

LINGARAJ. S. NADAGOUDA
ADVOCATE
Mob: 96204 74780



Office at Yashoo Keerthi Meadows
Apartment PC-3, 4th Floor, 2nd Cross,
Mallappa Layout, Babusapalya,
Kalyan Nagar Post,
Bangalore-560 043.

FINAL LEGAL OPINION

Legal opinion in respect of converted land property bearing Old Sy. No. 119, New Sy. No. 119/2, which measuring to an extent of 32 guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk, in vide; Conversion Order dated **23/11/2022**, in Order No. **ALN(SU):SR:40/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of **Item No. I** and whereas converted land property bearing Old Sy. No. 119, New Sy. No. 119/3, which measuring to an extent of 32 guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk, in vide; Conversion Order dated **23/11/2022**, in Order No. **ALN(SU):SR:39/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of **Item No. II** and whereas converted land property Old Sy. No. 119, New Sy. No. 119/4, which measuring to an extent of 32 guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk, in vide; Conversion Order dated **23/11/2022**, in Order No. **ALN(SU):SR:41/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of **Item No. III** and whereas converted land property bearing Old Sy. No. 119, New Sy. No. 119/5, which measuring to an extent of 32 guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk, in vide; Conversion Order dated **23/11/2022**, in Order No. **ALN(SU):SR:42/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of **Item No. IV**, which total measuring **32 guntas + 32 guntas + 32 guntas + 32 guntas =** which total measures comprising of **3 acres 08 guntas**, which is subject matter of property and referred to as "**subject composite schedule property**".

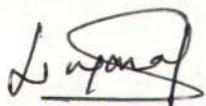
To,

THE PURCHASER/ DEVELOPER:

M/S DS-MAX PROPERTIES PVT. LTD.,
A company incorporated under the
Companies Act, 1956 and having office at
1854, 17th Main, 30th 'B' Cross,
HBR Layout, 1st Stage, 5th Block,
Bangalore-560 043.

PAN NO. AACCD6168M.

Represented by its **AUTHORIZED SIGNATORY**,
MR. SHIVASHANKAR CHIKKERI.


Lingaraj. S. Nadagouda,
B.Com., L.L.B., PGDBA.,
ADVOCATE.

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NAME OF THE LAND OWNER/S/VENDOR/S:

1. SRI. N. KRISHNA

S/o. Late Narasimhaiah & Late Venkatamma
Aged about **51** Years

PAN NO. APBPN4608R.

AADHAR NO.6616 7007 8728.

Residing at #308, Opp. H.P. Petrol Bunk,
Uttarahalli, Subramanyapura,
Bangalore South Taluk, Bangalore- 560 061.

2. SRI. RAVI. R.

S/o. Late Ramaiah
Aged about **56** Years

PAN NO. AAKPR3689L.

AADHAR NO.6117 5189 8203.

Residing at #205, 10th Main,
Uttarahalli, Subramanyapura,
Bangalore South Taluk, Bangalore- 560 061.

3. SRI. MANAMOHAN KUMAR

S/o. Late P. Narasimhaiah
Aged about **49** Years.

PAN NO. BPJPM5189M.

AADHAR NO. 3278 3145 8351.

Residing at No. 226, 5th Main Road, A.K. Colony,
Uttarahalli, Subramanyapura Post, Bangalore -560 061.

4. SRI. PRAKASH. M.

S/o. Late Muniyappa
Aged about **46** Years.

PAN NO. DFSPM2132D.

AADHAR NO.3676 2471 6693.

Residing at #294/2, Behind Anjaneyaswamy Temple Road,
Uttarahalli Village, Subramanyapura Post, Bangalore- 560 061.

5. SRI. N. RAVICHANDRA

S/o Late Doddanarasimhaiah
Aged about **44** Years.

PAN NO. ALDPR6787R.

AADHAR NO.6023 8358 1151.

Residing at #12, Mangala Nilaya, Opp. SBI Bank,
Uttarahalli Village, Kengeri Road, Subramanyapura Post,
Bangalore- 560 061.



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6. **SMT. ANANTHA KUMARI**
W/o. Sri. Errappa
Aged about **48** years.
AADHAR NO. 7801 2555 1965.
7. **MS. DEEPIKA**
D/o. Sri. Errappa
Aged about **24** years.
AADHAR NO. 4324 8860 1098.
8. **MR. NAVEEN. E.**
S/o. Sri. Errappa
Aged about **21** years.
AADHAR NO. 5953 5009 9317.
9. **SMT. VARALAKSHMI**
W/o. Sri. N. Krishna
Aged about **48** years.
AADHAR NO. 5482 0707 0296.
10. **MRS. VARSHA**
D/o. Sri. N. Krishna
Aged about **27** years.
AADHAR NO. 5694 9464 2585.
11. **MS. TEJASWINI. K.**
D/o. Sri. N. Krishna
Aged about **24** years.
AADHAR NO. 5710 6265 0436.
12. **KUMARI. VAISHNAVI. K.**
D/o. Sri. N. Krishna
Aged about **18** years.
AADHAR NO. 7576 4420 7077.
13. **SMT. CHITRA. M.G.**
W/o. Sri. N. Manjunath
Aged about **40** years.
AADHAR NO. 8651 6512 9928.
14. **KUMARI. VARIJA**
D/o. Sri. N. Manjunath
Aged about **12** years.
AADHAR NO. 6542 3113 4125.

*Lingaraj S. Nadagouda,
B.Com., L.L.B., PGDBA..
ADVOCATE.*



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15. MASTER. VAJRATH

S/o. Sri. N. Manjunath
Aged about **08** years.

AADHAR NO. 5210 7012 0321.

SL. No. 9 & 10 are Minors

Rep; by their mother as Natural Guardian

SMT. CHITRA

Residing at #308, Opp. H.P. Petrol Bunk,
Uttarahalli, Subramanyapura,
Bangalore South Taluk, Bangalore- 560 061.

16. SMT. UMAVENI

W/o. Sri. Manamohan Kumar
Aged about **42** years.

AADHAR NO. 2527 4919 8353.

17. MS. HARSHITHA. M.

D/o. Sri. Manamohan Kumar
Aged about **23** years.

AADHAR NO. 4510 1643 6203.

18. KUMARI. THOSHITHA. M.

D/o. Sri. Manamohan Kumar
Aged about **18** years.

AADHAR NO. 4096 3880 2742.

19. SMT. SUNITHA

W/o. Sri. Bharath Kumar
Aged about **32** years.

AADHAR NO. 8356 8829 0036.

ONE NEW BORN BABY

Rep; by her/his Mother as Natural Guardian

SMT. SUNITHA

Residing at No. 226, 5th Main Road, A.K. Colony,
Uttarahalli, Subramanyapura Post,
Bangalore -560 061.

20. SMT. SHAILAJA

W/o. Sri. Shashi Kumar. S.
Aged about **29** years.

AADHAR NO. 8475 2882 9698.

L. S. Nadagouda
Lingaraj. S. Nadagouