 09 guntas, owned by Sri.Najappa S/o Late Dasappa, was converted from Agricultural to Non-agricultural Residential purpose and the same is mutated in Mutation Register Extract bearing MR No. T13/2012-13, is evidenced in the above documents No's 12 & 15.

By Virtue of Release Deed dated 29/1//2014, bearing Document No.TVR-1-03161, in Book-1, stored in CD No. TVRD203, registered in the Office of the Sub-Register, Jayanagara (Thavarakere) Smt.Basamma and Smt.Jayamma had released, conveyed, transferred and assigned their rights and share of land in Sy.No.15/2, in favor of Sri.Nanjappa, evidenced as above document No.11.

Sri.Najnappa along with his family members as Vendors and Balaji Land Developers represented its Managing Partner, Sri.B.R.Ranganath as Confirming Party, conveyed the Property in Sy.No.15/2 measuing 09 Guntas, in favor of Peoples Education Society represented by Its Chief Operating Officer Sri.Ajoy Kumar, by virtue of Sale Deed dated 24/09/2018, bearing Document No.KEN-1-05505/2018-19, in Book-1, Stored in CD No.KEND701, registered in the Office of the Sub-Register Jayanagara (Kengeri), evidence in above document No.10.

Peoples Education Society is the absolute owner of Sy. No. 15/2 measuring 09 Guntas and as per the above said sale deed dated 24/09/2018, Doc No. 05505/2018-19.

Peoples Education Society has entered into Joint Development Agreement with Address Makers Live Spaces Pvt. Ltd dated 29/04/2022, registered as Document No. KEN-1-01150/2022-23, in Book-1 Stored in CD No.KEND1539 and on the same day executed General Power of Attorney registered as Document No. KEN-4-00046/2022-23, in Book-IV, stored in CD No.KEND1539, both registered in the Office of the Sub-Register Jayanagara (Kengeri)

4. FINDINGS

Sl. No.	Description	Remarks
1	Property Jurisdiction	BDA.
2	Property Location in terms of zone	Residential Zone,
3	The person who is the present owner of the	Peoples Education Society.

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	property.	
4	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5	Any Joint Development Agreement entered into by land owners	Yes
8	Any Power of Attorney executed by Owners	Yes
9	Details of Litigation	No
10	Mortgage details and its redemption, if any	No
11	Minor's Right, if any	- No -
12	Conversion Order	-Furnished-
13	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable.
17	Plan Sanction obtained.	Yes
18	Endorsements	
	Endorsement under Sections 48(A) and 77(A) of the Karnataka Land Reforms Act, 1961 issued by the Tahsildar.	Furnished.



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	Endorsement issued by Assistant Commissioner, to the effect that no proceedings have been initiated in respect of subject land under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961;	Furnished-
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5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the land in Sy.No.15/2, measuring 09 guntas, situated at Doddabele Village, traced in the name of Peoples Education Society and he is in possession of the same.

Regards

For

RAMESH KUMAR. R. V
Advocate

Disclaimer

This Legal Due Diligence Exercise/Report is only based on the Photostat or scanned copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.

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Date: 15/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	Office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1. SCHEDULE OF THE PROPERTY:

ITEM No.1

ALL THAT PIECE AND PARCEL of residentially converted undeveloped property bearing Sy.No.15/3 measuring 3 Acres 37.08 Guntas, converted as per Official Memorandum dated: 02/11/2012 bearing No. ALN:(KH.3) SR: 31/2011-12 passed by the Deputy Commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Govt. Halla,
West By : Remaining part of Sy. No. 15/3,
North by : Sy. No. 15/9 and 15/10,
South by : Sy. No. 15/4, and remaining part of Sy. No. 15/3.

ITEM No.2

ALL THAT PIECE AND PARCEL of residentially converted undeveloped property bearing Sy.No.15/3 measuring 3 Acres 37.08 Guntas, converted as per Official Memorandum dated: 02/11/2011 bearing No. ALN:(KH.3) SR: 30/2011-12 passed by the Deputy Commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Govt. Halla,
West By : Sy. No. 15/6, 7 & 8,
North by : Remaining part of Sy. No. 15/3,
South by : Govt. Halla.

ITEM No.3

ALL THAT PIECE AND PARCEL of residentially converted undeveloped property bearing Sy.No.15/3 measuring 30 Guntas, converted as per Official Memorandum dated: 02/11/2011 bearing No. ALN:(KH.3) SR: 37/2011-12 passed by the Deputy Commissioner,



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Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Remaining land in Sy. No. 15/3
West By : Road and Land in Sy. No. 15/2
North by : Land in Sy. No. 15/1,
South by : Lands in Sy. Nos. 17/8 and 17/9.

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land in the name of Nanja, S/o. Dasappa.
2.	Record of Rights (RR) No. 41,286
3.	Mutation Register Extract bearing No. 3/48-49;
4.	Endorsement, dated: 02/12/2021 issued by the Tahasildar, Bengaluru South Taluk for non-availability of Record of Rights (RR) No.309
5.	Sale Deed Dated: 18/8/1947 executed between Sri. Dasappa, S/o. Nanjappa in favour of Sri Marinnanappa registered as Document No. 1121/1947-48 of Book I Volume 922 at Pages 207-209 in the office of the Sub-Registrar, Bengaluru Taluk.
6.	Sale Deed Dated: 13/6/1949 executed between Sri. Marinnanappa, S/o. Karinnanappa in favour of Sri . Dasappa, S/o. Nanjappa registered as Document No. 7915/1948-49 of Book I Volume 175 at Pages 30-32 in the office of the Sub-Registrar, Bengaluru Taluk.
7.	Sale Deed Dated: 18/5/1959 executed between Sri. Dasappa, S/o. Nanjappa in favour of Sri . Adaviyappa s/o uppanna registered as Document No. 820/1959-60 of Book I Volume 110 at Pages 188-190 in the office of the Sub-Registrar, Bengaluru South Taluk.
8.	Sale Agreement dated: 18/5/1959 executed between Sri. Adaviyappa s/o uppanna in favour of Sri . . Dasappa, S/o. Nanjappa registered as Document No. 821/1959-60 of Book I Volume 114 at Pages 19-20 in the office of the Sub-Registrar, Bengaluru South Taluk.
9.	Mutation Register Extract bearing No. 1/1959-60;
10.	Mutation Register Extract bearing No. 2/1959-60;
11.	Sale Deed Dated: 11/5/1965 executed between Sri. Adaviyappa s/o uppanna in favour of Sri. Narasimmayya S/O Smt. Chikkanarsimma registered as Document No. 749/1965-66 of Book I Volume 520 at Pages 158-160 in the office of the Sub-Registrar,



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	Bengaluru South Taluk.
12.	Will Dated: 25/6/1997 executed between Sri. Narasimaiah S/O Smt. Chikkanarsimma in favour of Sri . . Nanjappa And Nagaraj Children Of Dasappa . registered as Document No. 45/1997-98 of Book I Volume 15 at Pages 173-175 in the office of the Sub-Registrar, Kengeri.
13.	Death Certificate of Narasimaiah
14.	Family Tree of Sri. Narasimaiah
15.	Confirmation Deed dated: 05/09/2014, executed by Smt Narasamma, W/o. Narasimaiah and Others in favour of Sri. Nanjappa and Nagaraj Children Of Late Dasappa Represented By Their GPA Holder Bajaji Land Developers registered as Document No. 2001/2014-15 of Book I, stored in C. D. No. TVRD200 in the office of Sub Registrar, Tavarekere.
16.	Agreement To Sell dated: 05/09/2014, executed by Smt Narasamma, W/o. Narasimaiah and others in favour Bajaji Land Developers
17.	Family Tree of Sri. Dasappa
18.	Release Deed dated: 29/11/2014, executed by Smt Basamma, D/o. Dasappa in favour of Sri. Nanjappa And Nagaraj Children Of Late Dasappa registered as Document No. 3161/2014-15 of Book I, stored in C. D. No. TVRD203 in the office of Sub Registrar, Tavarekere.
19.	General Power of Attorney dated 10.07.2013 executed by Sri. Nanjappa & others in favour of M/s. Balaji Land Developers, registered as Document No. 56/2013-14, Book IV, C. D No. TVRD164, on 16.08.2013 in the office of Sub Registrar, Jayanagar (Tavarekere) Bengaluru.-
20.	General Power of Attorney dated 10.07.2013 executed by Sri. Nagaraj & others in favour of M/s. Balaji Land Developers, registered as Document No. 57/2013-14, Book IV, C. D No. TVRD 164, on 16.08.2013 in the office of Sub Registrar, Jayanagar (Tavarekere) Bengaluru.-
21.	Sale Deed dated: 08/09/2014, executed by Sri Nanjappa, S/o. Dasappa And Others Represented By Their GPA Holder Bajaji Land Developers (as Vendors) And Bajaji Land Developers (as Confirming Party) in favour of Sri Jawahar Doreswamy S/o M.r.Doreswamy registered as Document No. 2044/2014-15 of Book I, stored in C. D. No. TVRD200 in the office of Sub Registrar, Tavarekere.
22.	Sale Deed dated: 08/09/2014, executed by Sri Nagaraju, S/o. Dasappa And Others Represented By Their GPA Holder Bajaji Land Developers (as Vendors) And Bajaji Land Developers (as Confirming Party) in favour of Sri Jawahar Doreswamy S/o M.r.Doreswamy registered as Document No. 2045/2014-15 of Book I, stored in C. D.



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	No. TVRD200 in the office of Sub Registrar, Tavarekere.
23.	Confirmation Deed dated: 24/09/2018, executed by Smt Anitha, D/o.Nanjappa in favour of Sri Jawahar Doreswamy S/o M.r.Doreswamy registered as Document No. 5502/2018-19 of Book I, stored in C. D. No. KEND701 in the office of Sub Registrar, Kengeri.
24.	Mutation Register Extract bearing No. 2/46-47;
25.	Sale Deed Dated: 16/9/1946 executed between Sri. Dasappa, S/o. Nanjappa in favour of Sri Gudappa S/o Sanjeevappa registered as Document No. 1838/1946-47 of Book I Volume 856 at Pages 163-165 in the office of the Sub-Registrar, Bengaluru Taluk.
26.	Family Tree of Sri. Gundappa @ Guddappa
27.	Panchayat Partition Dated: 24/12/1994 executed between Sri. Goddappa, Sri thimmanna Sri, Sanjeevappa
28.	Mutation Register Extract bearing No. 13/1997-98;
29.	Release Deed dated: 17/07/2014, executed by Smt Yashodha, Smt Nagarthna And Manjula T D/o. Thimmanna in favour of Sri. Thimmanna S/o Late Guddappa registered as Document No. 1609/2014-15 of Book I, stored in C. D. No. TVRD199 in the office of Sub Registrar, Tavarekere.
30.	Sale Deed dated: 17.07.2014, executed by Sri. Thimmanna and others in favour of Balaji Land Developers, registered as Document No. 1608/2014-15 of Book I, in the office of Sub Registrar, Tavarekere. (Back side pages are missing)
31.	Sale Deed dated: 21.07.2014, executed by Balaji Land Developers in favour of M/s. Max Concorde Developers, registered as Document No. 2870/2014-15 of Book I, stored in C. D. No.JAYD201 in the office of Sub Registrar, Jayanagar, Bengaluru.
32.	Sale Deed dated: 08.04.2015, executed by M/s. Max Concorde Developers in favour of Sri. Jawahar Doreswamy, registered as Document No. RRN-1-00109-2015-16 of Book I, stored in C. D. No. RRND155 in the office of Sub Registrar, Rajarajeshwari Nagar, Bengaluru
33.	Official Memorandum dated 02.11.2011 bearing No. ALN (K.H- 3)SR:30/2011-12 issued by Deputy Commissioner, Bengaluru District pertaining to Sy. No. 15/3 measuring 3 Acre 37.08 Guntas
34.	Mutation Register bearing MR No. T14/2014-15.
35.	Official Memorandum dated 02.11.2011 bearing No. ALN (K.H- 3)SR:31/2011-12 issued by Deputy Commissioner, Bengaluru District pertaining to Sy. No. 15/3 measuring 3 Acre 37.08 Guntas along with intimation letter, Reports, Sketch
36.	Mutation Register bearing MR No. T13/2014-15.



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37.	Official Memorandum dated 02.11.2011 bearing No. ALN (K.H- 3)SR:37/2011-12 issued by Deputy Commissioner, Bengaluru District pertaining to Sy. No. 15/3 measuring 30 Guntas along with intimation Letter, charges paid challan, and Conversion Sketch
38.	Mutation Register bearing MR No. T12/2014-15.
39.	Mutation Register bearing MR No. 10/2009-10.
40.	Order dated 20.01.2010 bearing No. RRT (S) CR /504/09-10 issued by Assistant Commissioner, Bengaluru South Sub-Division, Bengaluru
41.	RTC for the period of 1974-75 to 1999-2000, 2001-02 to 2021-22 pertaining to Sy. No. 15/3
42.	Endorsement, dated: 02/11/2012 bearing No. PTCL/CR/212/2012-13 issued by the Assistant Commissioner, Bengaluru South Taluk under the provisions of PTCL Act in respect to Sy.No.15/3 measuring 30 Guntas.
43.	Endorsement, dated: 02/11/2012 bearing No. 79 (A) (B) CR/212/2012-13 issued by the Assistant Commissioner, Bengaluru South Taluk under Section 79 (A) & (B) of KLR Act, 1961 in respect to Sy.No.15/3 measuring 30 Guntas.
44.	Endorsement, dated: 14/10/2010 bearing No. LRF/NTC/CR/519/10-11 issued by the Special Tahasildar, Bengaluru South Taluk under Section 48 (A) & 7A of KLR Act, 1961 in respect to Sy.No.15/3.
45.	Endorsement, dated: 02/11/2012 bearing No. PTCL/CR/213/2012-13 issued by the Assistant Commissioner, Bengaluru South Taluk under the provisions of PTCL Act in respect to Sy.No.15/3 measuring 3 Acre 37 Guntas.
46.	Endorsement, dated: 02/11/2012 bearing No. 79 (A) (B) CR/209/2012-13 issued by the Assistant Commissioner, Bengaluru South Taluk under Section 79 (A) & (B) of KLR Act, 1961 in respect to Sy.No.15/3 measuring 3 Acre 37 Guntas.
47.	Encumbrance Certificate for the period of 01.04.1920 to 30.06.1924, 01.07.1924 to 14.02.1957, 15.02.1957 to 31.05.1989, 01.06.1989 to 31.03.2004, 01.04.2004 to 26.08.2021 in respect to Sy.No.15/3 measuring 8 Acre 26 Guntas.
48.	Encumbrance Certificate for the period of 01.04.2019 to 15.03.2022 in respect to Sy.No.15/3 measuring 3 Acre 37.08 Guntas.
49.	Encumbrance Certificate for the period of 01.04.2019 to 15.03.2022 in respect to Sy.No.15/3 measuring 3 Acre 37.08 Guntas.
50.	Encumbrance Certificate for the period of 01.04.2019 to 15.03.2022 in respect to Sy.No.15/3 measuring 30 Guntas.
51.	Encumbrance Certificate for the period of 01.04.2021 to 19.05.2022 in respect to Sy.No.15/3 measuring 30 Guntas.

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52.	Encumbrance Certificate for the period of 01.04.2021 to 19.05.2022 in respect to Sy.No.15/3 measuring 3 Acres 37.08 Guntas.
53.	Encumbrance Certificate for the period of 01.04.2021 to 19.05.2022 in respect to Sy.No.15/3 measuring 3 Acres 37.08 Guntas.
54.	Hissa Tippani, RR Balabaga & Yedabaga, Moola Tippani, Re-Survey Tippani, Pakka Book, Original Pakka, Survey Original Prati,
55.	Karnataka Revision Settlement Akarbandh;
56.	Village Map

3. TRACING OF TITLE:

In respect to Sy. No. 15/3 measuring 7 Acres 36 Guntas:

As per the Index of Land & RR 41 Sri. Nanja, S/o. Dasappa was the original owner of the Sy. No. 15/3 measuring 8 Acre 26 Guntas. As per RR 286 Sri. Dasappa s/o Nanjaiah inherited the property of Sri. Nanja.

The said Sri. Dasappa s/o Nanjaiah has sold Sy. No. 15/3 measuring 8 Acre 26 Guntas to Marinnanappa through Sale Deed Dated: 18/8/1947 registered as Document No. 1121/1947-48 of Book I Volume 922 at Pages 207-209 in the office of the Sub-Registrar, Bengaluru Taluk.

The said Sri. Marinnanappa has sold Sy. No. 15/3 measuring 8 Acre 26 Guntas in favour of Sri. Dasappa s/o Nanjaiah, through Sale Deed Dated: 13/6/1949 registered as Document No. 7915/1948-49 of Book I Volume 175 at Pages 30-32 in the office of the Sub-Registrar, Bengaluru Taluk and the same has been mutated vide MR. No. 3/48-49

The said Sri. Dasappa s/o Nanjaiah has sold 7 Acres 36 Guntas in Sy. No. 15/3 in favour of Adavayappa s/o Uppanna, through Sale Deed Dated: 18/5/1959 registered as Document No. 820/1959-60 of Book I Volume 110 at Pages 188-190 in the office of the Sub-Registrar, Bengaluru South Taluk.

The said Sri. Adavaiyappa s/o Uppanna has entered into Sale Agreement dated: 18/5/1959 with Sri. Dasappa, S/o. Nanjappa registered as Document No. 821/1959-60 of Book I Volume 114 at Pages 19-20 in the office of the Sub-Registrar, Bengaluru South Taluk. And the same has been mutated vide MR. No. 2/1959-60

The said Sri. Adavayappa s/o Uppanna has sold 7 Acres 36 Guntas in Sy. No. 15/3 in favour of Sri. Narasimhaiah through Deed of Sale dated 11.05.1965 registered as Document No. 749/1965-66 of Book I Volume 520 at Pages 158-160 in the office of the Sub-Registrar, Bengaluru South Taluk

The said Sri. Narasimhaiah died on 18.07.2009 leaving behind his Last Will & Testament dated 25.06.1997 which is registered as Document No. 45/1997-98, Book I, Volume 15, Pages 173-175, in the office of Sub Registrar, Kengeri, Bengaluru, under the said Will he



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bequeathed Sy. No. 15/3 measuring 7 Acre 36 Guntas to Sri. Nanjappa s/o late Dasappa and Sri. Nagaraj s/o late Dasappa equally for their use and benefit i.e., 3 Acres 37.08 Guntas to Sri. Nagarajappa and 3 Acres 37.08 Guntas to Sri. Nagaraj. The same has been mutated in their names vide MR. No. 10/2009-10 as per Order bearing NO. RRT (S) 504 /09-10 dated 20.01.2010.

Smt. Narasamma w/o Late Narasimhaiah and her childres, i.e., all legal heirs of Sri. Narasimhaiah prepared original suil against Sri. Nanjappa and Sri. Nagaraj for the relief of declaration and permanent injunction in O. S. No. 373/2010 before 1st Addl. Senior Civil Judge, Bengaluru Rural, during the pendency of the case at the intervention of well wishers and friends Smt. Narasamma and others has decided to withdraw the above said suit by receiving Rs. 80,00,000/- from the Sri. Nanjappa and Sri. Nagaraj. Thereafter on receiving Rs.80,00,000/- Smt. Narasamma and others has executed Confirmation Deed dated 05.09.2014 in favour of Sri. Nanjappa and Sri. Nagaraj which is registered as Document No. TVR-1-02001-2014-15, Book I, stored in C. D. No. TVRD200, in the office of Sub Registrar, Tavarekere, Bengaluru and also agreed to withdraw the said Suit bearing O. S. No. 373/2010.

The said Smt. Narasamma and others also entered into Agreement of Sell dated 05.09.2014 with Balaji Land Developers.

Smt. Basamma and Smt. Jayamma daughters of Sri. Late Dasappa executed Release Deed dated 29.11.2014 in favour of Sri. Nanjappa and Sri. Nagaraju @ Nagaraj, which is registered as Document No. 3161/2014-15 of Book I, stored in C. D. No. TVRD203 in the office of Sub Registrar, Tavarekere.

By virtue of the foregoing transfers, Sri. Nanjappa became absolute owner of Sy. No. 15/3 measuring 3 Acres 37.08 Guntas & Sri. Nagaraj became absolute owners of Sy. No. 15/3 measuring 3 Acres 37.08 Guntas.

Subsequently, the aforesaid Sri. Nanjappa who being the absolute owner of the property bearing Sy.No.15/3 measuring 3 Acre 37.08 Guntas and Sri. Nagaraj who being the absolute owner of the property bearing Sy.No.15/3 measuring 3 Acres 37.08 Guntas made application to Deputy Commissioner, Bengaluru District for conversion of land from agricultural to non-agricultural purpose and subsequent to said application the Deputy Commissioner, Bengaluru District issued Demand Notices thereby demanding payment of conversion charges and in pursuance of payment of conversion charges, the Deputy Commissioner, Bengaluru District has issued Official Memorandum bearing No's. ALN(KH-3)/SR-31/2011-12 and ALN/(KH-3)/SR-30/2011-12 both dated: 02.11.2011 according to which the aforesaid property has been converted from agricultural to non-agricultural Residential purposes. And the same has been mutated vide MR. No. T13/2014-15 & T14/2014-15.

The said Sri. Nanjappa and others through their GPA holder Bajaji Land Developers has sold 3 Acres 37.08 Guntas in Sy. No. 15/3 in favour of Sri Jawahar Doreswamy S/o



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M.R.Doreswamy, through Sale Deed dated: 08/09/2014, registered as Document No. 2044/2014-15 of Book I, stored in C. D. No. TVRD200 in the office of Sub Registrar, Tavarekere.

Thereafter in order to avoid any dispute and litigation, Smt. Anitha d/o Nanjappa has agreed to confirm the above said Sale Deed dated 08.09.2014 registered as Document No. 2044/2014-15, and has executed Confirmation Deed dated 24.09.2018 in favour of Sri. Jawahar Doreswamy, which is registered as Document No. 5502/2018-19 of Book I, stored in C. D. No. KEND701 in the office of Sub Registrar, Kengeri,

The said Sri Nagaraju, S/o. Dasappa And Others through their GPA Holder Bajaji Land Developers has sold 3 Acres 37.08 Guntas in Sy. No. 15/3 in favour of Sri Jawahar Doreswamy S/o M.R.Doreswamy Sale Deed dated: 08/09/2014 registered as Document No. 2045/2014-15 of Book I, stored in C. D. No. TVRD200 in the office of Sub Registrar, Tavarekere.

In respect to Sy. No. 15/3 measuring 30 Guntas:

The said Sri. Dasappa s/o Nanjaiah has sold 30 Guntas in Sy. No. 15/3 to Sri. Gudappa s/o Sanjeevappa through Sale Deed Dated: 16/9/1946 registered as Document No. 1838/1946-47 of Book I Volume 856 at Pages 163-165 in the office of the Sub-Registrar, Bengaluru Taluk and the same has been mutated vide MR. No. 2/46-47.

The said Sri. Gundappa along with his children Sri. Thimmanna and Sri. Sanjeevappa entered into Panchayat Parikatu dated 24.12.1994, under the said Panchayat Parikatu Sy. No. 15/3 measuring 30 Guntas allotted to the share of Sri. Thimmanna. The same has been mutated vide MR. No. 13/1997-98.

Smt. Yashodha, Smt. Nagarthna, Smt. T. Manjula all daughters of Sri. Thimmanna executed Release Deed dated 17.7.2014 in favour of Sri. Thimmanna, registered as Document No. 1609/2014-15 of Book I, stored in C. D. No. TVRD199 in the office of Sub Registrar, Tavarekere

Subsequently, the aforesaid Sri. Thimmanna who being the absolute owner of the property bearing Sy.No.15/3 measuring 30 Guntas made application to Deputy Commissioner, Bengaluru District for conversion of land from agricultural to non-agricultural purpose and subsequent to said application the Deputy Commissioner, Bengaluru District issued Demand Notices thereby demanding payment of conversion charges and in pursuance of payment of conversion charges, the Deputy Commissioner, Bengaluru District has issued Official Memorandum bearing No's. ALN(KH-3)/SR-37/2011-12 dated: 02.11.2011 according to which the aforesaid property has been converted from agricultural to non-agricultural Residential purposes. And the same has been mutated vide MR. No. T12/2014-15.

Thereafter Sri. Thimmanna along with his wife and children sold the Sy. No. 15/3 measuring 30 Guntas in favour of Sri. Balaji Land Developers, through Deed of Sale dated



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17.07.2014 registered as Document No. 1608/2014-15 of Book I, in the office of Sub Registrar, Tavarekere

The said Balaji Land Developers has sold Sy. No. 15/3 measuring 30 Guntas in favour of M/s. Max Concorde Developers through Sale Deed dated: 21.07.2014, , registered as Document No. 2870/2014-15 of Book I, stored in C. D. No.JAYD201 in the office of Sub Registrar, Jayanagar, Bengaluru

The said M/s. Max Concorde Developers has sold Sy. No. 15/3 measuring 30 Guntas in favour of Sri. Jawahar Doreswamy Sale Deed dated: 08.04.2015, registered as Document No. RRN-1-00109-2015-16 of Book I, stored in C. D. No. RRND155 in the office of Sub Registrar, Rajarajeshwari Nagar, Bengaluru

By virtue of the foregoing transfers, Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy become the absolute owner of the property bearing Sy.No.15/3 measuring 8 Acres 26 Guntas.

Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy has entered into a Joint Development Agreement, dated: 29/04/2022 with M/s. **Address Maker Life Spaces Pvt. Ltd.**, represented by its Director Sri Santosh Kumar Soni registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 thereby authorizing M/s. **Address Maker Life Spaces Pvt. Ltd.** to deal with the property bearing Sy.No.15/3 measuring 8 Acres 26 Guntas.

4. FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,
3.	The person who is the present owner of the property.	Sri. Jawahar Doreswamy
4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	As mentioned above



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6.	Any Power of Attorney executed by Owners	As mentioned above
7.	Details of Litigation	No pending litigation
8.	Mortgage details and its redemption, if any	No
9.	Minor's Right, if any	- No -
10.	Conversion Order	-Furnished-
11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	Yes
13.	Endorsements	
	Endorsement under Sections 48(A) and 77(A) of the Karnataka Land Reforms Act, 1961 issued by the Tahsildar	Furnished
	Endorsement issued by the Special Land Acquisition Officer, Karnataka Housing Board;	- Furnished-
	Endorsement issued by Assistant Commissioner, to the effect that no proceedings have been initiated in respect of subject land under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961;	Furnished-

5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy.No.15/3 measuring 8 Acres 26 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy and he is holding good, valid, marketable title of the same.



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Further, Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy has entered into a Joint Development Agreement, dated: 29/04/2022 with **M/s. Address Maker Life Spaces Pvt. Ltd.**, represented by its Director Sri Santosh Kumar Soni registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 thereby authorizing **M/s. Address Maker Life Spaces Pvt. Ltd.** to deal with the property bearing Sy.No.15/3 measuring 8 Acres 26 Guntas and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.


For
RAMESH KUMAR. R. V
Advocate

Disclaimer

This Legal Due Diligence Exercise/Report is only based on the Photostat or scanned copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.

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Date: 15/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	Office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1. SCHEDULE OF THE PROPERTY:

ALL THAT PIECE AND PARCEL of residentially converted undeveloped property bearing Sy.No.15/4 measuring 37 Guntas converted as per Official Memorandum dated: 05/06/2012 bearing ALN:(K.H-3) SR: 54/2011-12 passed by the Deputy Commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Property bearing Sy.No.15/3,
West By : Property bearing Sy.No.17,
North by : Property bearing Sy.No.15/3,
South by : Property bearing Sy.No.15/5.

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land in the name of Guddaiah, S/o. Kalloora.
2.	Record of Rights (RR) No. 42.
3.	Endorsement, dated: 02/12/2021 issued by the Tahasildar, Bengaluru South Taluk for non-availability of Record of Rights (RR) No. 365.
4.	Mutation Register Extract bearing No.3/1959-60;
5.	Will dated: 13/11/1980 executed by Sri. Bullanna, S/o. Late Kalloorappa in favour of Sri Galappa, Sri Hemantha Kumar & Sri Rajanna registered as Document No. 79/1983-84 of Book III Volume 16 at Pages 188-191 in the office of the Sub-Registrar, Bengaluru South Taluk.
6.	Mutation Register Extract bearing No. 4/1990-91;



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7.	Family Tree of Kallurappa
8.	Family Tree of Sri Galappa
9.	Memorandum of Deposit of Title Deed dated: 29/04/1995, executed by Sri Muniyappa, S/o. Late Bullappa in favour of Primary Co-operative Agriculture & Rural Development Bank Limited, Bengaluru South registered as Document No. 3/1995-96 of Book I, Volume 7 at Page 3 in the office of the Sub-Registrar, Kengeri;
10.	Sale Agreement dated: 16/02/2012 executed by Sri. M. Galappa, Master Chandan & Master Jnanesh Gowda in favour of Balaji Land Developers, registered as Document No. 4760/2011-12 of Book I, stored in C.D. No. RRND71, in the office of Sub Registrar, Rajarajeshwarinagar.
11.	General Power of Attorney dated: 16/02/2012 executed by Sri. M. Galappa, Master Chandan & Master Jnanesh Gowda in favour of Balaji Land Developers, registered as Document No. 109/2011-12 of Book IV, stored in C. D. No. RRND71, in the office of Sub Registrar, Rajarajeshwarinagar.
12.	Official Memorandum dated: 05/06/2012 bearing No. ALN:(K.H-3)SR: 54/2011-12 issued by Deputy Commissioner, Bengaluru District along with Intimation Letter, Challan, etc.
13.	Mutation Register Extract bearing No. T7/2014-15;
14.	Sale Deed dated: 05/04/2014 executed by Sri. Galappa, Sri Chandan & Sri Jnanesh Gowda (as Vendors) and Balaji Land Developers (as Confirming Party) in favour of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy, registered as Document No. 18/2014-15 of Book I, stored in C. D. No. TVRD189, in the office of Sub Registrar, Tavarekere.
15.	Joint Development Agreement dated 29/04/2022 executed by Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy in favour of M/s. Address Maker Life Spaces Pvt. Ltd. registered as Document No. 1154/2022-23 of Book I, stored in C. D. No. KEND1539, in the office of Sub Registrar, Kengeri.
16.	General Power of Attorney dated 29/04/2022 executed by Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy in favour of M/s. Address Maker Life Spaces Pvt. Ltd. registered as Document No. 47/2022-23 of Book IV, stored in C. D. No. KEND1539, in the office of Sub Registrar, Kengeri.
17.	RTC for the period of 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 2000-01 in respect to Sy.No.15/4.



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18.	RTC for the period of 2001-02 to 2021-22 in respect to Sy.No.15/4.
19.	Endorsement, dated: 14/10/2011 issued by the Special Tahasildar, Bengaluru South Taluk under Section 48 (A) & 7A of KLR Act, 1961 in respect to Sy.No.15/4.
20.	Encumbrance Certificate for the period of 01.04.1960 to 31.05.1989, 01.06.1989 to 31.03.2004, 01.04.2004 to 26.08.2021, 01.04.2019 to 15.03.2022, 01.04.2021 to 19.05.2022 in respect to Sy.No.15/4 measuring 37 Guntas.
21.	Hissa Tippani, RR Balabaga, Moola Tippani, Re-Survey Tippani, Pakka Book, Original Pakka, Survey Original Prati, Atlas
22.	Karnataka Revision Settlement Akarbandh;
23.	Village Map

3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

As per the Index of Land and Record of Rights, Sri. Guddaiah, S/o. Kalloora was the original owner of the property bearing Sy.No.15/4 measuring 37 Guntas. Thereafter, Sri. Guddaiah along with his brother namely Bullappa effected the Panchayat Partition. As per the Partition, property bearing Sy.No.15/4 measuring 37 Guntas allotted to Sri. Bullappa, S/o. Kalloora and the same has mutated vide RR No.365 as recited in Index of Land.

Subsequently, aforesaid Sri. Bullanna, S/o. Late Kalloorappa executed a Will, dated: 13/11/1980, registered as Document No. 79/1983-84 of Book III Volume 16 at Pages 188-191 in the office of the Sub-Registrar, Bengaluru South Taluk bequeathed the property bearing Sy.No.15/4 measuring 37 Guntas in favour of Sri Galappa, S/o. Muniyappa.

Thereafter, Sri. Bullanna demised on 28.07.1989 and subsequent to his death, by virtue of the Will the aforesaid Sri Galappa, S/o. Muniyappa became the absolute owner of the property bearing Sy.No.15/4 measuring 37 Guntas and same has mutated vide MR No. 4/1990-91.

(We have not furnished with Discharge Deed for the MOTD, dated: 29/04/1995. As in the RTC, mortgage is not reflecting, hence we have considered that the said MOTD has been discharged)



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Subsequently, Sri. Galappa along with his children entered into Agreement of Sale & General Power of Attorney both dated: 16/02/2012 with Balaji Land Developers, registered as Document No. 4760/2011-12 and 109/2011-12, in respect to Sy.No.15/4 measuring 37 Guntas.

Aforesaid Sri Galappa, S/o. Muniyappa represented by their GPA Holder Balaji Land Developers made an application to Deputy Commissioner, Bengaluru District and in pursuance of payment of conversion charges, the Deputy Commissioner, Bengaluru District has issued Official Memorandum bearing No. ALN (K.H-3) SR: 54/11-12, dated: 05/06/2012 according to which the property bearing Sy.No.15/4 measuring 37 Guntas have been converted from agricultural to non-agricultural Residential purposes.

And the said Sri. Galappa along with his children sold the property bearing Sy.No.15/4 measuring 37 Guntas in favour Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy, through Sale Deed dated: 05/04/2014 registered as Document No. 18/2014-15 of Book I, stored in C.D. No. TVRD189, in the office of Sub Registrar, Tavarekere and the Agreement Holder i.e., Balaji Land Developers also signed as Confirming Party.

Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy become the absolute owner of the property bearing Sy.No.15/4 measuring 37 Guntas.

Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy has entered into a Joint Development Agreement, dated: 29/04/2022 with **M/s. Address Maker Life Spaces Pvt. Ltd.**, represented by its Director Sri Santosh Kumar Soni registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 thereby authorizing **M/s. Address Maker Life Spaces Pvt. Ltd.** to deal with the property bearing Sy.No.15/4 measuring 37 Guntas.

4. FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,
3.	The person who is the present owner of the property.	Sri. Jawahar Doreswamy



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4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	Yes
6.	Any Power of Attorney executed by Owners	Yes
7.	Details of Litigation	No
8.	Mortgage details and its redemption, if any	There was a Mortgage in favour of any financial Institution
9.	Minor's Right, if any	- No -
10.	Conversion Order	-Furnished-
11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	Yes
13.	Endorsements	
	Endorsement under Sections 48(A) and 77(A) of the Karnataka Land Reforms Act, 1961 issued by the Tahsildar	Furnished
	Endorsement issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board;	-Furnished-
	Endorsement issued by the Special Land Acquisition Officer, Karnataka Housing Board;	- Furnished-
	Endorsement issued by Assistant Commissioner, to the effect that no proceedings have been initiated in respect of subject land under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961;	Furnished-

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5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy.No.15/4 measuring 37 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy and he is holding good, valid, marketable title of the same.

Further, Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy given rights of development of the property bearing Sy.No.15/4 measuring 37 Guntas to M/s. Address Maker Life Spaces Pvt. Ltd. and have entered into a Joint Development Agreement dated: 29/04/2022, registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 and M/s. Address Maker Life Spaces Pvt. Ltd. are vested with rights of developing.

For


RAMESH KUMAR. R. V
Advocate

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Date: 15/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	Office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1. SCHEDULE OF THE PROPERTY:

ITEM No.1

ALL THAT PIECE AND PARCEL of residentially converted undeveloped property bearing Sy.No.15/5 measuring 1 Acre 9.12 Guntas, converted as per Official Memorandum dated: 09/12/2015 bearing No. ALN (S)(KH-3) SR/36/2014-15 passed by the Deputy Commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Property bearing Sy.No.15/3,
West By : Property bearing Sy.No.16,
North by : Property bearing Sy.No.15/4,
South by : Property bearing Sy.No.15/5.

ITEM No.2

ALL THAT PIECE AND PARCEL of residentially converted undeveloped property bearing Sy.No.15/5 measuring 1 Acre 10 Guntas, converted as per Official Memorandum dated: 09/12/2015 bearing No. ALN:(S)/(KH-3)/SR-3/2015-16 passed by the Deputy Commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Property bearing Sy.No.15/3,
West By : Property bearing Sy.No's.16 & 15/7B,
North by : Property bearing Sy.No's.15/5 & 16,
South by : Property bearing Sy.No's.15/6 & 15/3.



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2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land in the name of Sri Eeranaga, S/o. Dasanna.
2.	Record of Rights (RR) No. 43.
3.	Endorsement, dated: 02/12/2021 issued by the Tahasildar, Bengaluru South Taluk for non-availability of Record of Rights (RR) No.357.
4.	Mutation Register Extract bearing No. 15/1992-93;
5.	Mutation Register Extract bearing No. 16/1997-98;
6.	Sale Deed dated: 17/06/1999 executed by Sri. Eeranagappa, S/o. Late Kalloorappa along with his children Sri Venkatesh & Nagarathna (as Vendors) & Smt. Chikka Hanumakka, Smt. Eerachannamma, Smt. Venkatamma & Smt. Lakshamma (as Consenting Witness) in favour of Smt. Gundamma, W/o. Late Venkatappa, registered as Document No. 2463/1999-2000 of Book I in the office of the Senior Sub-Registrar, Kengeri.
7.	Mutation Register Extract bearing No. 1/1999-2000;
8.	Sale Deed dated: 17/06/1999 executed by Sri. Eeranagappa, S/o. Late Kalloorappa along with his children Sri Venkatesh & Nagarathna (as Vendors) & Smt. Chikka Hanumakka, Smt. Eerachannamma, Smt. Venkatamma & Smt. Lakshamma in favour of Sri Sanjeevappa, S/o. Late Eeranagappa, registered as Document No. 2471/1999-2000 of Book I in the office of the Senior Sub-Registrar, Kengeri.
9.	Mutation Register Extract bearing No. 2/1999-2000;
10.	Mutation Register Extract bearing No. 27/2005-06;
11.	Mutation Register Extract bearing No. H13/2012-13;
12.	Mutation Register Extract bearing No. H1/2014-15;
13.	Mutation Register Extract bearing No. T20/2014-15;
14.	Order, dated: 06.05.2015 in No. RRT/KH/CR/64/15-16 passed by the Tahasildar, Bangalore South Taluk for correction of RTC Column No.3 & 9 extent mismatch.
15.	Family Tree of Erranagappa & Dasappa, Sanjeevappa & Venkatappa
16.	Compromise Petition, dated: 04.06.2012 in O.S. No. 946/2011 in the Court of the Principal Senior Civil Judge, Bangalore filed by Smt. Sudha, D/o. Chikkavenkatappa against Sri Chikkavenkatappa & others. Through this property bearing Sy.No.15/5

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	measuring 33 ½ Guntas and 16 ½ Guntas fallen to the share of Sri Ramaswamy @ Guddappa (8 th Defendant) along with Plaint & Order Sheet.
17.	Agreement of Sale, dated: 05/04/2014 executed by Sri. Nagappa, Sri V. Basava, Sri Marigappa & Channappa along with his family members in favour of Balaji Land Developers, represented by its Proprietor Sri. B.R. Ranganath, registered as Document No. 21/2014-15 of Book I, stored in C.D. No. TVRD189 in the office of Sub Registrar, Tavarekere.
18.	Sale Deed dated: 13/01/2016, executed by Sri. Nagappa, Sri V. Basava, Sri Marigappa & Channappa along with his family members (as Vendors) and Balaji Land Developers, represented by its Partner Sri. B.R. Ranganath (as Confirming Party) in favour of (1) M/s. Vasan & Singhvi, represented by its Managing Partner Sri. F.R. Singhvi and (2) Sri Tejpal J. Kothari, S/o. Jayanthilal C. Kothari, registered as Document No. 3364/2015-16 of Book I, stored in C. D. No. TVRD214 in the office of Sub Registrar, Tavarekere.
19.	Sale Deed dated: 12/10/2018, executed by (1) M/s. Vasan & Singhvi, represented by its Managing Partner Sri. F.R. Singhvi represented by his SPA Holder Sri Praveen Kumar Singhvi and (2) Sri Tejpal J. Kothari, S/o. Jayanthilal C. Kothari (as Vendors) and Balaji Land Developers, represented by its Partner Sri. B.R. Ranganath (as Confirming Party) in favour of PEOPLE'S EDUCATION SOCIETY (PES) , represented by its Chief Operating Officer Sri Ajoy Kumar, registered as Document No. 6237/2018-19 of Book I, stored in C. D. No. KEND703 in the office of Sub Registrar, Kengeri.
20.	Sale Deed dated: 12/10/2018, executed by Sri Ramaswamy @ Guddappa along with his family members (as Vendors) and Balaji Land Developers, represented by its Partner Sri. B.R. Ranganath (as Confirming Party) in favour of PEOPLE'S EDUCATION SOCIETY (PES) , represented by its Chief Operating Officer Sri Ajoy Kumar, registered as Document No. 5823/2018-19 of Book I, stored in C. D. No. KEND702 in the office of Sub Registrar, Kengeri.
21.	Joint Development Agreement dated: 29/04/2022 executed by PEOPLE'S EDUCATION SOCIETY (PES) , represented by its Authorised Signatory Sri Ajoy Kumar in favour of M/s. Address Maker Life Spaces Pvt. Ltd., represented by its Director Sri Santosh Kumar Soni, registered as Document No. 1150/2022-23 of Book I, stored in C. D. No. KEND1539, in the office of the Sub Registrar, Kengeri.
22.	General Power of Attorney dated: 29/04/2022 executed by PEOPLE'S EDUCATION SOCIETY (PES) , represented by its Authorised Signatory Sri Ajoy Kumar in favour of M/s. Address Maker Life Spaces Pvt. Ltd., represented by its Director Sri Santosh Kumar Soni, registered as Document No. 46/2022-23 of Book IV, stored in C. D. No. KEND1539, in the office of Sub Registrar, Kengeri.
23.	Official Memorandum dated: 09/12/2015 bearing No. ALN:(S)/(KH-3)/SR-3/2015-16 issued by Deputy Commissioner, Bengaluru District.



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24.	Official Memorandum dated: 09/12/2015 bearing No. ALN:(S)/(KH-3)/SR-36/2014-15 issued by Deputy Commissioner, Bengaluru District.
25.	Endorsement, dated: 04/08/2015 issued by the Assistant Commissioner, Bengaluru South Taluk under Section 79 (A) & (B) of KLR Act, 1961 in respect to Sy.No.15/5 measuring 1 Acre 10 Guntas.
26.	RTC for the period of 1974-75 to 1999-2000, 2001-02 to 2021-22 in respect to Sy.No.15/5.
27.	Encumbrance Certificate for the period of 01.04.1959 to 31.05.1989, 01.06.1989 to 31.03.2004, 01.04.2004 to 26.08.2021; 01.04.2019 to 15.03.2022, 01.04.2021 to 19.05.2022 (2 in No's for the extent of 1 Acre 9.12 Guntas & 1 Acre 10 Guntas) in respect to Sy.No.17/8 measuring 35 Guntas.
28.	Hissa Survey Tippani, Moola Tippani, RR Balabhaga
29.	Karnataka Revision Settlement Akarbandh;
30.	Village Map

3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

- As per the Index of Land and Record of Rights, Sri Eeranaga, S/o. Dasanna was the original owner of the property bearing Sy.No.15/5 measuring 2 Acres 20 Guntas. Thereafter, Sri. Eeranaga demised and subsequent to his death, Sri. Dasappa, Sri Sanjeevappa, Sri Venkatappa & Sri Eeranagappa (S/o. Kalloorappa) effected the Panchayat Partition, dated: 15/05/1987 and by virtue of the said Partition, aforesaid Sri Sanjeevappa, Sri Venkatappa & Sri Eeranagappa each one of them got allotted with the property measuring 33 ½ Guntas in Sy.No.15/5 and the same has mutated vide MR No.15/1992-93 & MR No.16/1997-98.
- Subsequently, aforesaid Sri. Eeranagappa, S/o. Late Kalloorappa along with his children Sri Venkatesh & Nagarathna sold the property bearing Sy.No.15/5 measuring 16 ¾ Guntas in favour of Smt. Gundamma, W/o. Late Venkatappa, through Sale Deed dated: 17/06/1999 registered as Document No. 2463/1999-2000 of Book I in the office of the Senior Sub-Registrar, Kengeri. The Mother & Sisters of Sri. Eeranagappa i.e., Smt. Chikka Hanumakka, Smt. Eerachannamma, Smt. Venkatamma & Smt. Lakshamma also signed as Consenting Witness and the same has mutated vide MR No. 1/1999-2000.
- On the same day, aforesaid Sri. Eeranagappa, S/o. Late Kalloorappa along with his children Sri Venkatesh & Nagarathna sold the property bearing Sy.No.15/5

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measuring 16 $\frac{3}{4}$ Guntas in favour of Sri Sanjeevappa, S/o. Late Eeranagappa, through Sale Deed dated: 17/06/1999 registered as Document No. 2471/1999-2000 of Book I in the office of the Senior Sub-Registrar, Kengeri. The Mother & Sisters of Sri. Eeranagappa i.e., Smt. Chikka Hanumakka, Smt. Eerachannamma, Smt. Venkatamma & Smt. Lakshmmamma also signed as Consenting Witness and the same has mutated vide MR No. 2/1999-2000.

- Subsequently, granddaughter of aforesaid Sri Sanjeevappa i.e., Smt. Sudha, D/o. Chikkavenkatappa filed Original Suit (O.S.) No.946/2011 on the file of the Principal Senior Civil Judge, Bangalore against her father Sri Chikkavenkatappa & others for partition of the family properties. Subsequently, with the intervention of the friends and well-wishers, the above suit filed for partition was compromised among the parties by filing a Compromise Petition before the Lok-adalat. The suit was decreed on 04/06/2012. In terms of the above Compromise Petition the Hon'ble Court had ordered Final Decree of Partition under Order XX Rule 18 of the Code of Civil Procedure, wherein entire portion was distributed among the parties to their respective shares with metes and bounds. As per the Compromise Decree, the property measuring 33 $\frac{1}{2}$ Guntas & 16 $\frac{1}{2}$ Guntas in Sy.No.15/5 got allotted to the share of Sri Ramaswamy @ Guddappa, S/o. Sanjeevappa.
- Subsequently, the aforesaid Sri Venkatappa, S/o. Eeranagaiah and his wife Smt. Gundamma, W/o. Late Venkatappa died intestate leaving behind their sons namely, Sri. Nagappa, Sri V. Basava, Sri Marigappa & Channappa to succeed to their estate. By virtue of M.R. No.H1/2014-15, aforesaid Sri. Nagappa, Sri V. Basava, Sri Marigappa & Channappa became the absolute owner of the property measuring 33 $\frac{1}{2}$ Guntas & 16 $\frac{3}{4}$ Guntas in Sy.No.15/5.
- It is observed that, as in the RTC Column No.3 total extent of the property is 2 Acres 20 Guntas & in Column No.9 it is mentioned extra $\frac{1}{2}$ Gunta. The same got rectified in terms of the Order, dated: 06.05.2015 in No. RRT/KH/CR/64/15-16 passed by the Tahasildar, Bangalore South Taluk, thereby deducted the $\frac{1}{4}$ Gunta from the extent of Sri. Nagappa & others portion and $\frac{1}{4}$ Gunta from the extent of Sri Ramaswamy @ Guddappa portion and the same got rectified vide MR No. T20/2014-15.
- Subsequently, the aforesaid Sri. Nagappa & others who being the absolute owner of the property bearing Sy.No.15/5 measuring 1 Acre 10 Guntas and Sri Ramaswamy @ Guddappa who being the absolute owner of the property bearing Sy.No.15/5 measuring 1 Acre 9.12 Guntas made application to Deputy Commissioner, Bengaluru District for conversion of land from agricultural to non-agricultural purpose and subsequent to said application the Deputy Commissioner, Bengaluru District issued Demand Notices thereby demanding payment of conversion charges and in pursuance of payment of conversion charges, the Deputy Commissioner, Bengaluru



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District has issued Official Memorandum bearing No's. ALN:(S)/(KH-3)/SR-36/2014-15 and ALN:(S)/(KH-3)/SR-3/2015-16 both dated: 09/12/2015 according to which the aforesaid property has been converted from agricultural to non-agricultural Residential purposes.

- Thereafter, Sri. Nagappa, Sri V. Basava, Sri Marigappa & Channappa along with his family members conveyed the property bearing Sy.No.15/5 measuring 1 Acre 10 Guntas in favour of (1) M/s. Vasan & Singhvi, represented by its Managing Partner Sri. F.R. Singhvi and (2) Sri Tejpal J. Kothari, S/o. Jayanthilal C. Kothari in terms of Sale Deed, dated: 13/01/2016, registered as Document No. 3364/2015-16 of Book I, stored in C. D. No. TVRD214 in the office of Sub Registrar, Tavarekere and the Agreement Holder i.e., Balaji Land Developers also signed as Confirming Party.
- And the said (1) M/s. Vasan & Singhvi, represented by its Managing Partner Sri. F.R. Singhvi represented by his SPA Holder Sri Praveen Kumar Singhvi and (2) Sri Tejpal J. Kothari, S/o. Jayanthilal C. Kothari (as Vendors) and Balaji Land Developers, represented by its Partner Sri. B.R. Ranganath (as Confirming Party) sold the property bearing Sy.No.15/5 measuring 1 Acre 10 Guntas in favour of **PEOPLE'S EDUCATION SOCIETY (PES)**, represented by its Chief Operating Officer Sri Ajoy Kumar, through Sale Deed dated: 12/10/2018 registered as Document No. 6237/2018-19 of Book I, stored in C. D. No. KEND703 in the office of Sub Registrar, Kengeri.
- In the same manner, aforesaid Sri Ramaswamy @ Guddappa along with his family members (as Vendors) and Balaji Land Developers, represented by its Partner Sri. B.R. Ranganath (as Confirming Party) conveyed the property bearing Sy.No.15/5 measuring 1 Acre 9.12 Guntas in favour of **PEOPLE'S EDUCATION SOCIETY (PES)**, represented by its Chief Operating Officer Sri Ajoy Kumar in terms of Sale Deed, dated: 12/10/2018, registered as Document No. 5823/2018-19 of Book I, stored in C. D. No. KEND702 in the office of Sub Registrar, Kengeri.
- By virtue of the foregoing transfers, **PEOPLE'S EDUCATION SOCIETY (PES)** become the absolute owner of the property measuring 1 Acre 10 Guntas and 1 Acre 9.12 Guntas, totally measuring 2 Acres 19.12 Guntas in Sy.No.15/5.
- Later, **PEOPLE'S EDUCATION SOCIETY (PES)**, represented by its Authorised Signatory Sri Ajoy Kumar has entered into a Joint Development Agreement, dated: 29/04/2022 with **M/s. Address Maker Life Spaces Pvt. Ltd.**, represented by its Director Sri Santosh Kumar Soni, registered as Document No. 1150/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 46/2022-23 thereby authorizing **M/s. Address Maker Life Spaces Pvt. Ltd.** to deal with the property bearing Sy.No.15/5 measuring 2 Acres 19.12 Guntas.

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4. FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,
3.	The person who is the present owner of the property.	PEOPLE'S EDUCATION SOCIETY (PES
4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	Yes
6.	Any Power of Attorney executed by Owners	Yes
7.	Details of Litigation	No
8.	Mortgage details and its redemption, if any	No
9.	Minor's Right, if any	- No -
10.	Conversion Order	-Furnished-
11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	
13.	Endorsements	
	Endorsement under Sections 48(A) and 77(A) of the Karnataka Land Reforms Act, 1961 issued by the Tahsildar	Furnished
	Endorsement issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board;	-Furnished-

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Endorsement issued by the Special Land Acquisition Officer, Karnataka Housing Board;	- Furnished-
Endorsement issued by Assistant Commissioner, to the effect that no proceedings have been initiated in respect of subject land under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961;	Furnished-

5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy.No.15/5 measuring 2 Acres 19.12 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of **PEOPLE'S EDUCATION SOCIETY (PES)** and it is holding good, valid, marketable title of the same.



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Further, **PEOPLE'S EDUCATION SOCIETY (PES)** given rights of development of the property bearing Sy.No.15/5 measuring 2 Acres 19.12 Guntas to **M/s. Address Maker Life Spaces Pvt. Ltd.** and have entered into a Joint Development Agreement dated: 29/04/2022, registered as Document No. 1150/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 46/2022-23 and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.



For
RAMESH KUMAR. R. V
Advocate

Disclaimer

This Legal Due Diligence Exercise/Report is only based on the Photostat or scanned copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.

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Date: 15/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	Office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1. SCHEDULE OF THE PROPERTY:

ALL THAT PIECE AND PARCEL of residentially converted undeveloped property bearing Sy.No.15/6 measuring 06 Guntas converted as per Official Memorandum dated: 02/11/2011 bearing No. ALN:(KH.3) SR: 32/2011-12 passed by the Deputy Commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Property bearing Sy.No.15/3,
West By : Property bearing Sy.No.15/7B,
North by : Property bearing Sy.No.15/5,
South by : Property bearing Sy.No.15/3.

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land in the name of Guddaiah, S/o. Kalloora.
2.	Record of Rights (RR) No. 44
3.	Endorsement, dated: 02/12/2021 issued by the Tahasildar, Bengaluru South Taluk for non-availability of Record of Rights (RR) No. 243.
4.	Mutation Register Extract bearing No.3/1959-60;
5.	Will dated: 13/11/1980 executed by Sri. Bullanna, S/o. Late Kalloorappa in favour of Sri Gullappa, Sri Hemantha Kumar & Sri Rajanna registered as Document No. 79/1983-84 of Book III Volume 16 at Pages 188-191 in the office of the Sub-Registrar, Bengaluru South Taluk.
6.	Mutation Register Extract bearing No. 4/1990-91;
7.	Official Memorandum dated: 05/06/2012 bearing No. ALN:(K.H-3) SR: 32/2011-

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	12 issued by Deputy Commissioner, Bengaluru District along with Intimation Letter, Challan, etc.,
8.	Family Tree of Sri Rajanna
9.	Family Tree of Kallurappa & Gundappa
10.	Sale Deed dated: 25/06/2012, executed by Sri N. Raju @ Rajanna, S/o. Late Narasimhaiah & others (as Vendors) and Balaji Land Developers (as Confirming Party) in favour of Sri Akshay Jain, S/o. B. Rameshchand registered as Document No. 1169/2012-13 of Book I, stored in C.D. No. RRND81, in the office of Sub Registrar, Rajarajeshwarinagar.
11.	Sale Deed dated: 02/08/2014, executed by Sri Akshay Jain, S/o. B. Rameshchand in favour of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy, registered as Document No. 1675/2014-15 of Book I, stored in C.D. No. TVRD199, in the office of Sub Registrar, Tavarekere.
12.	Mutation Register Extract bearing No.T9/2014-15;
13.	RTC for the period of 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 2000-01 in respect to Sy.No. 15/6
14.	RTC for the period of 2001-02 to 2021-22 in respect to Sy.No. 15/6
15.	Joint Development Agreement dated: 29/04/2022 executed by Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy in favour of M/s. Address Maker Life Spaces Pvt. Ltd. registered as Document No. 1154/2022-23 of Book I, stored in C.D. No. KEND1539, in the office of Sub Registrar, Kengeri.
16.	General Power of Attorney dated: 29/04/2022 executed by Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy in favour of M/s. Address Maker Life Spaces Pvt. Ltd. registered as Document No. 47/2022-23 of Book IV, stored in C.D. No. KEND1539, in the office of Sub Registrar, Kengeri.
17.	Endorsement, dated: 02/11/2012 issued by the Assistant Commissioner, Bengaluru South Taluk under the provisions of PTCL Act in respect to Sy.No.15/6 measuring 6 Guntas.
18.	Endorsement, dated: 02/11/2012 issued by the Assistant Commissioner, Bengaluru South Taluk under Section 79 (A) & (B) of KLR Act, 1961 in respect to Sy.No.15/6 measuring 6 Guntas.
19.	Endorsement dated 14/10/2010 issued by the Assistant Commissioner, Bengaluru South Taluk under Section 48(A) and 7A of KLR Act, 1961 in respect to Sy.No.15/6.



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20.	Encumbrance Certificate for the period of 01.04.1960 to 31.05.1989, 01.04.1960 to 31.05.1989 to 01.06.89, 01.06.1989 to 31.03.2004; 01.04.2004 to 26.08.2021; 01.04.2019 To 15.03.2022, 01.04.2021 to 19.05.2022 in respect to Sy.No.15/6 measuring 6 Guntas.
21.	Hissa Tippani, RR Balabaga & Yedabaga, Moola Tippani, Re-Survey Tippani, Pakka Book, Original Pakka, Survey Original Prati,
22.	Karnataka Revision Settlement Akarbandh;
23.	Village Map

3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

As per the Index of Land and Record of Rights, Sri. Guddaiah, S/o. Kalloora was the original owner of the property bearing Sy.No.15/6 measuring 6 Guntas. Thereafter, Sri. Guddaiah along with his brother namely Bullappa effected the Panchayat Partition. As per the Partition, property bearing Sy.No.15/6 measuring 6 Guntas allotted to Sri. Bullappa, S/o. Kalloora and the same has mutated vide RR No.366 as recited in Index of Land.

Subsequently, aforesaid Sri. Bullanna, S/o. Late Kalloorappa executed a Will, dated: 13/11/1980, registered as Document No. 79/1983-84 of Book III Volume 16 at Pages 188-191 in the office of the Sub-Registrar, Bengaluru South Taluk bequeathed the property bearing Sy.No.15/6 measuring 6 Guntas in favour of Sri Rajanna, S/o. Puttamma.

Thereafter, Sri. Bullanna demised on 28.07.1989 and subsequent to his death, by virtue of the Will the aforesaid Sri Rajanna, S/o. Puttamma became the absolute owner of the property bearing Sy.No.15/6 measuring 6 Guntas and same has mutated vide MR No.4/1990-91.

Aforesaid Sri Rajanna @ Raju, S/o. Narasimhaiah made an application to Deputy Commissioner, Bengaluru District and in pursuance of payment of conversion charges, the Deputy Commissioner, Bengaluru District has issued Official Memorandum bearing No. ALN (K.H-3) SR: 32/2011-12, dated: 05/06/2012 according to which the property bearing Sy.No.15/6 measuring 6 Guntas have been converted from agricultural to non-agricultural Residential purposes.

Thereafter, Sri N. Raju @ Rajanna along with his children sold the property bearing Sy.No.15/6 measuring 6 Guntas in favour of Sri Akshay Jain, S/o. B. Rameshchand,



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through Sale Deed dated: 25/06/2012 registered as Document No. 1169/2012-13 Book I, stored in C.D. No. RRND81, in the office of Sub Registrar, Rajarajeshwarinagar and the Agreement Holder i.e., Balaji Land Developers also signed as Confirming Party.

Subsequently, Sri Akshay Jain, S/o. B. Rameshchand conveyed the property bearing Sy.No.15/6 measuring 6 Guntas in favour of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy in terms of Sale Deed, dated: 02/08/2014, registered as Document No. 1675/2014-15 of Book I, C.D. No. TVRD199, in the office of Sub Registrar, Tavarekere.

Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy become the absolute owner of the property bearing Sy.No.15/6 measuring 6 Guntas.

Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy has entered into a Joint Development Agreement, dated: 29/04/2022 with **M/s. Address Maker Life Spaces Pvt. Ltd.**, represented by its Director Sri Santosh Kumar Soni registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 thereby authorizing **M/s. Address Maker Life Spaces Pvt. Ltd.** to deal with the property bearing Sy.No.15/6 measuring 6 Guntas.

4. FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,
3.	The person who is the present owner of the property.	Sri. Jawahar Doreswamy
4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	Yes
6.	Any Power of Attorney executed by Owners	Yes

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7.	Details of Litigation	No
8.	Mortgage details and its redemption, if any	No
9.	Minor's Right, if any	- No -
10.	Conversion Order	-Furnished-
11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	Yes
13.	Endorsements	
	Endorsement under Sections 48(A) and 77(A) of the Karnataka Land Reforms Act, 1961 issued by the Tahsildar	Furnished
	Endorsement issued by Assistant Commissioner, to the effect that no proceedings have been initiated in respect of subject land under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961;	Furnished-
	Endorsement issued by the office of the Assistant Commissioner stating that no proceedings have been filed /pending /disposed off in respect of subject land under the provisions of the Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 as on that date.	Furnished-

5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.



LAW MEN'S COMPANY

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6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy.No.15/6 measuring 6 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy and he is holding good, valid, marketable title of the same.

Further, Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy given rights of development of the property bearing Sy.No.15/6 measuring 6 Guntas to **M/s. Address Maker Life Spaces Pvt. Ltd.** and have entered into a Joint Development Agreement dated: 29/04/2022, registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.

For
RAMESH KUMAR. R. V
Advocate

Disclaimer

This Legal Due Diligence Exercise/Report is only based on the Photostat or scanned copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.

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Date: 16/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1. SCHEDULE PROPERTY :

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land in Sy. No. 15/7A, measuring 1 Acre 15 Guntas converted as per Official Memorandum dated 05.06.2012 bearing No. ALN (KH-3) SR:52/2011-12 passed by the Deputy commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Sy.No.15/7B; ,
West By : Sy. No. 18
North by : Road ;
South by : Sy. No. 20.

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land & Record of Rights
2.	Endorsement dated 02/12/2021, for non-availability of RR No.243., issued by the office of the Thasildhar Bengaluru.
3.	WILL bequeathed by Sri. Gopalappa S/o Channappa in favour of Sri.Muniyappa. dated 01/10/1969, bearing Document No. 28/68-69, registered in the office of the sub-register, Bangalore South Taluk.
4.	Family Tree of Chennappa
5.	Mortgage deed dated 29/04/1995, bearing Document No.3/1995-96, executed by Sri.Muniyappa in favour of Prarthamika Sarkari Krushi & Grameena Abudhi Bank, Bangalore South.
6.	Partition deed, executed between the Galappa and Others, dated 28/04/2011, Registered Document No. RRN-1-285/11-12, Book-1, Stored in CD No. RRND47, in the Office of the Sub-register (Rajarajeshwari Nagar) Bengaluru.
7.	Family Tree of Muniyappa
8.	Sale deed executed by Sri.Muniraju S/o Muniyappa and Smt. A Kavya W/o Muniraju along with confirming Party M/s Balaji Land Developers in favor of



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	Sri.Akshay Jain, dated 21/06/2021, registered Document No. RRN-1-01119/2012-13, in Book-1, Stored in CD No. RRND81, in the office of the Sub-Register Jayanagara (Basavanagudi) Bengaluru.
9.	Sale deed executed by Sri. Akashay Jain in favor of Sri.Jawahar Doreswamy , dated 02/08/2014, Registered Document No. TVR-1-01676/2014-15, in Book-1, Stored in CD No. TVRD199, in the office of the sub-register Jayanagara (Tavarekere)
10.	Official Memorandum dated 05/06/2012, Vide order No. ALN(KH-3):SR:52/11-12 issued by the Deputy Commissioner Bengaluru,
11.	Conversion fee paid Challan Paid for the conversion of the subject property.
12.	Conversion Intimation letter dated 21/01/2012, for it vide order No. ALN(KH-3):SR:52/11-12 issued by the Deputy Commissioner Bengaluru.
13.	Conversion requestion letter dated 16/12/2011.
14.	Mutation Register Extract bearing MR .No.16/05-06.
15.	Mutation Register Extract bearing MR .No.26/2008-09.
16.	Mutation Register Extract bearing MR .No.49/2010-11.
17.	Mutation Register Extract bearing MR .No.T4/2014-15.
18.	RTC for the period of 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89 with respect to Sy.No. 15/7, 1989-90, 1990-91 to 1992-93, 1995-96 to 1996-97, 1997-98 to 1999-2000 in respect to Sy. No. 15/7A.
19.	RTC for the period of 2001-02 to 2021-22 in respect to Sy. No. 15/7A.
20.	Endorsement for 48(A) & 7A, with respect to Sy.No.15/7A, issued by the office of the Special Thasildhar Bengaluru.
21.	Encumbrance Certificate for the period of 01.04.1920 to 30/06/1924, 01/07/1924 to 14/02/1957, 15/02/1957 to 31/03/1974, 01/04/1974 to 31/05/1989, 01/04/1960 to 31/04/1989, 01/06/1989 to 31/03/2000, 01/06/1989 to 31/03/2004, 01.04.2004 to 17.11.2011, 17/10/20211 to 18/09/2013, and 01.04.1960 to 31.05.1989, 01.06.1989 to 31.03.2004, 01/04/2004 to 26/08/2021, 01/04/2019 to 15/03/2022 and 01.04.2021 to 19.05.2022.
22.	Hissa Survey Tippani, RR Balabaga, Moola Tippani, Re-Survey Tippani, Pakka Book, Original Pakka, Survey Original Prati, Secondary Re-Class Tippani,
23.	Karnataka Revision Settlement Akarbandh;
24.	Village Map.

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3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

On perusal of the above documents of Index of Land & Record of Rights, it is observed that than the agricultural land in Sy.No.15/7, larger property measuring 02 Acre 20 Guntas was belong to Sri. Galappa S/o Channappa and his name is mutated in RTC from the year of 1974-75 to 1978-79.

(We have not provided with Record of Rights RR No.243. Instead, the endorsement dated 02/12/2021, issued by the Office of the Tahsildar, South Bengaluru, for Non-availability of Record of Rights in RR No.243 as evidenced in above document No.2.)

Later Sri.Gallappa had bequeathed his rights title and interest over the Property, in Sy.No.15/7A, measuring 01 Acre 09 Guntas in favour of Sri. Muniyappa S/o Muniyamma, Grandson of Sri.Galappa by virtue of WILL dated 01/10/1969, bearing Document No.28/68-69, registered in the office of the South Bengaluru and his name came to be mutated in Mutation Register Extract bearing MR No. 16/2005-06 and the same is evidence in the above document No.3. & 13.

By virtue of Mortgage deed dated 29/04/1995, bearing Document No.3/1995-96, Sri.Muniyappa had mortgage the property in Sy.No.15/7A , measuring 01 Acre 15 guntas in favour of Prarthamika Sarkari Krushi & Grameena Abrudhi Bank, Bangalore South, evidence in the above document No.4.

(We have not provided with the Discharge deed for the above said mortgage deed dated 29/04/199. However, the property is mortgaged 27 years back and there are no any claims over the property till today and its time is barred as per limitation act)

After the death of Sri.Muniyappa, his legal heirs/children, namely, Sri.Galappa, Sri.Muniraju, Smt.Munilakshamma, Smt.Channamma, Smt Veeramma have partitioned the joint family properties, by virtue of Partition deed dated 28/04/2011, under the said partition , Sri.Muniraju was allotted 01 Acre 15 guntas in Sy.No.15/7A along with other properties and simultaneously, remaining family members were allotted with different properties and his name came to be mutated in the Mutation Register Extract bearing MR No.49/2010-11, is evidenced in the above documents No's. 5 & 15.

(It is observed that the larger property in Sy.No.15/7, measuring 02 acres 20 guntas, was shown as re-surveyed and bifurcated as Sy.No.15/7A, measuring 01 Acre 15 guntas as evidenced in RTC & Akarband.)

In terms of Vide Official memorandum dated 05/06/2012, bearing No. No. ALN (K.H-3): SR: 52/2011-12, issued by the office of the Deputy Commissioner Bangalore in



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Sy.No.15/7A, measuring 01 Acre 15 guntas, owned by Sri.Muniraju S/o Late Muniyappa, was converted from Agricultural to Non-agricultural Residential purpose and the same is mutated in Mutation Register Extract bearing MR No. T4/2014-15, is evidenced in the above documents No's .9 &16.

Thereafter, Unregistered Agreement for sale entered between Sri.Muniraju S/o Late Muniyappa and M/s Balaji Land Developers. Subsequently Sri.Muniraju and Smt.A Kavya as a Vendors and Balaji Land Developers as Confirming Party have conveyed the land in Sy.No.15/7A, measuring 01 Acre 15 Guntas in favor of Sri. Akashay Jain S/o B Rameshchand, by virtue of sale deed dated 21/06/2012, registered bearing Document No. RRN-1-01119/2012-13, in Book-1, Stored in CD No. RRND81, in the office of the Sub-Register Jayanagara (Rajarajeshwari Nagar) Bangalore, is evidenced in the above documents No's 6 & 7.

(We have not provided with the Un registered Agreement executed between sri.Muniraju & Balaji Land Developers and the same is not major concern, hence Balaji Land Developer had made confirming party to the sale deed dated 21/06/2012.)

Sri. Sri. Akashay Jain S/o B Rameshchand conveyed the land in Sy.No.15/7A, measuring 01 Acre 15 guntas in favour of Sri.Jawahar Doreswamy, by virtue of sale deed dated 02/08/2014, bearing Document No. TVR-1-01676/2014-15, in Book-1, Stored in CD No. TVRD199, registered in the office of the Sub-Register Jayanagara (Tavarakere) Bangalore is evidenced in the above document No.8.

Sri. Jawahar Doreswamy is the absolute owner of Sy. No. 15/7A measuring 01 Acre 05 Guntas and as per the above said sale deed dated 02/08/2014, Doc No.1676/14015.

Sri. Jawahar Doreswamy has entered into Joint Development Agreement with Address Makers Live Spaces Pvt. Ltd dated 29.04.2022, registered as Document No. 1154/2022-23 and on the same day executed General Power of Attorney registered as Document No. 47/2022-23.

4. FINDINGS

Sl. No.	Description	Remarks
1	Property Jurisdiction	BDA
2	Property Location in terms of zone	Residential Zone,
3	The person who is the present owner of the property.	Sri.Jawahar Doreswamy



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4	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5	Any Joint Development Agreement entered into by land owners	Yes
8	Any Power of Attorney executed by Owners	Yes
9	Details of Litigation	No
10	Mortgage details and its redemption, if any	No
11	Minor's Right, if any	- No -
12	Conversion Order	-Furnished-
13	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
17	Plan Sanction obtained	Yes
18	Endorsements	
	Endorsement under Sections 48(A) and 77(A) of the Karnataka Land Reforms Act, 1961 issued by the Tahsildar	Furnished

5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.



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6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the land in Sy.No.15/7A, measuring 01 Acre 15 guntas, situated at Doddabele Village-, traced in the name of Sri.Jawahar Doreswamy and he is in possession of the same.

Regards



~~For~~
RAMESH KUMAR. R. V
Advocate

Disclaimer

This Legal Due Diligence Exercise/Report is only based on the Photostat or scanned copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.

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Date: 15/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1. SCHEDULE OF THE PROPERTY:

ITEM NO.1:

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land in Sy. No. 15/7B measuring 29.08 Guntas converted as per Official Memorandum dated 02.11.2011 bearing No. ALN(KH-3) SR/35/11-12 passed by the Deputy commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Sy. No. 15/3, 6,
West By : Sy. No. 15/7A
North by : remaining portion of Sy. No. 15/7B, and
South by : Sy. No. 20.

ITEM NO. 2 :

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land in Sy. No. 15/7B measuring 14 ½ Guntas converted as per Official Memorandum dated 02.11.2011 bearing No. ALN(KH-3) SR/32/11-12 passed by the Deputy commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Sy. No. 15/5,
West By : Sy. No. 15/7A
North by : Sy. No. 16/1 and
South by : Sy. No. 15/7B

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land in the name of Varada Shetty

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2.	Record of Rights (RR) No. 45 & 243
3.	Endorsement dated 11.04.2022 bearing No. RK.CR/32/22-23 for non availability of RR 427
4.	Sale Deed dated 03.06.1965 executed by Sri. Galappa s/o Chennappa in favour of Sri. Bullappa, registered as Document No. 1189, in Book I, Volume 526, pages 167 to 172, Bengaluru South Taluk
5.	Family Tree of Sri. Chennappa
6.	Mutation Register bearing MR. No. 2/2002-03
7.	Family Tree of Sri. Bullappa @ Bullanna
8.	Gift Deed dated 28.12.1966 executed by Sri. Bullappa in favour of Smt. Muniyamma, Smt. Lakshamma @ Lachamma, Smt. Puttamma, registered as Document No. 5226/1966-67, Book I, Volume 627, Pages 101- 104, in the office of Sub Registrar, Bengaluru South Taluk
9.	Mutation Register bearing MR. No. 16/2005-06
10.	Panchayat Parikatu dated 10.01.2008 between Sri. Raju, Smt. Lakshamma, Smt. Puttamma
11.	Sale Deed dated 24.02.2014 executed by Smt. Lakshamma and others in favour of M/s. Microlabs Limited, registered as Document No. TVR-1-05672-2013-14, Book I, stored in C. D. No. TVRD 187, in the office of Sub Registrar Tavarekere, Bengaluru.
12.	Sale Deed dated 16.02.2018 executed by M/s. Microlabs Limited in favour of People's Education Society (PES), registered as Document No. KEN-1-09287, Book I, stored in C. D. No. KEND686, in the office of Sub Registrar Jayanagar (Kengeri), Bengaluru.
13.	Official Memorandum dated 02.11.2011 bearing No. ALN (K.H-3)SR:35/2011-12 issued by Deputy Commissioner, Bengaluru, along with Intimation Letter, Charges paid Challan, reports, pertaining to Sy. No. 15/7B
14.	Mutation Register bearing MR. No. T8/2014-15
15.	Official Memorandum dated 02.11.2011 bearing No. ALN (K.H-3)SR:32/2011-12 issued by Deputy Commissioner, Bengaluru, along with charges paid challan pertaining to Sy. No. 15/7B
16.	Mutation Register bearing MR. No. T9/2014-15
17.	Mutation Register bearing MR. No. 8/2008-09
18.	Mutation Register bearing MR. No. 13/2008-09
19.	Order dated 01.07.2009 in case bearing No. R.A. (S) 50/2006-07 c/w R. A (S) 290/2008-09

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20.	RTC for the period of 1974-75 to 1992-93, 1995-96 to 2000-01, 2001-02 to 2021-22
21.	Endorsement dated 02.11.2012 bearing No. 79(A)(B) CR/211/2012-13 under Sec 79 (A) & (B) of KLR Act, issued by Assistant Commissioner, Bengaluru
22.	Endorsement dated 02.11.2012 bearing No. PTCL/CR/204/2012-13 under PTCL Act, issued by Assistant Commissioner, Bengaluru
23.	Endorsement dated 14.10.2010 bearing No. LRF/NTC/CR/519/10-11 issued by Special Tahsildar, Bengaluru South Taluk
24.	Encumbrance Certificate for the period of 01.04.1960 to 31.05.1989
25.	Encumbrance Certificate for the period of 01.06.1989 to 31.03.2004
26.	Encumbrance Certificate for the period of 01.04.2004 to 26.08.2021
27.	Encumbrance Certificate for the period of 01.04.2019 to 15.03.2022
28.	Encumbrance Certificate for the period of 01.04.2021 to 19.05.2022
29.	Re-Survey Tippani, Hissa Survey Tippani, Moola Tippani, Hiss Survey Pakka, Atlas
30.	Village Map
31.	Revision Settlement Akarbandh

3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

As per Index of Land and RR 45 Sri. Varada Shetty s/o Narasimha Shetty was the original owner of Sy. No. 15/7. As per RR 243 Sri. Krishnamurthy Shetty has acquired the same from Sri. Varadashetty through Sale Deed dated 30.05.1941 registered as Document No. 29/1940-41, As recited in Sale Deed dated 03.06.1965 Sri. Galappa s/o Chennappa was the original owner of Sy. No. 15/7. And Sri. Galappa acquired the same from Sri. Ramaiah s/o Chanappa, through Sale Deed dated 03.02.1944 registered as Document No. 3716. The said Sri. Galappa sold the Sy. No. 15/7 measuring 2 Acre 20 Guntas to Sri. Bullappa s/o Kalluraia through a Deed of Sale dated 03.06.1965 registered as Document No. 1189, in Book I, Volume 526, pages 167 to 172, Bengaluru South Taluk

The said Sri. Bullappa s/o Kalluraiah has gifted half portion in Sy. No. 15/7 i.e., 1 Acre 10 Gunta equally to Sri. Guddappa @ Gundappa's children i.e., Smt. Muniyamma w/o Muniyappa, Smt. Lachakka w/o Sri. Chennappa and Smt. Puttamma w/o Narasimhaiah through a Deed of Gift dated 28.12.1966 which is

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registered as Document No. 5226/1966-67, Book I, Volume 627, Pages 101 to 104 and the same has been mutated vide MR. No. 2/2002-03.

Thereafter Smt. Muniyamma executed Will dated 03.04.1988 bequeathing her 1/3rd share in the gifted property in favour of her foster son Sri. Rajanna @ N. Raju and the same has been mutated vide MR. No. 16/2005-06 and after her demise Sri. N. Raju, Smt. Lakshamma @ Lachakka and Smt. Puttamma were continue to be in joint possession of the Sy. No. 15/7B measuring 1 Acre 04 Guntas.

The said Sri. N. Raju, Smt. Lakshamma @ Lachakka and Smt. Puttamma entered into an Oral Partition on 10.01.2008, later it has reduced into writing, as per the said oral partition Sy. No. 15/7B measuring 14 ½ Guntas allotted to Sri. Raju and Sy. No. 15/7B measuring 29 ¼ Guntas allotted to Smt. Lakshamma and the same has been mutated vide MR. No. 8/2008-09.

MR 13/2008-09 reflects Injunction Order dated 17.10.2008 bearing No. RA (S) 290/2008-09, As per the order dated 1st July 2009 in Case bearing No. RA (S) 50/2006-07 c/w No. R. A. (S) 290/2008-09 it has mentioned that issues raised by the Appellants are of civil nature and those issues cannot be adjudicated by the revenue authority and also mentioned about the O. S. No. 915/2004 filled before 2nd Additional Civil Judge (Sr. Dn) Bangalore. The said order upheld the Mutations bearing MR. No. 16/2005-06 dated 22.11.2005 and MR. No. 8/2008-09 dated 17.10.2008 and dismissed the both the appeals. We have produced with status of the O.S. No. 915/2004 and it has disposed.

Subsequently, the aforesaid Sri. N. Raju who being the absolute owner of the property bearing Sy.No.15/7B measuring 14 ½ Guntas and Smt. Lakshamma who being the absolute owner of the property bearing Sy.No.15/7B measuring 29 ¼ Guntas made application to Deputy Commissioner, Bengaluru District for conversion of land from agricultural to non-agricultural purpose and subsequent to said application the Deputy Commissioner, Bengaluru District issued Demand Notices thereby demanding payment of conversion charges and in pursuance of payment of conversion charges, the Deputy Commissioner, Bengaluru District has issued Official Memorandum bearing No's. ALN(KH-3)/SR-32/2011-12 and ALN/(KH-3)/SR-35/2011-12 both dated: 02.11.2011 according to which the aforesaid property has been converted from agricultural to non-agricultural Residential purposes. And the same has been mutated vide MR. No. T8/2014-15 & T9/2014-15.

Thereafter the said Smt. Lakshamma, Sri. N. Raju along with his family members sold the Sy. No. 15/7B measuring 1 Acre 04 Guntas in favour of M/s. Microlabs Limited through Deed of Sale dated 24.02.2014, registered as Document No. TVR-1-05672-2013-14, Book I, stored in C. D. No. TVRD 187, Smt. Puttamma being party to the said Oral Partition dated 10.01.2008 is made as Confirming Party to the said Sale

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Deed and the Agreement holder Sri. Balaji Land Developer also made as Confirming Party to the said Sale Deed to pass on better marketable title.

Thereafter the said M/s. Microlabs Limited has sold the said property in favour of People's Education Society (PES), through Deed of Sale dated 16.02.2018, registered as Document No. KEN-1-09287-2017-18, Book I, stored in C. D. No. KEND686, in the office of Sub-Registrar, Jayanagar (Kengeri), Bengaluru

By virtue of the foregoing transfers, **PEOPLE'S EDUCATION SOCIETY (PES)** become the absolute owner of the property measuring 1 Acre 04 Guntas in Sy.No.15/7B.

Later, **PEOPLE'S EDUCATION SOCIETY (PES)**, represented by its Authorised Signatory Sri Ajoy Kumar has entered into a Joint Development Agreement, dated: 29/04/2022 with **M/s. Address Maker Life Spaces Pvt. Ltd.**, represented by its Director Sri Santosh Kumar Soni, registered as Document No. 1150/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 46/2022-23 thereby authorizing **M/s. Address Maker Life Spaces Pvt. Ltd.** to deal with the property bearing Sy.No.15/7B measuring 1 Acre 04 Guntas.

4. FINDINGS

Sl. No.	Description	Remarks
1	Property Jurisdiction	BDA
2	Property Location in terms of zone	Residential Zone,
3	The person who is the present owner of the property.	PEOPLE'S EDUCATION SOCIETY (PES),
4	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5	Any Joint Development Agreement entered into by land owners	As mentioned above
8	Any Power of Attorney executed by Owners	As mentioned above



LAW MEN'S COMPANY

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9	Details of Litigation	No pending litigation
10	Mortgage details and its redemption, if any	-No -
11	Minor's Right, if any	- No -
12	Conversion Order	-Furnished-
13	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
17	Plan Sanction obtained	Yes
18	Endorsements	
	Endorsement under Sections 48(A) and 77(A) of the Karnataka Land Reforms Act, 1961 issued by the Tahsildar	Furnished
	Endorsement issued by Assistant Commissioner, to the effect that no proceedings have been initiated in respect of subject land under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961;	Furnished-
	Endorsement issued by the office of the Assistant Commissioner stating that no proceedings have been filed /pending /disposed off in respect of subject land under the provisions of the Schedule Castes and	Furnished-

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	Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 as on that date.	
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5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy.No.15/7B measuring 1 Acre 04 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of **PEOPLE'S EDUCATION SOCIETY (PES)** and it is holding good, valid, marketable title of the same.

Further, **PEOPLE'S EDUCATION SOCIETY (PES)** given rights of development of the property bearing Sy.No.15/7B measuring 1 Acre 04 Guntas to **M/s. Address Maker Life Spaces Pvt. Ltd.** and have entered into a Joint Development Agreement dated: 29/04/2022, registered as Document No. 1150/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 46/2022-23 and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.

Regards

For

RAMESH KUMAR. R. V
Advocate

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This Legal Due Diligence Exercise/Report is only based on the Photostat or scanned copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.

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Date: 15/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	Office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1. SCHEDULE OF THE PROPERTY:

ALL THAT PIECE AND PARCEL of residentially converted undeveloped property bearing Sy.No.15/8 measuring 06 Guntas converted as per Official Memorandum dated: 02/11/2011 bearing No. ALN:(K.H-3):SR: 32/2011-12 passed by the Deputy Commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Property bearing Sy.No.15/3,
West By : Property bearing Sy.No.20/2,
North by : Property bearing Sy.No.15/3,
South by : Government Halla.

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Record of Rights (RR) No.46
2.	Endorsement, dated: 02/12/2021 issued by the Tahasildar, Bengaluru South Taluk for non-availability of Record of Rights
3.	Will dated: 13/11/1980 executed by Sri. Bullanna, S/o. Late Kalloorappa in favour of Sri Gullappa, Sri Hemantha Kumar & Sri Rajanna registered as Document No. 79/1983-84 of Book III Volume 16 at Pages 188-191 in the office of the Sub-Registrar, Bengaluru South Taluk.
4.	Mutation Register Extract bearing No. 4/1990-91;
5.	Official Memorandum dated: 02/11/2011 bearing No. ALN:(K.H-3)SR: 32/2011-12 issued by Deputy Commissioner, Bengaluru District along with Intimation Letter, Challan, etc.,
6.	Mutation Register bearing MR. No. T9/2014-15
7.	Family Tree of Sri Rajanna

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8.	Family Tree of Kallurappa & Bullappa
9.	Family Tree of Gundappa
10.	Sale Deed dated: 25/06/2012, executed by Sri N. Raju @ Rajanna, S/o. Late Narasimhaiah & others (as Vendors) and Balaji Land Developers (as Confirming Party) in favour of Sri Akshay Jain, S/o. B. Rameshchand registered as Document No. 1169/2012-13 of Book I, stored in C.D. No. RRND81, in the office of Sub Registrar, Rajarajeshwarinagar.
11.	Sale Deed dated: 02/08/2014, executed by Sri Akshay Jain, S/o. B. Rameshchand in favour of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy, registered as Document No. 1675/2014-15 of Book I, stored in C.D. No. TVRD199, in the office of Sub Registrar, Tavarekere.
12.	RTC for the period of 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 2000-01 in respect to Sy.No. 15/8.
13.	RTC for the period of 2001-02 to 2021-22 in respect to Sy.No. 15/8.
14.	Joint Development Agreement dated: 29/04/2022 executed by Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy in favour of M/s. Address Maker Life Spaces Pvt. Ltd. registered as Document No. 1154/2022-23, Book I, stored in C.D. No. KEND1539, in the office of Sub Registrar, Kengeri.
15.	General Power of Attorney dated: 29/04/2022 executed by Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy in favour of M/s. Address Maker Life Spaces Pvt. Ltd. registered as Document No. 47/2022-23, Book IV, stored in C.D. No. KEND1539, in the office of Sub Registrar, Kengeri.
16.	Endorsement, dated: 02/11/2012 issued by the Assistant Commissioner, Bengaluru South Taluk under the provisions of PTCL Act in respect to Sy.No.15/8 measuring 22 Guntas.
17.	Endorsement, dated: 02/11/2012 issued by the Assistant Commissioner, Bengaluru South Taluk under Section 79 (A) & (B) of KLR Act, 1961 in respect to Sy.No.15/8 measuring 22 Guntas.
18.	Encumbrance Certificate for the period of 01.04.1960 to 31.05.1989, 01.04.1974 to 31.05.1989, 01.06.1989 to 31.03.2004, 01.04.2004 to 17.07.2013, 01.04.20014 to 26.08.2021, 01.04.2019 to 15.03.2022, 01.04.2021 to 19.05.2022 in respect to Sy.No.15/8 measuring 22 Guntas.
19.	Hissa Tippani, RR Balabaga & Yedabaga, Moola Tippani, Re-Survey Tippani, Pakka Book, Original Pakka, Survey Original Prati,

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20.	Karnataka Revision Settlement Akarbandh;
21.	Village Map

3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

As per the Record of Rights, Sri. Guddaiah, S/o. Kalloora was the original owner of the property bearing Sy.No.15/8 measuring 22 Guntas. Thereafter, Sri. Guddaiah along with his brother namely Bullappa effected the Panchayat Partition. As per the Partition, property bearing Sy.No.15/8 measuring 22 Guntas allotted to Sri. Bullappa, S/o. Kalloora and the same has mutated vide RR as recited in Index of Land.

Subsequently, aforesaid Sri. Bullanna, S/o. Late Kalloorappa executed a Will, dated: 13/11/1980, registered as Document No. 79/1983-84 of Book III Volume 16 at Pages 188-191 in the office of the Sub-Registrar, Bengaluru South Taluk bequeathed the property bearing Sy.No.15/8 measuring 22 Guntas in favour of Sri Rajanna, S/o. Puttamma.

Thereafter, Sri. Bullanna demised on 28.07.1989 and subsequent to his death, by virtue of the Will the aforesaid Sri Rajanna, S/o. Puttamma became the absolute owner of the property bearing Sy.No.15/8 measuring 22 Guntas and same has mutated vide MR No.4/1990-91.

Aforesaid Sri Rajanna @ Raju, S/o. Narasimhaiah made an application to Deputy Commissioner, Bengaluru District and in pursuance of payment of conversion charges, the Deputy Commissioner, Bengaluru District has issued Official Memorandum bearing No. ALN (K.H-3) SR: 32/2011-12, dated: 05/06/2012 according to which the property bearing Sy.No.15/8 measuring 22 Guntas have been converted from agricultural to non-agricultural Residential purposes.

Thereafter, Sri N. Raju @ Rajanna along with his children sold the property bearing Sy.No.15/8 measuring 22 Guntas in favour of Sri Akshay Jain, S/o. B. Rameshchand, through Sale Deed dated: 25/06/2012 registered as Document No. 1169/2012-13 Book I, stored in C.D. No. RRND81, in the office of Sub Registrar, Rajarajeshwarinagar and the Agreement Holder i.e., Balaji Land Developers also signed as Confirming Party.

Subsequently, Sri Akshay Jain, S/o. B. Rameshchand conveyed the property bearing Sy.No.15/8 measuring 22 Guntas in favour of Sri. Jawahar Doreswamy, S/o. M.R.



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Doreswamy in terms of Sale Deed, dated: 02/08/2014, registered as Document No. 1675/2014-15 of Book I, C.D. No. TVRD199, in the office of Sub Registrar, Tavarekere.

Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy become the absolute owner of the property bearing Sy.No.15/8 measuring 22 Guntas.

Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy has entered into a Joint Development Agreement, dated: 29/04/2022 with **M/s. Address Maker Life Spaces Pvt. Ltd.**, represented by its Director Sri Santosh Kumar Soni registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 thereby authorizing **M/s. Address Maker Life Spaces Pvt. Ltd.** to deal with the property bearing Sy.No.15/8 measuring 22 Guntas.

4. FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,
3.	The person who is the present owner of the property.	Sri. Jawahar Doreswamy
4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	Yes
6.	Any Power of Attorney executed by Owners	Yes
7.	Details of Litigation	No
8.	Mortgage details and its redemption, if any	There was a Mortgage in favour of any financial Institution
9.	Minor's Right, if any	- No -
10.	Conversion Order	-Furnished-

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11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	Yes
13.	Endorsements	
	Endorsement under Sections 48(A) and 77(A) of the Karnataka Land Reforms Act, 1961 issued by the Tahsildar	Furnished
	Endorsement issued by the office of the Assistant Commissioner stating that no proceedings have been filed /pending /disposed off in respect of subject land under the provisions of the Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 as on that date.	Furnished-

5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy.No.15/8 measuring 22 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy and he is holding good, valid, marketable title of the same.



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Further, Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy given rights of development of the property bearing Sy.No.15/8 measuring 22 Guntas to **M/s. Address Maker Life Spaces Pvt. Ltd.** and have entered into a Joint Development Agreement dated: 29/04/2022, registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.

For

RAMESH KUMAR. R. V
Advocate

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Date: 15/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	Office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1. SCHEDULE OF THE PROPERTY:

ALL THAT PIECE AND PARCEL of residentially converted undeveloped property bearing Sy.No.15/10 measuring 35 Guntas converted as per Official Memorandum dated: 02/11/2011 bearing No. ALN:(K.H-3) SR: 54/2011-12 passed by the Deputy Commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Property belongs to Sri. Nagarajappa,
West By : Property belongs to Sri. Nagarajappa,
North by : Property belongs to Sri. Channappa and others,
South by : Property belongs to Sri. Hanumaiah.

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Record of Rights (RR) No. 48.
2.	Endorsement, dated: 02/12/2021 issued by the Tahasildar, Bengaluru South Taluk for non-availability of Record of Rights
3.	Will dated: 13/11/1980 executed by Sri. Bullanna, S/o. Late Kalloorappa in favour of Sri Gullappa, Sri Hemantha Kumar & Sri Rajanna registered as Document No. 79/1983-84 of Book III Volume 16 at Pages 188-191 in the office of the Sub-Registrar, Bengaluru South Taluk.
4.	Mutation Register Extract bearing No. 4/1990-91;
5.	Memorandum of Deposit of Title Deed dated: 29/04/1995, executed by Sri Muniyappa, S/o. Late Bullappa in favour of Primary Co-operative Agriculture & Rural Development Bank Limited, Bengaluru South registered as Document No. 3/1995-96 of Book I, Volume 7 at Page 3 in the office of the Sub-Registrar, Kengeri;
6.	Official Memorandum dated 05/06/2012 bearing No. ALN:(K.H-3)SR: 54/2011-12



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	issued by Deputy Commissioner, Bengaluru District along with Intimation Letter, Challan etc.,
7.	Mutation Register Extract bearing No. T7/2014-15;
8.	Family Tree of Sri Galappa (Notarized and signed by Village Accountant)
9.	Family Tree of Kallurappa @ Kallura
10.	Sale Deed dated: 21/06/2012 executed by Sri. Galappa, S/o. Late Muniyappa along with his family members in favour of Balaji Land Developers, represented by its Proprietor Sri. B.R. Ranganath, registered as Document No. 1118/2012-13 of Book I, stored in C.D. No. RRND81, in the office of Sub Registrar, Rajarajeshwarinagar.
11.	Sale Deed dated: 02/08/2014, executed by Balaji Land Developers, represented by its Proprietor Sri. B.R. Ranganath in favour of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy registered as Document No. 1674/2014-15 of Book I, stored in C. D. No. TVRD199 in the office of Sub Registrar, Tavarekere.
12.	Joint Development Agreement dated 29.04.2022 executed by Sri. Jawahar Doreswamy in favour of M/s. Address Maker Life Spaces Pvt. Ltd. registered as Document No. 1154/2022-23, Book I, stored in C. D. No. KEND1539, in the office of Sub Registrar, Kengeri.
13.	General Power of Attorney dated 29.04.2022 executed by Sri. Jawahar Doreswamy in favour of M/s. Address Maker Life Spaces Pvt. Ltd. registered as Document No. 47/2022-23, Book IV, stored in C.D. No. KEND1539, in the office of Sub Registrar, Kengeri.
14.	RTC for the period of 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 1999-2000 in respect to Sy.No.15/10.
15.	RTC for the period of 2001-02 to 2021-22 in respect to Sy.No.15/10.
16.	Endorsement, dated: 02/11/2012 issued by the Assistant Commissioner, Bengaluru South Taluk under the provisions of PTCL Act in respect to Sy.No.15/10 measuring 35 Guntas.
17.	Endorsement, dated: 02/11/2012 issued by the Assistant Commissioner, Bengaluru South Taluk under Section 79 (A) & (B) of KLR Act, 1961 in respect to Sy.No.15/10 measuring 35 Guntas.
18.	Endorsement, dated: 14/10/2011 issued by the Special Tahasildar, Bengaluru South Taluk under Section 48 (A) & 7A of KLR Act, 1961 in respect to Sy.No.15/10.
19.	Encumbrance Certificate for the period of 01.04.1960 to 31.05.1989; 01.06.1989 To 31.03.2004, 01.04.2004 to 26.08.2021; 01.04.2019 to 15.03.2022, 01.04.2021 to 19.05.2022

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	in respect to Sy.No.15/10 measuring 35 Guntas.
20.	Hissa Tippani, RR Balabaga Moola Tippani, Re-Survey Tippani, Pakka Book, Original Pakka, Atlas, Survey Original Prati,
21.	Village Map

3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

As per the Record of Rights, Sri. Guddaiah, S/o. Kalloora was the original owner of the property bearing Sy.No.15/10 measuring 35 Guntas. Thereafter, Sri. Guddaiah along with his brother namely Bullappa effected the Panchayat Partition. As per the Partition, property bearing Sy.No.15/10 measuring 35 Guntas allotted to Sri. Bullappa, S/o. Kalloora and the same has mutated vide RR No.

Subsequently, aforesaid Sri. Bullanna, S/o. Late Kalloorappa executed a Will, dated: 13/11/1980, registered as Document No. 79/1983-84 of Book III Volume 16 at Pages 188-191 in the office of the Sub-Registrar, Bengaluru South Taluk bequeathed the property bearing Sy.No.15/10 measuring 35 Guntas in favour of Sri Galappa, S/o. Muniyappa.

Thereafter, Sri. Bullanna demised on 28.07.1989 and subsequent to his death, by virtue of the Will the aforesaid Sri Galappa, S/o. Muniyappa became the absolute owner of the property bearing Sy.No.15/10 measuring 35 Guntas and same has mutated vide MR No. 4/1990-91.

(We have not furnished with Discharge Deed for the MOTD, dated: 29/04/1995. As in the RTC, mortgage is not reflecting, hence we have considered that the said MOTD has been discharged)

Aforesaid Sri Galappa, S/o. Muniyappa made an application to Deputy Commissioner, Bengaluru District and in pursuance of payment of conversion charges, the Deputy Commissioner, Bengaluru District has issued Official Memorandum bearing No. ALN:(K.H-3)SR: 54/2011-12, dated: 05/06/2012 according to which the property bearing Sy.No.15/10 measuring 35 Guntas have been converted from agricultural to non-agricultural Residential purposes.

And the said Sri. Galappa along with his family members sold the property bearing Sy.No.15/10 measuring 35 Guntas in favour Balaji Land Developers, represented by its Proprietor Sri. B.R. Ranganath, through Sale Deed dated: 21/06/2012 registered as Document No. 1118/2012-13 of Book I, stored in C.D. No. RRND81, in the office of Sub Registrar, Rajarajeshwarinagar.



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Thereafter, Balaji Land Developers, represented by its Proprietor Sri. B.R. Ranganath conveyed the property bearing Sy.No.15/10 measuring 35 Guntas in favour of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy in terms of Sale Deed, dated: 02/08/2014, registered as Document No. 1674/2014-15 of Book I, stored in C. D. No. TVRD199 in the office of Sub Registrar, Tavarekere.

Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy become the absolute owner of the property bearing Sy.No.15/10 measuring 35 Guntas.

Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy has entered into a Joint Development Agreement, dated: 29/04/2022 with **M/s. Address Maker Life Spaces Pvt. Ltd.**, represented by its Director Sri Santosh Kumar Soni registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 thereby authorizing **M/s. Address Maker Life Spaces Pvt. Ltd.** to deal with the property bearing Sy.No.15/10 measuring 35 Guntas.

4. FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,
3.	The person who is the present owner of the property.	Sri. Jawahar Doreswamy
4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	Yes
6.	Any Power of Attorney executed by Owners	Yes
7.	Details of Litigation	No
8.	Mortgage details and its redemption, if any	There was a Mortgage in favour of any financial Institution and same has discharged
9.	Minor's Right, if any	- No -
10.	Conversion Order	-Furnished-



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11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	Yes
13.	Endorsements	
	Endorsement under Sections 48(A) and 77(A) of the Karnataka Land Reforms Act, 1961 issued by the Tahsildar	Furnished
	Endorsement issued by Assistant Commissioner, to the effect that no proceedings have been initiated in respect of subject land under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961;	Furnished-
	Endorsement issued by the office of the Assistant Commissioner stating that no proceedings have been filed /pending /disposed off in respect of subject land under the provisions of the Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 as on that date.	Furnished-

5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy.No.15/10 measuring 35 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk

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traced in the name of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy and he is holding good, valid, marketable title of the same.

Further, Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy given rights of development of the property bearing Sy.No.15/10 measuring 35 Guntas to **M/s. Address Maker Life Spaces Pvt. Ltd.** and have entered into a Joint Development Agreement dated: 29/04/2022, registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.

For

RAMESH KUMAR. R. V
Advocate

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This Legal Due Diligence Exercise/Report is only based on the Photostat or scanned copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.

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Date: 15/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	Office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1. SCHEDULE OF THE PROPERTY:

ALL THAT PIECE AND PARCEL of residentially converted undeveloped property bearing Sy.No.16/1 measuring 29 Guntas converted as per Official Memorandum dated: 14/02/2013 bearing No. ALN(S)(KH-3) SR 19/2012-13 passed by the Deputy Commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Property bearing Sy.No.16/2,
West By : Property bearing Sy.No.17,
North by : Property bearing Sy.No.17,
South by : Property bearing Sy.No.15.

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Lands in the name of Guddaiah, S/o. Kalloora.
2.	Record of Rights (RR) No. 49.
3.	Endorsement, dated: 02/12/2021 issued by the Tahasildar, Bengaluru South Taluk for non-availability of Record of Rights (RR) No. 369.
4.	Mutation Register Extract bearing No.3/1959-60;
5.	Will dated: 13/11/1980 executed by Sri. Bullanna, S/o. Late Kalloorappa in favour of Sri Gullappa, Sri Hemantha Kumar & Sri Rajanna registered as Document No. 79/1983-84 of Book III Volume 16 at Pages 188-191 in the office of the Sub-Registrar, Bengaluru South Taluk.
6.	Mutation Register Extract bearing No. 4/1990-91;
7.	Mutation Register Extract bearing No. 2/2004-05;
8.	Family Tree of Thiippanna



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9.	Death Certificate of Sri G.T. Hemanth Kumar.
10.	Compromise Decree, dated: 10/07/2008 in OS No.245/2005 passed in the Court of Principal Civil Judge (Senior Division), Bengaluru Rural District between Smt. Shiva Mahadevamma @ Mahadevamma along with her children and Thippanna along with Order Sheet, Memorandum of Agreement & Compromise Petition.
11.	Gift Deed dated: 10/06/2010, executed by Sri Thippanna, S/o. Late Vardarappa in favour of his children Smt. G. T. Somalatha and Sri G.T. Keshavamurthy registered as Document No. 1785/2010-11 of Book I, stored in C.D. No. JPND70, in the office of Sub Registrar, J.P. Nagar.
12.	Official Memorandum dated: 14/02/2013 bearing No. ALN(S)(KH-3) SR 19/2012-13 issued by Deputy Commissioner, Bengaluru District along with Intimation Letter, Challan & Sketch etc.
13.	Mutation Register Extract bearing No. T14/2012-13;
14.	Sale Deed dated: 20/12/2013 executed by Sri. Thippanna, S/o. Late Vardarappa and others in favour of Balaji Land Developers, represented by its Proprietor Sri. B.R. Ranganath registered as Document No. 6440/2013-14 of Book I, stored in C.D. No. JAYD187, in the office of Sub Registrar, Jayanagar.
15.	Sale Deed dated: 05/04/2014, executed by Balaji Land Developers, represented by its Proprietor Sri. B.R. Ranganath in favour of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy registered as Document No. 17/2014-15 of Book I, stored in C.D. No. TVRD189, in the office of Sub Registrar, Tavarekere.
16.	RTC for the period of 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 2000-01 in respect to Sy.No.16/1.
17.	RTC for the period of 2001-02 to 2021-22 in respect to Sy.No.16/1.
18.	Joint Development Agreement dated: 29/04/2022 executed by Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy in favour of M/s. Address Maker Life Spaces Pvt. Ltd. registered as Document No. 1154/2022-23, Book I, stored in C. D. No. KEND1539, in the office of Sub Registrar, Kengeri.
19.	General Power of Attorney dated: 29/04/2022 executed by Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy in favour of M/s. Address Maker Life Spaces Pvt. Ltd. registered as Document No. 47/2022-23, Book IV, stored in C. D. No. KEND1539, in the office of Sub Registrar, Kengeri.
20.	Encumbrance Certificate for the period of 01.04.1960 to 31.05.1989, 01.06.1989 To 31.03.2004, 01.04.2004 to 26.08.2021; 01.04.2019 to 15.03.2022 in respect to Sy.No.16/1 measuring 29 Guntas.



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21.	Hissa Tippani, RR Balabaga & Yedabaga, Moola Tippani, Re-Survey Tippani, Pakka Book, Original Pakka, Survey Original Prati,
22.	Karnataka Revision Settlement Akarbandh;
23.	Village Map

3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

As per the Index of Land and Record of Rights, Sri. Guddaiah, S/o. Kalloora was the original owner of the property bearing Sy.No.16/1 measuring 29 Guntas. Thereafter, Sri. Guddaiah along with his brother namely Bullappa effected the Panchayat Partition. As per the Partition, property bearing Sy.No.16/1 measuring 29 Guntas allotted to Sri. Bullappa, S/o. Kalloora and the same has mutated vide RR No.369 as recited in Index of Land.

Subsequently, aforesaid Sri. Bullanna, S/o. Late Kalloorappa executed a Will, dated: 13/11/1980, registered as Document No. 79/1983-84 of Book III Volume 16 at Pages 188-191 in the office of the Sub-Registrar, Bengaluru South Taluk bequeathed the property bearing Sy.No.16/1 measuring 29 Guntas in favour of Sri Hemanth Kumar, S/o. Lakshamma @ Puttamma.

Thereafter, Sri. Bullanna demised on 28.07.1989 and subsequent to his death, by virtue of the Will the aforesaid Sri Hemanth Kumar, S/o. Lakshamma @ Puttamma became the absolute owner of the property bearing Sy.No.16/1 measuring 29 Guntas and same has mutated vide MR No. 4/1990-91.

Subsequently, khatha has mutated in the name of Sri Thippanna, S/o. Late Varadappa vide MR No. 2/2004-05 as recited in it, the aforesaid Sri Hemanth Kumar, S/o. Lakshamma @ Puttamma demised on 09/10/2003 and subsequent to his death, by virtue of the Will, dated: 15/02/1995 father of Sri Hemanth Kumar i.e., Sri Thippanna became the absolute owner of the property bearing Sy.No.16/1 measuring 29 Guntas.

Thereafter, aforesaid Sri Thippanna bequeathed the property bearing Sy.No.16/1 measuring 29 Guntas in terms of Gift Deed dated: 10/06/2010 registered as Document No. 1785/2010-11 of Book I, stored in C.D. No. JPND70, in the office of Sub Registrar, J.P. Nagar in favour of his children Smt. G. T. Somalatha and Sri G.T. Keshavamurthy. By virtue of Gift Deed, Sri G.T. Keshavamurthy became the absolute owner of the property bearing Sy.No.16/1 measuring 29 Guntas.



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Aforesaid Sri Thippanna, S/o. Late Varadappa as the khatha holder of the property bearing Sy.No.16/1 measuring 29 Guntas made an application to Deputy Commissioner, Bengaluru District and in pursuance of payment of conversion charges, the Deputy Commissioner, Bengaluru District has issued Official Memorandum bearing No. ALN(S)(KH-3) SR 19/2012-13, dated: 14/02/2013 according to which the aforesaid property has been converted from agricultural to non-agricultural Residential purposes.

And the said Sri Thippanna, Sri G.T. Keshavamurthy, Smt. G.T. Somalatha & Smt. G.T. Bharathi sold the property bearing Sy.No.16/1 measuring 29 Guntas in favour of Balaji Land Developers, represented by its Proprietor Sri. B.R. Ranganath, through Sale Deed dated: 20/12/2013 registered as Document No. 6440/2013-14 of Book I, stored in C.D. No. JAYD187, in the office of Sub Registrar, Jayanagar.

Thereafter, Balaji Land Developers, represented by its Proprietor Sri. B.R. Ranganath conveyed the property bearing Sy.No.16/1 measuring 29 Guntas in favour of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy in terms of Sale Deed, dated: 05/04/2014, registered as Document No. 17/2014-15 of Book I, stored in C.D. No. TVRD189, in the office of Sub Registrar, Tavarekere.

Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy become the absolute owner of the property bearing Sy.No.16/1 measuring 29 Guntas.

Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy has entered into a Joint Development Agreement, dated: 29/04/2022 with M/s. Address Maker Life Spaces Pvt. Ltd., represented by its Director Sri Santosh Kumar Soni registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 thereby authorizing M/s. Address Maker Life Spaces Pvt. Ltd. to deal with the property bearing Sy.No.16/1 measuring 29 Guntas.

4. FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,
3.	The person who is the present owner of the property.	Sri. Jawahar Doreswamy



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4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	Yes
6.	Any Power of Attorney executed by Owners	Yes
7.	Details of Litigation	No pending litigation
8.	Mortgage details and its redemption, if any	There was a Mortgage in favour of any financial Institution
9.	Minor's Right, if any	- No -
10.	Conversion Order	-Furnished-
11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	Yes

5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy.No.16/1 measuring 29 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy and he is holding good, valid, marketable title of the same.



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Further, Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy given rights of development of the property bearing Sy.No.16/1 measuring 29 Guntas to **M/s. Address Maker Life Spaces Pvt. Ltd.** and have entered into a Joint Development Agreement dated: 29/04/2022, registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.


~~For~~

RAMESH KUMAR. R. V
Advocate

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Date: 15/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	Office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1. SCHEDULE OF THE PROPERTY:

ITEM No.1

ALL THAT PIECE AND PARCEL of residentially converted undeveloped property bearing Sy.No.16/2 measuring 15.08 Guntas, converted as per Official Memorandum dated: 09/12/2015 bearing No. ALN (S)(KH-3) SR/36/2014-15 passed by the Deputy Commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Property bearing Sy.No.15,
West By : Property bearing Sy.No.16/1,
North by : Property bearing Sy.No.17,
South by : Remaining Property bearing Sy.No.16/2.

ITEM No.2

ALL THAT PIECE AND PARCEL of residentially converted undeveloped property bearing Sy.No.16/2 measuring 31.08 Guntas, converted as per Official Memorandum dated: 09/12/2015 bearing No. ALN:(S)/(KH-3)/SR-3/2015-16 passed by the Deputy Commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Property bearing Sy.No.15,
West By : Property bearing Sy.No.16/1,
North by : Remaining Property bearing Sy.No.16/2,
South by : Property bearing Sy.No.15.



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2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land in the name of Sri Eeranaga, S/o. Dasanna.
2.	Record of Rights (RR) No.50.
3.	Mutation Register Extract bearing No. 16/1997-98;
4.	Sale Deed dated: 17/06/1999 executed by Sri. Eeranagappa, S/o. Late Kalloorappa along with his children Sri Venkatesh & Nagarathna (as Vendors) & Smt. Chikka Hanumakka, Smt. Eerachannamma, Smt. Venkatamma & Smt. Lakshamma (as Consenting Witness) in favour of Smt. Gundamma, W/o. Late Venkatappa, registered as Document No. 2463/1999-2000 of Book I in the office of the Senior Sub-Registrar, Kengeri.
5.	Mutation Register Extract bearing No. 1/1999-2000;
6.	Mutation Register Extract bearing No. 27/2005-06;
7.	Mutation Register Extract bearing No. H13/2012-13;
8.	Mutation Register Extract bearing No. H1/2014-15;
9.	Mutation Register Extract bearing No. T20/2014-15;
10.	Order, dated: 06.05.2015 in No. RRT/KH/CR/64/15-16 passed by the Tahasildar, Bangalore South Taluk for correction of RTC Column No.3 & 9 extent mismatch.
11.	Compromise Petition, dated: 04.06.2012 in O.S. No. 946/2011 in the Court of the Principal Senior Civil Judge, Bangalore filed by Smt. Sudha, D/o. Chikkavenkatappa against Sri Chikkavenkatappa & others. Through this property bearing Sy.No.15/5 measuring 33 ½ Guntas and 16 ½ Guntas fallen to the share of Sri Ramaswamy @ Guddappa (8 th Defendant) along with Complaint & Order Sheet.
12.	Family Tree of Erranagappa, Venkatappa, Sanjeevappa
13.	Agreement of Sale, dated: 05/04/2014 executed by Sri. Nagappa, Sri V. Basava, Sri Marigappa & Channappa along with his family members in favour of Balaji Land Developers, represented by its Proprietor Sri. B.R. Ranganath, registered as Document No. 21/2014-15 of Book I, stored in C.D. No. TVRD189 in the office of Sub Registrar, Tavarekere.
14.	Sale Deed dated: 13/01/2016, executed by Sri. Nagappa, Sri V. Basava, Sri Marigappa & Channappa along with his family members (as Vendors) and Balaji Land Developers, represented by its Partner Sri. B.R. Ranganath (as Confirming Party) in favour of (1) M/s. Vasan & Singhvi, represented by its Managing Partner Sri. F.R. Singhvi and (2) Sri

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	Tejpal J. Kothari, S/o. Jayanthilal C. Kothari, registered as Document No. 3364/2015-16 of Book I, stored in C. D. No. TVRD214 in the office of Sub Registrar, Tavarekere.
15.	Sale Deed dated: 12/10/2018, executed by (1) M/s. Vasan & Singhvi, represented by its Managing Partner Sri. F.R. Singhvi represented by his SPA Holder Sri Praveen Kumar Sighvi and (2) Sri Tejpal J. Kothari, S/o. Jayanthilal C. Kothari (as Vendors) and Balaji Land Developers, represented by its Partner Sri. B.R. Ranganath (as Confirming Party) in favour of PEOPLE'S EDUCATION SOCIETY (PES) , represented by its Chief Operating Officer Sri Ajoy Kumar, registered as Document No. 6237/2018-19 of Book I, stored in C. D. No. KEND703 in the office of Sub Registrar, Kengeri.
16.	Sale Deed dated: 12/10/2018, executed by Sri Ramaswamy @ Guddappa along with his family members (as Vendors) and Balaji Land Developers, represented by its Partner Sri. B.R. Ranganath (as Confirming Party) in favour of PEOPLE'S EDUCATION SOCIETY (PES) , represented by its Chief Operating Officer Sri Ajoy Kumar, registered as Document No. 5823/2018-19 of Book I, stored in C. D. No. KEND702 in the office of Sub Registrar, Kengeri.
17.	Joint Development Agreement dated: 29/04/2022 executed by PEOPLE'S EDUCATION SOCIETY (PES) , represented by its Authorised Signatory Sri Ajoy Kumar in favour of M/s. Address Maker Life Spaces Pvt. Ltd., represented by its Director Sri Santosh Kumar Soni, registered as Document No. 1150/2022-23 of Book I, stored in C. D. No. KEND1539, in the office of the Sub Registrar, Kengeri.
18.	General Power of Attorney dated: 29/04/2022 executed by PEOPLE'S EDUCATION SOCIETY (PES) , represented by its Authorised Signatory Sri Ajoy Kumar in favour of M/s. Address Maker Life Spaces Pvt. Ltd., represented by its Director Sri Santosh Kumar Soni, registered as Document No. 46/2022-23 of Book IV, stored in C. D. No. KEND1539, in the office of Sub Registrar, Kengeri.
19.	Official Memorandum dated: 09/12/2015 bearing No. ALN:(S)/(KH-3)/SR-3/2015-16 issued by Deputy Commissioner, Bengaluru District.
20.	Official Memorandum dated: 09/12/2015 bearing No. ALN:(S)/(KH-3)/SR-36/2014-15 issued by Deputy Commissioner, Bengaluru District.
21.	Endorsement, dated: 30/07/2015 issued by the Assistant Commissioner, Bengaluru South Taluk under Section 79 (A) & (B) of KLR Act, 1961 in respect to Sy.No.16/2 measuring 1 Acre 7 Guntas.
22.	Endorsement dated: 27/09/2014 issued by the Special Tahasildar, Bengaluru South Taluk under Section 48(A) and 7A of KLR Act, 1961 in respect to Sy.No.16/2.
23.	RTC for the period of 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 1999-2000 in respect to Sy.No. 16/2.
24.	RTC for the period of 2001-02 to 2021-22 in respect to Sy.No.16/2.



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25.	Encumbrance Certificate for the period of 01.04.1960 to 31.05.1989, 01.06.1989 to 31.03.2004, 01.04.2004 to 26.08.2021; 01.04.2019 to 15.03.2022, 01.04.2021 to 19.05.2022 (2 in No's for the extent of 15.08 Guntas & 31.08 Guntas) in respect to Sy.No.17/8 measuring 35 Guntas.
26.	Re-Survey Tippani, Moola Tippani, Hissa Survey Tippani, RR Balabhaga
27.	Village Map

3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

As per the Index of Land and Record of Rights, Sri Eeranaga, S/o. Dasanna was the original owner of the property bearing Sy.No.16/2 measuring 1 Acre 7 Guntas. Thereafter, Sri. Bullanna demised and subsequent to his death, Sri. Dasappa, Sri Sanjeevappa, Sri Venkatappa & Sri Eeranagappa (S/o. Kalloorappa) effected the Panchayat Partition, dated: 15/05/1987 and by virtue of the said Partition, aforesaid Sri Sanjeevappa, Sri Venkatappa & Sri Eeranagappa each one of them got allotted with the property measuring 16 Guntas in Sy.No.16/2 and the same has mutated vide MR No.16/1997-98.

Subsequently, aforesaid Sri. Eeranagappa, S/o. Late Kalloorappa along with his children Sri Venkatesh & Nagarathna sold the property bearing Sy.No.16/2 measuring 16 Guntas in favour of Smt. Gundamma, W/o. Late Venkatappa, through Sale Deed dated: 17/06/1999 registered as Document No. 2463/1999-2000 of Book I in the office of the Senior Sub-Registrar, Kengeri. The Mother & Sisters of Sri. Eeranagappa i.e., Smt. Chikka Hanumakka, Smt. Eerachannamma, Smt. Venkatamma & Smt. Lakshamma also signed as Consenting Witness and the same has mutated vide MR No. 1/1999-2000.

Subsequently, granddaughter of aforesaid Sri Sanjeevappa i.e., Smt. Sudha, D/o. Chikkavenkatappa filed Original Suit (O.S.) No.946/2011 on the file of the Principal Senior Civil Judge, Bangalore against her father Sri Chikkavenkatappa & others for partition of the family properties. Subsequently, with the intervention of the friends and well-wishers, the above suit filed for partition was compromised among the parties by filing a Compromise Petition before the Lok-adalat. The suit was decreed on 04/06/2012. In terms of the above Compromise Petition the Hon'ble Court had ordered Final Decree of Partition under Order XX Rule 18 of the Code of Civil Procedure, wherein entire portion was distributed among the parties to their respective shares with metes and bounds. As per the Compromise Decree, the property measuring 16 ½ Guntas in Sy.No.16/2 got allotted to the share of Sri Ramaswamy @ Guddappa, S/o. Sanjeevappa.



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Subsequently, the aforesaid Sri Venkatappa, S/o. Eeranagaiah and his wife Smt. Gundamma, W/o. Late Venkatappa died intestate leaving behind their sons namely, Sri. Nagappa, Sri V. Basava, Sri Marigappa & Channappa to succeed to their estate. By virtue of M.R. No.H1/2014-15, aforesaid Sri. Nagappa, Sri V. Basava, Sri Marigappa & Channappa became the absolute owner of the property bearing Sy.No.16/2 measuring 16 ½ Guntas.

It is observed that, as in the RTC Column No.3 total extent of the property is 1 Acre 7 Guntas & in Column No.9 it is mentioned extra 1 Gunta. The same got rectified in terms of the Order, dated: 06.05.2015 in No. RRT/KH/CR/64/15-16 passed by the Tahasildar, Bangalore South Taluk, thereby deducted the ½ Gunta from the extent of Sri. Nagappa & others portion and ½ Gunta from the extent of Sri Ramaswamy @ Guddappa portion and the same got rectified vide MR No. T20/2014-15.

Subsequently, the aforesaid Sri. Nagappa & others who being the absolute owner of the property bearing Sy.No.16/2 measuring 31.08 Guntas and Sri Ramaswamy @ Guddappa who being the absolute owner of the property bearing Sy.No.16/2 measuring 15.08 Guntas made application to the Deputy Commissioner, Bengaluru District for conversion of land from agricultural to non-agricultural purpose and subsequent to said application the Deputy Commissioner, Bengaluru District issued Demand Notices thereby demanding payment of conversion charges and in pursuance of payment of conversion charges, the Deputy Commissioner, Bengaluru District has issued Official Memorandum bearing No's. ALN:(S)/(KH-3)/SR-36/2014-15 and ALN:(S)/(KH-3)/SR-3/2015-16 both dated: 09/12/2015 according to which the aforesaid property has been converted from agricultural to non-agricultural Residential purposes.

Thereafter, Sri. Nagappa, Sri V. Basava, Sri Marigappa & Channappa along with his family members conveyed the property bearing Sy.No.16/2 measuring 31.08 Guntas in favour of (1) M/s. Vasan & Singhvi, represented by its Managing Partner Sri. F.R. Singhvi and (2) Sri Tejpal J. Kothari, S/o. Jayanthilal C. Kothari in terms of Sale Deed, dated: 13/01/2016, registered as Document No. 3364/2015-16 of Book I, stored in C. D. No. TVRD214 in the office of Sub Registrar, Tavarekere and the Agreement Holder i.e., Balaji Land Developers also signed as Confirming Party.

And the said (1) M/s. Vasan & Singhvi, represented by its Managing Partner Sri. F.R. Singhvi represented by his SPA Holder Sri Praveen Kumar Singhvi and (2) Sri Tejpal J. Kothari, S/o. Jayanthilal C. Kothari (as Vendors) and Balaji Land Developers, represented by its Partner Sri. B.R. Ranganath (as Confirming Party) sold the property bearing Sy.No.16/2 measuring 31.08 Guntas in favour of **PEOPLE'S EDUCATION SOCIETY (PES)**, represented by its Chief Operating Officer Sri Ajoy Kumar, through Sale Deed dated: 12/10/2018 registered as Document No.



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6237/2018-19 of Book I, stored in C. D. No. KEND703 in the office of Sub Registrar, Kengeri.

In the same manner, aforesaid Sri Ramaswamy @ Guddappa along with his family members (as Vendors) and Balaji Land Developers, represented by its Partner Sri. B.R. Ranganath (as Confirming Party) conveyed the property bearing Sy.No.16/2 measuring 15.08 Guntas in favour of **PEOPLE'S EDUCATION SOCIETY (PES)**, represented by its Chief Operating Officer Sri Ajoy Kumar in terms of Sale Deed, dated: 12/10/2018, registered as Document No. 5823/2018-19 of Book I, stored in C. D. No. KEND702 in the office of Sub Registrar, Kengeri.

By virtue of the foregoing transfers, **PEOPLE'S EDUCATION SOCIETY (PES)** become the absolute owner of the property measuring 31.08 Guntas and 15.08 Guntas, totally measuring 1 Acre 7 Guntas in Sy.No.16/2.

Later, **PEOPLE'S EDUCATION SOCIETY (PES)**, represented by its Authorised Signatory Sri Ajoy Kumar has entered into a Joint Development Agreement, dated: 29/04/2022 with **M/s. Address Maker Life Spaces Pvt. Ltd.**, represented by its Director Sri Santosh Kumar Soni, registered as Document No. 1150/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 46/2022-23 thereby authorizing **M/s. Address Maker Life Spaces Pvt. Ltd.** to deal with the property bearing Sy.No.16/2 measuring 1 Acre 7 Guntas.

4. FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,
3.	The person who is the present owner of the property.	PEOPLE'S EDUCATION SOCIETY
4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	Yes
6.	Any Power of Attorney executed by Owners	Yes



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7.	Details of Litigation	No
8.	Mortgage details and its redemption, if any	There was no Mortgage in favour of any financial Institution
9.	Minor's Right, if any	- No -
10.	Conversion Order	-Furnished-
11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	Yes

5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy.No.16/2 measuring 1 Acre 7 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of **PEOPLE'S EDUCATION SOCIETY (PES)** and it is holding good, valid, marketable title of the same.



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Further, **PEOPLE'S EDUCATION SOCIETY (PES)** given rights of development of the property bearing Sy.No.16/2 measuring 1 Acre 7 Guntas to **M/s. Address Maker Life Spaces Pvt. Ltd.** and have entered into a Joint Development Agreement dated: 29/04/2022, registered as Document No. 1150/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 46/2022-23 and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.


For

RAMESH KUMAR. R. V
Advocate

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Date: 16/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1. SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land in Sy. No. 17/5 measuring 20 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land and RR 55, and Endorsements for RR 396, 399 & 435
2.	MR 13/95-96
3.	Family Tree of Sri. Guddappa
4.	Release Deed dated 07.03.2014 executed by Smt. Sujatha and Smt. Gayathri registered as Document No. 5732/2013-14
5.	Release Deed dated 14.02.2014 executed by Manjula registered as Document No. 5387/13-14
6.	Sale Deed dated 07.03.2014, executed by Sri. Sanjeevappa and others in favour of Max Concorde Developers, registered as Document No. 5731/2013-14
7.	Sale Deed dated 08.04.2015, executed by M/s. Max Concorde Developers in favour of Sri. Jawahar Doreswamy, registered as Document No. 110/2015-16
8.	Official Memorandum dated 02.11.2011 bearing No. ALN (KH 3) SR 36/11-12 along with Intimation report, challan, Report
9.	Mutation bearing MR. No. T5/2014-15
10.	RTC for the period of 1974-75 to 2001-02 and 2002-03 to 2021-22
11.	Encumbrance Certificate for the period of 01.04.1960 to 31.05.1989; 01.06.1989 to 31.03.2004; 01.04.2004 to 26.08.2021; 01.04.2019 to 15.03.2022, 01.04.2021 to 19.05.2022
12.	RR balabaga, Hissa Survey Tippani, Moola Tippani, Re-Survey Tippani, and Akar Bandh



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3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

As per the Index of Land, Hanumakka was the original owner of the property. As per IL & RR the said Smt. Hanumakka sold the Sy. No. 17/5 to Sri. Sanjeevappa s/o Channappa through Sale Deed dated 14.06.1923 reg. Doc. No. 4987. (We have not been furnished with the said Sale Deed and the same is not a major concern as it is 90 years old Document)

As per IL & RR Guddappa s/o Sanjeevappa inherited the property. Thereafter Guddappa and his family members entered into Panchayat Partition dated 24.12.1994, under the said Partition Sy. No. 17/5, 6, 9 & 10 and other properties allotted to the share of Sri. Sanjeevappa s/o Guddappa and the same has been mutated vide MR.13/1997-98. (We have not been produced with Panchayath Partition and same is not a major concern as it is unregistered document and same has been recorded in MR)

Smt. Sujatha and Smt. Gayathri daughters of Sanjeevappa executed Release Deed dated 07.03.2014 registered as Document No. 5732/2013-14

Smt. Manjula daughter of Sri. Guddappa sister of Sanjeevappa executed Release Deed dated 14.02.2014 registered as Document No. 5387/13-14

Thereafter the said Sanjeevappa along with his family members executed Sale Deed dated 07.03.2014 reg. Doc. No. 5731/2013-14 in favour of Max Concorde Developers.

The said Max Concorde Developer sold the Schedule Property to Sri. Jawahar Doeswamy under Sale Deed dated 08.04.2015, Reg. Doc. No. 110/15-16.

Sri. Jawahar Doeswamy is the absolute owner of Sy. No. 17/5 measuring 20 Guntas

Sri. Jawahar Doeswamy has entered into Joint Development Agreement with Address Makers Live Spaces Pvt. Ltd dated 29.04.2022, registered as Document No. 1154/2022-23 and on the same day executed General Power of Attorney registered as Document No. 47/2022-23.



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4. FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,
3.	The person who is the present owner of the property.	<i>Sri. Jawahar Doreswamy</i>
4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	Yes
6.	Any Power of Attorney executed by Owners	Yes
7.	Details of Litigation	No
8.	Mortgage details and its redemption, if any	There is no Mortgage in favour of any financial Institution
9.	Minor's Right, if any	- No -
10.	Conversion Order	-Furnished-
11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	Yes

5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy. No. 17/5 measuring 20 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy and he is holding good, valid, marketable title of the same.



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Further, Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy given rights of development of the property bearing Sy. No. 17/5 measuring 20 Guntas to **M/s. Address Maker Life Spaces Pvt. Ltd.** and have entered into a Joint Development Agreement dated: 29/04/2022, registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.

Regards



For
RAMESH KUMAR. R. V
Advocate

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Date: 16/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	Office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1. SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land in Sy. No. 17/6 measuring 22 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land and RR 56, and Endorsements for RR 161, 396, 397, 398, 399 & 435
2.	MR 13/95-96
3.	Release Deed dated 07.03.2014 executed by Smt. Sujatha and Smt. Gayathri registered as Document No. 5732/2013-14
4.	Release Deed dated 14.02.2014 executed by Manjula registered as Document No. 5387/13-14
5.	Sale Deed dated 07.03.2014, executed by Sri. Sanjeevappa and others in favour of Max Concorde Developers, registered as Document No. 5731/2013-14
6.	Sale Deed dated 08.04.2015, executed by M/s. Max Concorde Developers in favour of Sri. Jawahar Doreswamy, registered as Document No. 110/2015-16
7.	Family Tree of Sri. Gudappa
8.	Official Memorandum dated 02.11.2011 bearing No. ALN (KH 3) SR 36/11-12 along with Intimation report, challan, Report
9.	Mutation bearing MR. No. T5/2014-15
10.	RTC for the period of 1974-75 to 2021-22
11.	Encumbrance Certificate for the period of 01.04.1960 to 31.05.1989; 01.06.1989 to 31.03.2004; 01.04.2004 to 26.08.2021; 01.04.2019 to 15.03.2022, 01.04.2021 to 19.05.2022
12.	RR balabaga, Hissa Survey Tippani, Moola Tippani, Re-Survey Tippani, and Akar Bandh



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3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

As per the Index of Land, Yara s/o Sidda was the original owner of the property. As per RR 161 the Marakka and Hanumaiah s/o Yara sold the Sy. No. 17/6 to Sri. Sanjeevappa s/o Channappa through Sale Deed dated 30.09.1931. (We have not been furnished with the said Sale Deed and the same is not a major concern as it is 90 years old Document)

As per IL & RR Guddappa s/o Sanjeevappa inherited the property. Thereafter Guddappa and his family members entered into Panchayat Partition dated 24.12.1994, under the said Partition Sy. No. 17/5, 6, 9 & 10 and other properties allotted to the share of Sri. Sanjeevappa s/o Guddappa and the same has been mutated vide MR.13/1997-98. (We have not been produced with Panchayath Partition and same is not a major concern as it is unregistered document and same has been recorded in MR)

Smt. Sujatha and Smt. Gayathri daughters of Sanjeevappa executed Release Deed dated 07.03.2014 registered as Document No. 5732/2013-14

Smt. Manjula daughter of Sri. Guddappa sister of Sanjeevappa executed Release Deed dated 14.02.2014 registered as Document No. 5387/13-14

Thereafter the said Sanjeevappa along with his family members executed Sale Deed dated 07.03.2014 reg. Doc. No. 5731/2013-14 in favour of Max Concorde Developers.

The said Max Concorde Developer sold the Schedule Property to Sri. Jawahar Doreswamy under Sale Deed dated 08.04.2015, Reg. Doc. No. 110/15-16.

Sri. Jawahar Doreswamy is the absolute owner of Sy. No. 17/6 measuring 22 Guntas

Sri. Jawahar Doreswamy has entered into Joint Development Agreement with Address Makers Live Spaces Pvt. Ltd dated 29.04.2022, registered as Document No. 1154/2022-23 and on the same day executed General Power of Attorney registered as Document No. 47/2022-23.

4. FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,

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3.	The person who is the present owner of the property.	<i>Sri. Jawahar Doreswamy</i>
4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	Yes
6.	Any Power of Attorney executed by Owners	Yes
7.	Details of Litigation	No
8.	Mortgage details and its redemption, if any	There is no Mortgage in favour of any financial Institution
9.	Minor's Right, if any	- No -
10.	Conversion Order	-Furnished-
11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	Yes

5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy. No. 17/6 measuring 22 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy and he is holding good, valid, marketable title of the same.



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Further, Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy given rights of development of the property bearing Sy. No. 17/6 measuring 22 Guntas to **M/s. Address Maker Life Spaces Pvt. Ltd.** and have entered into a Joint Development Agreement dated: 29/04/2022, registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.

Regards



For
RAMESH KUMAR. R. V
Advocate

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Date: 15/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	Office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1. SCHEDULE OF THE PROPERTY:

ALL THAT PIECE AND PARCEL of residentially converted undeveloped property bearing Sy.No.17/7 measuring 37 Guntas converted as per Official Memorandum dated: 14/02/2013 bearing No. ALN:(KH-3):SR: 55/2011-12 passed by the Deputy Commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Road,
West by : Remaining Property in Sy.No.17/7,
North by : Remaining Property in Sy.No.17/8,
South by : Remaining Property in Sy.No.17/6.

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Lands in the name of Sri Guddaiah, S/o. Kalloora.
2.	Record of Rights (RR) No.57.
3.	Endorsement, dated: 11/04/2022 issued by the Tahasildar, Bengaluru South Taluk for non-availability of Record of Rights
4.	Will dated: 13/11/1980 executed by Sri. Bullanna, S/o. Late Kalloorappa in favour of Sri Gullappa, Sri Hemantha Kumar & Sri Rajanna registered as Document No. 79/1983-84 of Book III Volume 16 at Pages 188-191 in the office of the Sub-Registrar, Bengaluru South Taluk.
5.	Mutation Register Extract bearing No. 4/1990-91;
6.	Family Tree of Sri. Kallurappa
7.	Family Tree of Sri Thippanna (Notarized and signed by Village Accountant)
8.	Death Certificate of Sri G.T. Hemanth Kumar.



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9.	Mutation Register Extract bearing No.2/2004-05;
10.	Mutation Register Extract bearing No.21/2007-08;
11.	Compromise Decree, dated: 10/07/2008 in OS No.245/2005 passed in the Court of Principal Civil Judge (Senior Division), Bengaluru Rural District between Smt. Shiva Mahadevamma @ Mahadevamma along with her children and Thippanna along with Order Sheet, Memorandum of Agreement & Compromise Petition.
12.	Mutation Register Extract bearing No. 17/2007-08
13.	Mutation Register Extract bearing No.21/2008-09;
14.	No Due Certificate, dated: 06/12/2013 issued by the Rythara Seva Sahakara Sangha (Bank) Niyamitha, Kengeri.
15.	Official Memorandum dated: 05/06/2012 bearing No. ALN:(KH-3) SR:55/2011-12 issued by Deputy Commissioner, Bengaluru District along with Intimation Letter, Challan & Sketch etc.
16.	Mutation Register Extract bearing No.T3/2014-15;
17.	Sale Deed dated: 20/12/2013 executed by Smt. Shivamahadevamma @ Mahadevamma and others (as Vendors) & Balaji Land Developers (as Confirming Party) in favour of Sri Ramesh Chand Jain (HUF), S/o. Late Badrilal registered as Document No. 6441/2013-14 of Book I, stored in C.D. No. JAYD187, in the office of Sub Registrar, Jayanagar.
18.	Sale Deed dated: 02/08/2014, executed by Sri Ramesh Chand Jain (HUF), S/o. Late Badrilal in favour of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy registered as Document No. 1673/2014-15 of Book I, stored in C.D. No. TVRD199, in the office of Sub Registrar, Tavarekere.
19.	RTC for the period of 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 2000-01 in respect to Sy.No.16/1.
20.	RTC for the period of 2001-02 to 2021-22 in respect to Sy.No.16/1.
21.	Joint Development Agreement dated: 29/04/2022 executed by Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy in favour of M/s. Address Maker Life Spaces Pvt. Ltd. registered as Document No. 1154/2022-23, Book I, stored in C. D. No. KEND1539, in the office of Sub Registrar, Kengeri.
22.	General Power of Attorney dated: 29/04/2022 executed by Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy in favour of M/s. Address Maker Life Spaces Pvt. Ltd. registered as Document No. 47/2022-23, Book IV, stored in C. D. No. KEND1539, in the office of Sub Registrar, Kengeri.

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23.	Endorsement dated 14/10/2010 issued by the Assistant Commissioner, Bengaluru South Taluk under Section 48(B) and 7A of KLR Act, 1961 in respect to Sy.No.17/7.
24.	Endorsement, dated: 02/11/2012 issued by the Assistant Commissioner, Bengaluru South Taluk under the provisions of PTCL Act in respect to Sy.No.17/7 measuring 37 Guntas.
25.	Endorsement, dated: 02/11/2012 issued by the Assistant Commissioner, Bengaluru South Taluk under Section 79 (A) & (B) of KLR Act, 1961 in respect to Sy.No.17/7 measuring 37 Guntas.
26.	Encumbrance Certificate for the period of 01.04.1960 to 31.05.1989, 01.04.1974 to 31.05.1989, 01.06.1989 to 31.03.2004, 01.04.2004 to 26.08.2021; 01.04.2019 to 15.03.2022, 01.04.2021 to 19.05.2022 in respect to Sy.No.17/7 measuring 37 Guntas.
27.	Hissa Tippani, RR Balabaga & Yedabaga, Moola Tippani, Re-Survey Tippani, Pakka Book, Original Pakka, Survey Original Prati.
28.	Karnataka Revision Settlement Akarbandh;
29.	Village Map

3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

- As per the Index of Land and Record of Rights, Sri. Guddaiah, S/o. Kalloora was the original owner of the property bearing Sy.No.17/7 measuring 37 Guntas. Thereafter, Sri. Guddaiah along with his brother namely Bullappa effected the Panchayat Partition. As per the Partition, property bearing Sy.No.17/7 measuring 37 Guntas allotted to Sri. Bullappa, S/o. Kalloora and the same has mutated vide RR No.369 as recited in Index of Land.
- Subsequently, aforesaid Sri. Bullanna, S/o. Late Kalloorappa executed a Will, dated: 13/11/1980, registered as Document No. 79/1983-84 of Book III Volume 16 at Pages 188-191 in the office of the Sub-Registrar, Bengaluru South Taluk bequeathed the property bearing Sy.No.17/7 measuring 37 Guntas in favour of Sri Hemanth Kumar, S/o. Lakshamma @ Puttamma.
- Thereafter, Sri. Bullanna demised on 28.07.1989 and subsequent to his death, by virtue of the Will the aforesaid Sri Hemanth Kumar, S/o. Lakshamma @ Puttamma became the absolute owner of the property bearing Sy.No.17/7 measuring 37 Guntas and same has mutated vide MR No. 4/1990-91.



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- Subsequently, khatha has mutated in the name of Sri Thippanna, S/o. Late Varadappa vide MR No.2/2004-05 as recited in it, the aforesaid Sri Hemanth Kumar, S/o. Lakshamma @ Puttamma demised on 09/10/2003 and subsequent to his death, by virtue of the Will, dated: 15/02/1995 father of Sri Hemanth Kumar i.e., Sri Thippanna became the absolute owner of the property bearing Sy.No.17/7 measuring 37 Guntas.
- Subsequently, Smt. Shiva Mahadevamma @ Mahadevamma, W/o. Late Hemantha Kumar along with her children Kum. Himaswetha & Master Prateeth Kumar filed Original Suit (OS) No.245/2005 on the file of the Principal Civil Judge (Senior Division), Bengaluru Rural District against Sri Thippanna for partition of the family properties. Subsequently, with the intervention of the friends and well-wishers, the above suit filed for partition was compromised among the parties by filing a Memorandum of Agreement before the Mediation Centre, Bangalore. The suit was decreed on 10/07/2008. In terms of the above Memorandum of Agreement the Hon'ble Court had ordered Final Decree of Partition under Order XXIII Rule 1 of the Code of Civil Procedure, wherein entire portion was distributed among the parties to their respective shares in favour of the parties to the suit. As per the Compromise Decree, the property bearing Sy.No.17/7 measuring 37 Guntas got allotted to the share of Smt. Shiva Mahadevamma @ Mahadevamma along with her children Kum. Himaswetha & Master Prateeth Kumar and same has mutated vide MR No.21/2008-09.
- Thereafter, aforesaid Smt. Shiva Mahadevamma @ Mahadevamma being owner of the property bearing Sy.No.17/7 measuring 37 Guntas made an application to Deputy Commissioner, Bengaluru District and in pursuance of payment of conversion charges, the Deputy Commissioner, Bengaluru District has issued Official Memorandum bearing No. ALN:(KH-3) SR:55/2011-12, dated: 05/06/2012 according to which the aforesaid property has been converted from agricultural to non-agricultural Residential purposes.
- And the said Smt. Shiva Mahadevamma @ Mahadevamma along with her children Kum. Himaswetha & Master Prateeth Kumar (as Vendors) & Balaji Land Developers (as Confirming Party) sold the property bearing Sy.No.17/7 measuring 37 Guntas in favour of Sri Ramesh Chand Jain (HUF), S/o. Late Badrilal through Sale Deed dated: 20/12/2013 registered as Document No. 6441/2013-14 of Book I, stored in C.D. No. JAYD187, in the office of Sub Registrar, Jayanagar.
- Thereafter, Sri Ramesh Chand Jain (HUF), S/o. Late Badrilal conveyed the property bearing Sy.No.17/7 measuring 37 Guntas in favour of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy in terms of Sale Deed, dated: 02/08/2014, registered as Document No. 1673/2014-15 of Book I, stored in C.D. No. TVRD199, in the office of Sub Registrar, Tavarekere.



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- Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy become the absolute owner of the property bearing Sy.No.17/7 measuring 37 Guntas.
- Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy has entered into a Joint Development Agreement, dated: 29/04/2022 with **M/s. Address Maker Life Spaces Pvt. Ltd.**, represented by its Director Sri Santosh Kumar Soni registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 thereby authorizing **M/s. Address Maker Life Spaces Pvt. Ltd.** to deal with the property bearing Sy.No.17/7 measuring 37 Guntas.

4. FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,
3.	The person who is the present owner of the property.	Sri. Jawahar Doreswamy
4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	Yes
6.	Any Power of Attorney executed by Owners	Yes
7.	Details of Litigation	No
8.	Mortgage details and its redemption, if any	There was a Mortgage in favour of any financial Institution
9.	Minor's Right, if any	- No -
10.	Conversion Order	-Furnished-
11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	Yes
13.	Endorsements	



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Endorsement under Sections 48(A) and 77(A) of the Karnataka Land Reforms Act, 1961 issued by the Tahsildar	Furnished
Endorsement issued by Assistant Commissioner, to the effect that no proceedings have been initiated in respect of subject land under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961;	Furnished-
Endorsement issued by the office of the Assistant Commissioner stating that no proceedings have been filed /pending /disposed off in respect of subject land under the provisions of the Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 as on that date.	Furnished-

5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy.No.17/7 measuring 37 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy and he is holding good, valid, marketable title of the same.



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Further, Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy given rights of development of the property bearing Sy.No.17/7 measuring 37 Guntas to **M/s. Address Maker Life Spaces Pvt. Ltd.** and have entered into a Joint Development Agreement dated: 29/04/2022, registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.



For

RAMESH KUMAR. R. V
Advocate

Disclaimer

This Legal Due Diligence Exercise/Report is only based on the Photostat or scanned copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.

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Date: 15/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	Office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1. SCHEDULE OF THE PROPERTY:

ITEM No.1

ALL THAT PIECE AND PARCEL of residentially converted undeveloped property bearing Sy.No.17/8 measuring 17.08 Guntas, converted as per Official Memorandum dated: 02/11/2011 bearing No. ALN:(KH.3) SR: 32/2011-12 passed by the Deputy Commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Road,
West By : Property belongs to Sri. Raju,
North by : Property belongs to Sri. Sanjeevappa,
South by : Property belongs to Sri. Shivamahadevamma.

ITEM No.2

ALL THAT PIECE AND PARCEL of residentially converted undeveloped property bearing Sy.No.17/8 measuring 17.08 Guntas, converted as per Official Memorandum dated: 05/06/2012 bearing No. ALN:(KH-3):SR: 54/2011-12 passed by the Deputy Commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Property bearing Sy.No.15/3,
West By : Property bearing Sy.No.17/8,
North by : Property bearing Sy.No.15/3,
South by : Property bearing Sy.No.17/7.

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Endorsement, dated: 02/12/2021 issued by the Tahasildar, Bengaluru South Taluk for non-availability of Record of Rights (RR) No.462 & 491.



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2.	Will dated: 13/11/1980 executed between Sri. Bullanna, S/o. Late Kalloorappa in favour of Sri Gullappa, Sri Hemantha Kumar & Sri Rajanna registered as Document No. 79/1983-84 of Book III Volume 16 at Pages 188-191 in the office of the Sub-Registrar, Bengaluru South Taluk.
3.	Mutation Register Extract bearing No. 4/1990-91;
4.	Family Tree of Sri Rajanna (Notarized and signed by Village Accountant)
5.	Sale Deed dated: 25/06/2012, executed by Sri N. Raju @ Rajanna, S/o. Late Narasimhaiah & others (as Vendors) and Balaji Land Developers (as Confirming Party) in favour of Sri Akshay Jain, S/o. B. Rameshchand registered as Document No. 1169/2012-13 of Book I, stored in C.D. No. RRND81, in the office of Sub Registrar, Rajarajeshwarinagar.
6.	Sale Deed dated: 02/08/2014, executed by Sri Akshay Jain, S/o. B. Rameshchand in favour of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy registered as Document No. 1675/2014-15 of Book I, stored in C. D. No. TVRD199 in the office of Sub Registrar, Tavarekere.
7.	Family Tree of Sri Galappa (Notarized and signed by Village Accountant)
8.	Sale Deed dated: 21/06/2012 executed by Sri. Galappa, S/o. Late Muniyappa along with his family members in favour of Balaji Land Developers, represented by its Proprietor Sri. B.R. Ranganath, registered as Document No. 1118/2012-13 of Book I, stored in C.D. No. RRND81, in the office of Sub Registrar, Rajarajeshwarinagar.
9.	Sale Deed dated: 02/08/2014, executed by Balaji Land Developers, represented by its Proprietor Sri. B.R. Ranganath in favour of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy, registered as Document No. 1674/2014-15 of Book I, stored in C.D. No. TVRD199, in the office of Sub Registrar, Tavarekere.
10.	Family Tree of Sri. Gundappa & Kallurappa
11.	RTC for the period of 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 1999-2000 in respect to Sy.No.17/8.
12.	RTC for the period of 2001-02 to 2021-22 in respect to Sy.No.17/8.
13.	Official Memorandum dated: 05/06/2012 bearing No. ALN:(K.H-3) SR: 32/2011-12 issued by Deputy Commissioner, Bengaluru District along with Intimation Letter, Challan, etc.,
14.	Mutation Register Extract bearing No.T9/2014-15;
15.	Official Memorandum dated: 05/06/2012 bearing No. ALN:(K.H-3)SR: 54/2011-12 issued by Deputy Commissioner, Bengaluru District along with Intimation Letter, Challan etc.,



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16.	Mutation Register Extract bearing No. T7/2014-15;
17.	Joint Development Agreement dated: 29/04/2022 executed by Sri. Jawahar Doreswamy in favour of M/s. Address Maker Life Spaces Pvt. Ltd. registered as Document No. 1154/2022-23, Book I, stored in C. D. No. KEND1539, in the office of Sub Registrar, Kengeri.
18.	General Power of Attorney dated: 29/04/2022 executed by Sri. Jawahar Doreswamy in favour of M/s. Address Maker Life Spaces Pvt. Ltd. registered as Document No. 47/2022-23, Book IV, stored in C. D. No. KEND1539, in the office of Sub Registrar, Kengeri.
19.	Endorsement, dated: 14/10/2010 issued by the Special Tahasildar, Bengaluru South Taluk under Section 48 (A) & 7A of KLR Act, 1961 in respect to Sy.No.17/8.
20.	Endorsement, dated: 02/11/2012 issued by the Assistant Commissioner, Bengaluru South Taluk under the provisions of PTCL Act in respect to Sy.No.17/8 measuring 35 Guntas.
21.	Endorsement, dated: 02/11/2012 issued by the Assistant Commissioner, Bengaluru South Taluk under Section 79 (A) & (B) of KLR Act, 1961 in respect to Sy.No.17/8 measuring 35 Guntas.
22.	Encumbrance Certificate for the period of 01.04.1960 to 31.05.1989 (2 in No's for the extent of 17.08 Guntas), 01.06.1989 to 31.03.2004, 01.04.2004 to 26.08.2021; 01.04.2019 To 15.03.2022, 01.04.2021 to 19.05.2022 in respect to Sy.No.17/8 measuring 35 Guntas.
23.	Hissa Tippani, RR Balabaga & Yedabaga, Moola Tippani, Re-Survey Tippani, Pakka Book, Original Pakka, Survey Original Prati,
24.	Karnataka Revision Settlement Akarbandh;
25.	Village Map

3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

- As per the RTC for the year 1974-75, Sri. Bullappa, S/o. Kalloora was the original owner of the property bearing Sy.No.17/8 measuring 35 Guntas. Thereafter, Sri. Bullanna, S/o. Late Kalloorappa executed a Will, dated: 13/11/1980, registered as Document No. 79/1983-84 of Book III Volume 16 at Pages 188-191 in the office of the Sub-Registrar, Bengaluru South Taluk bequeathed the half portion of the property measuring 17.08 Guntas in Sy.No.17/8 in favour of Sri Rajanna, S/o. Puttamma and another half portion of the property bearing Sy.No.17/8 measuring 17.08 Guntas in favour of Sri Galappa, S/o. Muniyappa.



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- Thereafter, Sri. Bullanna demised on 28.07.1989 and subsequent to his death, by virtue of the Will the aforesaid Sri Rajanna, S/o. Puttamma and Sri Galappa, S/o. Muniyappa became the absolute owner of the property measuring 17.08 Guntas in Sy.No.17/8 and same has mutated vide MR No.4/1990-91.
- Aforesaid Sri Rajanna @ Raju, S/o. Narasimhaiah made an application to Deputy Commissioner, Bengaluru District and in pursuance of payment of conversion charges, the Deputy Commissioner, Bengaluru District has issued Official Memorandum bearing No. ALN:(K.H-3) SR: 32/2011-12, dated: 05/06/2012 according to which the property bearing Sy.No.17/8 measuring 17.08 Guntas have been converted from agricultural to non-agricultural Residential purposes.
- Thereafter, Sri N. Raju @ Rajanna along with his children sold the property bearing Sy.No.17/8 measuring 17.08 Guntas in favour of Sri Akshay Jain, S/o. B. Rameshchand, through Sale Deed dated: 25/06/2012 registered as Document No. 1169/2012-13 Book I, stored in C.D. No. RRND81, in the office of Sub Registrar, Rajarajeshwarinagar and the Agreement Holder i.e., Balaji Land Developers also signed as Confirming Party.
- Subsequently, Sri Akshay Jain, S/o. B. Rameshchand conveyed the property bearing Sy.No.17/8 measuring 17.08 Guntas in favour of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy in terms of Sale Deed, dated: 02/08/2014, registered as Document No. 1675/2014-15 of Book I, stored in C. D. No. TVRD199 in the office of Sub Registrar, Tavarekere. By virtue of the foregoing transfer, Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy became the absolute owner of the property bearing Sy.No.17/8 measuring 17.08 Guntas.
- In the same manner, aforesaid Sri Galappa, S/o. Muniyappa made an application to Deputy Commissioner, Bengaluru District and in pursuance of payment of conversion charges, the Deputy Commissioner, Bengaluru District has issued Official Memorandum bearing No. ALN:(K.H-3) SR: 54/2011-12, dated: 05/06/2012 according to which another portion of the property measuring 17.08 Guntas in Sy.No.17/8 have been converted from agricultural to non-agricultural Residential purposes.
- And the said Sri. Galappa along with his family members sold the property bearing Sy.No.17/8 measuring 17.08 Guntas in favour Balaji Land Developers, represented by its Proprietor Sri. B.R. Ranganath, through Sale Deed dated: 21/06/2012 registered as Document No. 1118/2012-13 of Book I, stored in C.D. No. RRND81, in the office of Sub Registrar, Rajarajeshwarinagar.
- Thereafter, Balaji Land Developers, represented by its Proprietor Sri. B.R. Ranganath conveyed the property bearing Sy.No.17/8 measuring 17.08 Guntas in favour of Sri.



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Jawahar Doreswamy, S/o. M.R. Doreswamy in terms of Sale Deed, dated: 02/08/2014, registered as Document No. 1674/2014-15 of Book I, stored in C. D. No. TVRD199 in the office of Sub Registrar, Tavarekere.

- By virtue of the foregoing transfers, Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy become the absolute owner of the property bearing Sy.No.17/8 totally measuring 35 Guntas.
- Later, Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy has entered into a Joint Development Agreement, dated: 29/04/2022 with **M/s. Address Maker Life Spaces Pvt. Ltd.**, represented by its Director Sri Santosh Kumar Soni registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 thereby authorizing **M/s. Address Maker Life Spaces Pvt. Ltd.** to deal with the property bearing Sy.No.17/8 measuring 35 Guntas.

4. FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,
3.	The person who is the present owner of the property.	Sri. Jawahar Doreswamy
4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	Yes
6.	Any Power of Attorney executed by Owners	Yes
7.	Details of Litigation	No
8.	Mortgage details and its redemption, if any	There is no Mortgage in favour of any financial Institution
9.	Minor's Right, if any	- No -
10.	Conversion Order	-Furnished-

LAW MEN'S COMPANY

Advocates & Legal Consultants

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11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	Yes
13.	Endorsements	
	Endorsement under Sections 48(A) and 77(A) of the Karnataka Land Reforms Act, 1961 issued by the Tahsildar	Furnished
	Endorsement issued by Assistant Commissioner, to the effect that no proceedings have been initiated in respect of subject land under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961;	Furnished-
	Endorsement issued by the office of the Assistant Commissioner stating that no proceedings have been filed /pending /disposed off in respect of subject land under the provisions of the Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 as on that date.	Furnished-

5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy.No.17/8 measuring 35 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy and he is holding good, valid, marketable title of the same.



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Further, Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy given rights of development of the property bearing Sy.No.17/8 measuring 35 Guntas to **M/s. Address Maker Life Spaces Pvt. Ltd.** and have entered into a Joint Development Agreement dated: 29/04/2022, registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.


For

RAMESH KUMAR. R. V
Advocate

Disclaimer

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Date: 16/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	Office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1. SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land in Sy. No. 17/9 measuring 14 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land and RR 59, & 162, and Endorsements for RR 396, 397, 399 & 435
2.	MR 13/95-96
3.	Release Deed dated 07.03.2014 executed by Smt. Sujatha and Smt. Gayathri registered as Document No. 5732/2013-14
4.	Release Deed dated 14.02.2014 executed by Manjula registered as Document No. 5387/13-14
5.	Sale Deed dated 07.03.2014, executed by Sri. Sanjeevappa and others in favour of Max Concorde Developers, registered as Document No. 5731/2013-14
6.	Sale Deed dated 08.04.2015, executed by M/s. Max Concorde Developers in favour of Sri. Jawahar Doreswamy, registered as Document No. 110/2015-16
7.	Family Tree of Sri. Gundappa
8.	Official Memorandum dated 02.11.2011 bearing No. ALN (KH 3) SR 36/11-12 along with Intimation report, challan, Report
9.	Mutation bearing MR. No. T5/2014-15
10.	RTC for the period of 1974-75 to 2000-01, 2001-02 to 2021-22
11.	Encumbrance Certificate for the period of 01.04.1960 to 31.05.1989; 01.06.1989 to 31.03.2004; 01.04.2004 to 26.08.2021; 01.04.2019 to 15.03.2022, 01.04.2021 to 19.05.2022
12.	RR balabaga, Hissa Survey Tippani, Moola Tippani, Re-Survey Tippani, and Akar Bandh



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3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

As per the Index of Land, Yara s/o Sidda was the original owner of the property. As per RR 162 the Marakka and Hanumaiah s/o Yara sold the Sy. No. 17/9 to Sri. Sanjeevappa s/o Channappa through Sale Deed dated 30.09.1931. (We have not been furnished with the said Sale Deed and the same is not a major concern as it is 90 years old Document)

As per IL & RR Guddappa s/o Sanjeevappa inherited the property. Thereafter Guddappa and his family members entered into Panchayat Partition dated 24.12.1994, under the said Partition Sy. No. 17/5, 6, 9 & 10 and other properties allotted to the share of Sri. Sanjeevappa s/o Guddappa and the same has been mutated vide MR.13/1997-98. (We have not been produced with Panchayath Partition and same is not a major concern as it is unregistered document and same has been recorded in MR)

Smt. Sujatha and Smt. Gayathri daughters of Sanjeevappa executed Release Deed dated 07.03.2014 registered as Document No. 5732/2013-14

Smt. Manjula daughter of Sri. Guddappa sister of Sanjeevappa executed Release Deed dated 14.02.2014 registered as Document No. 5387/13-14

Thereafter the said Sanjeevappa along with his family members executed Sale Deed dated 07.03.2014 reg. Doc. No. 5731/2013-14 in favour of Max Concorde Developers.

The said Max Concorde Developer sold the Schedule Property to Sri. Jawahar Doreswamy under Sale Deed dated 08.04.2015, Reg. Doc. No. 110/15-16.

Sri. Jawahar Doreswamy is the absolute owner of Sy. No. 17/9 measuring 14 Guntas

Sri. Jawahar Doreswamy has entered into Joint Development Agreement with Address Makers Live Spaces Pvt. Ltd dated 29.04.2022, registered as Document No. 1154/2022-23 and on the same day executed General Power of Attorney registered as Document No. 47/2022-23.

4. FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,



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3.	The person who is the present owner of the property.	<i>Sri. Jawahar Doreswamy</i>
4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	Yes
6.	Any Power of Attorney executed by Owners	Yes
7.	Details of Litigation	No
8.	Mortgage details and its redemption, if any	There is no Mortgage in favour of any financial Institution
9.	Minor's Right, if any	- No -
10.	Conversion Order	-Furnished-
11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	Yes

5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy. No. 17/9 measuring 14 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy and he is holding good, valid, marketable title of the same.

Further, Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy given rights of development of the property bearing Sy. No. 17/9 measuring 14 Guntas to **M/s. Address Maker Life Spaces Pvt. Ltd.** and have entered into a Joint Development Agreement dated: 29/04/2022, registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.



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Regards



For
RAMESH KUMAR. R. V
Advocate

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Ph: 98452 44739

Date: 16/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	Office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1. SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land in Sy. No. 17/10 measuring 8 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land and RR 60, and Endorsements for RR 396, 397, 399 & 435
2.	MR 13/95-96
3.	Release Deed dated 07.03.2014 executed by Smt. Sujatha and Smt. Gayathri registered as Document No. 5732/2013-14
4.	Release Deed dated 14.02.2014 executed by Manjula registered as Document No. 5387/13-14
5.	Sale Deed dated 07.03.2014, executed by Sri. Sanjeevappa and others in favour of Max Concorde Developers, registered as Document No. 5731/2013-14
6.	Sale Deed dated 08.04.2015, executed by M/s. Max Concorde Developers in favour of Sri. Jawahar Doreswamy, registered as Document No. 110/2015-16
7.	Family Tree of Sri. Gundappa
8.	Official Memorandum dated 02.11.2011 bearing No. ALN (KH 3) SR 36/11-12 along with Intimation report, challan, Report
9.	Mutation bearing MR. No. T5/2014-15
10.	Mutation Register bearing MR. No. 25/2010-11
11.	Order bearing No. RRTCR 840/10-11 issued by Assistant Commissioner, Bengaluru Sub Division, Bengaluru
12.	RTC for the period of 1974-75 to 1983-84, 1989-90 to 1993-94, 1995-96 to 2000-2001 and 2010-11 to 2021-22

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13.	Encumbrance Certificate for the period of 01.04.1960 to 31.05.1989; 01.06.1989 to 31.03.2004; 01.04.2004 to 26.08.2021; 01.04.2004 to 18.02.2022, 01.04.2019 to 15.03.2022, 01.04.2021 to 19.05.2022
14.	RR balabaga, Hissa Survey Tippani, Moola Tippani, Re-Survey Tippani, and Akar Bandh

3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

As per the Index of Land, Hanumakka was the original owner of the property. As per IL & RR the said Smt. Hanumakka sold the Sy. No. 17/10 to Sri. Sanjeevappa s/o Channappa through Sale Deed dated 14.06.1923 reg. Doc. No. 4987. (We have not been furnished with the said Sale Deed and the same is not a major concern as it is 90 years old Document)

As per IL & RR Guddappa s/o Sanjeevappa inherited the property. Thereafter Guddappa and his family members entered into Panchayat Partition dated 24.12.1994, under the said Partition Sy. No. 17/5, 6, 9 & 10 and other properties allotted to the share of Sri. Sanjeevappa s/o Guddappa and the same has been mutated vide MR.13/1997-98. (We have not been produced with Panchayath Partition and same is not a major concern as it is unregistered document and same has been recorded in MR)

Smt. Sujatha and Smt. Gayathri daughters of Sanjeevappa executed Release Deed dated 07.03.2014 registered as Document No. 5732/2013-14

Smt. Manjula daughter of Sri. Guddappa sister of Sanjeevappa executed Release Deed dated 14.02.2014 registered as Document No. 5387/13-14

Thereafter the said Sanjeevappa along with his family members executed Sale Deed dated 07.03.2014 reg. Doc. No. 5731/2013-14 in favour of Max Concorde Developers.

The said Max Concorde Developer sold the Schedule Property to Sri. Jawahar Doreswamy under Sale Deed dated 08.04.2015, Reg. Doc. No. 110/15-16.

Sri. Jawahar Doreswamy is the absolute owner of Sy. No. 17/10 measuring 8 Guntas

Sri. Jawahar Doreswamy has entered into Joint Development Agreement with Address Makers Live Spaces Pvt. Ltd dated 29.04.2022, registered as Document No. 1154/2022-23 and on the same day executed General Power of Attorney registered as Document No. 47/2022-23.



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4. FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,
3.	The person who is the present owner of the property.	<i>Sri. Jawahar Doreswamy</i>
4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	Yes
6.	Any Power of Attorney executed by Owners	Yes
7.	Details of Litigation	No
8.	Mortgage details and its redemption, if any	There was a Mortgage in favour of any financial Institution
9.	Minor's Right, if any	- No -
10.	Conversion Order	-Furnished-
11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	Yes

5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy. No. 17/10 measuring 8 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy and he is holding good, valid, marketable title of the same.



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Further, Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy given rights of development of the property bearing Sy. No. 17/10 measuring 8 Guntas to **M/s. Address Maker Life Spaces Pvt. Ltd.** and have entered into a Joint Development Agreement dated: 29/04/2022, registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.

Regards


For

RAMESH KUMAR. R. V
Advocate

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Ph: 98452 44739

Date: 16/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	Office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore – 560 034

1. SCHEDULE PROPERTY

Item No. 1 :

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land in Sy. No. 20/1 measuring 10 Guntas converted as per Official Memorandum dated 05.06.2012 bearing No. ALN (KH-3) SR:52/2011-12 passed by the Deputy commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Property belongs to Puttamma,
West By : Sy. No. 15/7A
North by : Sy. No. 15/7A
South by : Vrushabhavathi River.

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land in the name of Smt. Muniyamma, Sri. Galappa
2.	Endorsement dated 2.12.2021 for non-availability of RR 491 & RR 479 issued by Tahsildar
3.	Will dated 01.10.1969 executed by Sri. Galappa s/o Late Chennappa registered as Document No. 28/68-69
4.	Family Tree of Sri. Chennappa
5.	Mutation Register Extract bearing MR. 26/2008-09, issued by the Village Accountant;
6.	Family Tree of Sri. Muniyappa
7.	Partition Deed dated 28.04.2011 executed between Sri. Galappa and others registered as Document No. 285/11-12
8.	Mutation Register Extract bearing MR. 49/2010-11, issued by the Village Accountant;
9.	Official Memorandum dated 05.06.2012, bearing No. ALN(KH-3)SR:52/11-12 issued by Deputy Commissioner in respect to Sy. No. 20/1 & 15/7A along with other Sy. Nos.

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10.	Mutation Register Extract bearing MR. T4/2014-15, issued by the Village Accountant;
11.	Deed of Sale dated 21.06.2012 executed by Sri. Muniraju and Smt. Kavya in favour of Sri. Akshaya Jain, registered as Document No. 1119/2012-13
12.	Deed of Sale dated 02.08.2014 executed by Sri. Akshay Jain in favour of Sri. Jawahar Doreswamy, registered as Document No. 1676/2014-15
13.	RTC for the period of 1979-80 to 2000-2001 in respect to Sy. No. 20
14.	RTC for the period of 2001-02 to 2021-22 in respect to Sy. No. 20/1
15.	Encumbrance Certificate for the period of 01.04.1960 to 31.05.1989, 01.06.1989 to 31.03.2004; 01.04.2004 to 26.08.2021; 01.04.2019 to 15.03.2022, 01.04.2021 to 19.05.2022 in respect to Sy. No. 20/1 measuring 10 Guntas.
16.	Re- Survey Tippani, Hissa Survey Tippani, Moola Tippani
17.	Karnataka Revision Settlement Akarbandh;
18.	Village Map

3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

As per the Index of Land, Hanumakka was the original owner of the property. After the death of Hanumakka Sri. Galappa inherited the property. (No Title Documents found and the same is not a major concern as it is 50 years old Documents)

The said Galappa executed Will dated 01.10.1969 he had bequeathed Sy. No. 20 measuring 17 Guntas along with other Sy. Nos. to his grandson Muniyappa s/o Muniyamma

After the Death of Sri. Muniyappa his legal heirs i.e., Lakkamma, Galappa and Muniraju has inherited the property and same has mutated in their name vide MR 26/2008-09

Thereafter all legal heirs of Muniyappa entered into Partition Deed dated 28.04.2011 reg. Doc. 285/11-12. Under the said Partition Deed Sy. No. 20/1 measuring 10 Guntas, Sy. No. 13/4A measuring 3 Acre 33.08 Guntas and Sy. No. 15/7A measuring 1 Acre 15 Guntas has allotted to Sri. Muniraju. The same has been mutated in his name vide MR. 49/2010-11.



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The said Muniraju and Kavya sold the Schedule Property to Sri. Akshaya Jain, through Sale Deed dated 21.06.2012, Reg. Doc. No. 1119/2012-13.

The said Sri. Akshaya Jain sold the Schedule Property to Sri. Jawahar Doreswamy, through Sale Deed dated 02.08.2014, Reg. Doc. No. 1676/2014-15

Sri. Jawahar Doreswamy is the absolute owner of Sy. No. 20/1 measuring 10 Guntas

Sri. Jawahar Doreswamy has entered into Joint Development Agreement with Address Makers Live Spaces Pvt. Ltd dated 29.04.2022, registered as Document No. 1154/2022-23 and on the same day executed General Power of Attorney registered as Document No. 47/2022-23.

4. FINDINGS

Sl. No.	Description	Remarks
1.	Property Jurisdiction	BDA
2.	Property Location in terms of zone	Residential Zone,
3.	The person who is the present owner of the property.	<i>Sri. Jawahar Doreswamy</i>
4.	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5.	Any Joint Development Agreement entered into by land owners	Yes
6.	Any Power of Attorney executed by Owners	Yes
7.	Details of Litigation	No
8.	Mortgage details and its redemption, if any	There is no Mortgage in favour of any financial Institution
9.	Minor's Right, if any	- No -
10.	Conversion Order	-Furnished-
11.	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
12.	Plan Sanction obtained	Yes

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5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy. No. 20/1 measuring 10 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy and he is holding good, valid, marketable title of the same.

Further, Sri. Jawahar Doreswamy, S/o. M.R. Doreswamy given rights of development of the property bearing Sy. No. 20/1 measuring 10 Guntas to **M/s. Address Maker Life Spaces Pvt. Ltd.** and have entered into a Joint Development Agreement dated: 29/04/2022, registered as Document No. 1154/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 47/2022-23 and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.

Regards

For
RAMESH KUMAR. R. V
Advocate

Disclaimer

This Legal Due Diligence Exercise/Report is only based on the Photostat or scanned copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.

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Date: 15/04/2022

LEGAL OPINION ON TITLE

Client Name	THE ADDRESS MAKER LIFE SPACES PVT. LTD
Address	office at No.6/1, 2 nd Floor, "Kabra Excelsior", 7 th Cross, 1 st Block, Koramangala, Bangalore - 560 034

1. SCHEDULE OF THE PROPERTY:

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land in Sy. No. 20/2 measuring 25 Guntas converted as per Official Memorandum dated 02.11.2011 bearing No. ALN(KH-3) SR/32/11-12 passed by the Deputy commissioner, Bengaluru District, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk and bounded on:

East by : Sy. No. 15/8,
West By : Sy. No. 15/7A
North by : Sy. No. 15/7, and
South by : Govt. Halla.

2. PRODUCED DOCUMENTS :

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Index of Land in the name of Varada Shetty
2.	Record of Rights (RR) No. 45 & 243
3.	Endorsement dated 11.04.2022 bearing No. RK.CR/32/22-23 for non availability of RR 427
4.	Sale Deed dated 03.06.1965 executed by Sri. Galappa s/o Chennappa in favour of Sri. Bullappa, registered as Document No. 1189, in Book I, Volume 526, pages 167 to 172, Bengaluru South Taluk
5.	Family Tree of Sri. Chennappa
6.	Mutation Register bearing MR. No. 2/2002-03
7.	Family Tree of Sri. Bullappa @ Bullanna
8.	Gift Deed dated 28.12.1966 executed by Sri. Bullappa in favour of Smt. Muniyamma, Smt. Lakshamma @ Lachamma, Smt. Puttamma, registered as Document No. 5226/1966-67, Book I, Volume 627, Pages 101- 104, in the office of Sub Registrar, Bengaluru South Taluk



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9.	Mutation Register bearing MR. No. 16/2005-06
10.	Panchayat Parikatu dated 10.01.2008 between Sri. Raju, Smt. Lakshamma, Smt. Puttamma
11.	Sale Deed dated 24.02.2014 executed by Smt. Lakshamma and others in favour of M/s. Microlabs Limited, registered as Document No. TVR-1-05672-2013-14, Book I, stored in C. D. No. TVRD 187, in the office of Sub Registrar Tavarekere, Bengaluru.
12.	Sale Deed dated 16.02.2018 executed by M/s. Microlabs Limited in favour of People's Education Society (PES), registered as Document No. KEN-1-09287, Book I, stored in C. D. No. KEND686, in the office of Sub Registrar Jayanagar (Kengeri), Bengaluru.
13.	Official Memorandum dated 02.11.2011 bearing No. ALN (K.H-3)SR:35/2011-12 issued by Deputy Commissioner, Bengaluru, along with Intimation Letter, Charges paid Challan, reports, pertaining to Sy. No. 15/7B
14.	Mutation Register bearing MR. No. T8/2014-15
15.	Official Memorandum dated 02.11.2011 bearing No. ALN (K.H-3)SR:32/2011-12 issued by Deputy Commissioner, Bengaluru, along with charges paid challan pertaining to Sy. No. 15/7B
16.	Mutation Register bearing MR. No. T9/2014-15
17.	Mutation Register bearing MR. No. 8/2008-09
18.	Mutation Register bearing MR. No. 13/2008-09
19.	Order dated 01.07.2009 in case bearing No. R.A. (S) 50/2006-07 c/w R. A (S) 290/2008-09
20.	RTC for the period of 1974-75 to 1992-93, 1995-96 to 2000-01, 2001-02 to 2021-22
21.	Endorsement dated 02.11.2012 bearing No. 79(A)(B) CR/211/2012-13 under Sec 79 (A) & (B) of KLR Act, issued by Assistant Commissioner, Bengaluru
22.	Endorsement dated 02.11.2012 bearing No. PTCL/CR/204/2012-13 under PTCL Act, issued by Assistant Commissioner, Bengaluru
23.	Endorsement dated 14.10.2010 bearing No. LRF/NTC/CR/519/10-11 issued by Special Tahsildar, Bengaluru South Taluk
24.	Encumbrance Certificate for the period of 01.04.1960 to 31.05.1989
25.	Encumbrance Certificate for the period of 01.06.1989 to 31.03.2004
26.	Encumbrance Certificate for the period of 01.04.2004 to 26.08.2021
27.	Encumbrance Certificate for the period of 01.04.2019 to 15.03.2022
28.	Encumbrance Certificate for the period of 01.04.2021 to 19.05.2022
29.	Re-Survey Tippani, Hissa Survey Tippani, Moola Tippani, Hiss Survey Pakka, Atlas



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30.	Village Map
31.	Revision Settlement Akarbandh

3. TRACING OF TITLE:

Upon perusal of the documents furnished to us, we note that:

As per Index of Land and RR 45 Sri. Varada Shetty s/o Narasimha Shetty was the original owner of Sy. No. 15/7. As per RR 243 Sri. Krishnamurthy Shetty has acquired the same from Sri. Varadashetty through Sale Deed dated 30.05.1941 registered as Document No. 29/1940-41, As recited in Sale Deed dated 03.06.1965 Sri. Galappa s/o Chennappa was the original owner of Sy. No. 15/7. And Sri. Galappa acquired the same from Sri. Ramaiah s/o Chanappa, through Sale Deed dated 03.02.1944 registered as Document No. 3716. The said Sri. Galappa sold the Sy. No. 15/7 measuring 2 Acre 20 Guntas to Sri. Bullappa s/o Kalluraia through a Deed of Sale dated 03.06.1965 registered as Document No. 1189, in Book I, Volume 526, pages 167 to 172, Bengaluru South Taluk

The said Sri. Bullappa s/o Kalluraiah has gifted half portion in Sy. No. 15/7 i.e., 1 Acre 10 Gunta equally to Sri. Guddappa @ Gundappa's children i.e., Smt. Muniyamma w/o Muniyappa, Smt. Lachakka w/o Sri. Chennappa and Smt. Puttamma w/o Narasimhaiah through a Deed of Gift dated 28.12.1966 which is registered as Document No. 5226/1966-67, Book I, Volume 627, Pages 101 to 104 and the same has been mutated vide MR. No. 2/2002-03.

Thereafter Smt. Muniyamma executed Will dated 03.04.1988 bequeathing her 1/3rd share in the gifted property in favour of her foster son Sri. Rajanna @ N. Raju and the same has been mutated vide MR. No. 16/2005-06 and after her demise Sri. N. Raju, Smt. Lakshamma @ Lachakka and Smt. Puttamma were continue to be in joint possession of the Sy. No. 15/7B measuring 1 Acre 04 Guntas.

The said Sri. N. Raju, Smt. Lakshamma @ Lachakka and Smt. Puttamma entered into an Oral Partition on 10.01.2008, later it has reduced into writing, as per the said oral partition Sy. No. 15/7B measuring 14 ½ Guntas allotted to Sri. Raju and Sy. No. 15/7B measuring 29 ¼ Guntas allotted to Smt. Lakshamma and the same has been mutated vide MR. No. 8/2008-09.

MR 13/2008-09 reflects Injunction Order dated 17.10.2008 bearing No. RA (S) 290/2008-09, As per the order dated 1st July 2009 in Case bearing No. RA (S) 50/2006-07 c/w No. R. A. (S) 290/2008-09 it has mentioned that issues raised by the Appellants are of civil nature and those issues cannot be adjudicated by the revenue authority and also mentioned about the O. S. No. 915/2004 filled before 2nd



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Additional Civil Judge (Sr. Dn) Bangalore. The said order upheld the Mutations bearing MR. No. 16/2005-06 dated 22.11.2005 and MR. No. 8/2008-09 dated 17.10.2008 and dismissed the both the appeals. We have produced with status of the O.S. No. 915/2004 and it has disposed.

Subsequently, the aforesaid Sri. N. Raju who being the absolute owner of the property bearing Sy.No.15/7B measuring 14 ½ Guntas and Smt. Lakshamma who being the absolute owner of the property bearing Sy.No.15/7B measuring 29 ¼ Guntas made application to Deputy Commissioner, Bengaluru District for conversion of land from agricultural to non-agricultural purpose and subsequent to said application the Deputy Commissioner, Bengaluru District issued Demand Notices thereby demanding payment of conversion charges and in pursuance of payment of conversion charges, the Deputy Commissioner, Bengaluru District has issued Official Memorandum bearing No's. ALN(KH-3)/SR-32/2011-12 and ALN/(KH-3)/SR-35/2011-12 both dated: 02.11.2011 according to which the aforesaid property has been converted from agricultural to non-agricultural Residential purposes. And the same has been mutated vide MR. No. T8/2014-15 & T9/2014-15.

Thereafter the said Smt. Lakshamma, Sri. N. Raju along with his family members sold the Sy. No. 15/7B measuring 1 Acre 04 Guntas in favour of M/s. Microlabs Limited through Deed of Sale dated 24.02.2014, registered as Document No. TVR-1-05672-2013-14, Book I, stored in C. D. No. TVRD 187, Smt. Puttamma being party to the said Oral Partition dated 10.01.2008 is made as Confirming Party to the said Sale Deed and the Agreement holder Sri. Balaji Land Developer also made as Confirming Party to the said Sale Deed to pass on better marketable title.

Thereafter the said M/s. Microlabs Limited has sold the said property in favour of People's Education Society (PES), through Deed of Sale dated 16.02.2018, registered as Document No. KEN-1-09287-2017-18, Book I, stored in C. D. No. KEND686, in the office of Sub-Registrar, Jayanagar (Kengeri), Bengaluru

By virtue of the foregoing transfers, **PEOPLE'S EDUCATION SOCIETY (PES)** become the absolute owner of the property measuring 1 Acre 04 Guntas in Sy.No.15/7B.

Later, **PEOPLE'S EDUCATION SOCIETY (PES)**, represented by its Authorised Signatory Sri Ajoy Kumar has entered into a Joint Development Agreement, dated: 29/04/2022 with **M/s. Address Maker Life Spaces Pvt. Ltd.**, represented by its Director Sri Santosh Kumar Soni, registered as Document No. 1150/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 46/2022-23 thereby authorizing **M/s. Address Maker Life Spaces Pvt. Ltd.** to deal with the property bearing Sy.No.15/7B measuring 1 Acre 04 Guntas.



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4. FINDINGS

Sl. No.	Description	Remarks
1	Property Jurisdiction	BDA
2	Property Location in terms of zone	Residential Zone,
3	The person who is the present owner of the property.	PEOPLE'S EDUCATION SOCIETY (PES),
4	Whether the party has absolute, clear and marketable title over the property proposed to be sold.	Yes
5	Any Joint Development Agreement entered into by land owners	As mentioned above
8	Any Power of Attorney executed by Owners	As mentioned above
9	Details of Litigation	No pending litigation
10	Mortgage details and its redemption, if any	-No -
11	Minor's Right, if any	- No -
12	Conversion Order	-Furnished-
13	Khata Certificate and Khata Extract by BDA/BBMP	Not applicable
17	Plan Sanction obtained	Yes
18	Endorsements	



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Endorsement under Sections 48(A) and 77(A) of the Karnataka Land Reforms Act, 1961 issued by the Tahsildar	Furnished
Endorsement issued by Assistant Commissioner, to the effect that no proceedings have been initiated in respect of subject land under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961;	Furnished-
Endorsement issued by the office of the Assistant Commissioner stating that no proceedings have been filed /pending /disposed off in respect of subject land under the provisions of the Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 as on that date.	Furnished-

5. Inspection of Originals:

We have not carried out the inspection of original documents in respect of the Schedule Property.

6. FINAL CONCLUSION -

On verification of the above listed documents, the title of the property bearing Sy.No.15/7B measuring 1 Acre 04 Guntas, situated at Doddabele Village, Kengeri Hobli, Bengaluru South Taluk traced in the name of **PEOPLE'S EDUCATION SOCIETY (PES)** and it is holding good, valid, marketable title of the same.



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Further, **PEOPLE'S EDUCATION SOCIETY (PES)** given rights of development of the property bearing Sy.No.15/7B measuring 1 Acre 04 Guntas to **M/s. Address Maker Life Spaces Pvt. Ltd.** and have entered into a Joint Development Agreement dated: 29/04/2022, registered as Document No. 1150/2022-23 and on the same day, also executed a General Power of Attorney registered as Document No. 46/2022-23 and **M/s. Address Maker Life Spaces Pvt. Ltd.** are vested with rights of developing.

For

RAMESH KUMAR. R. V
Advocate

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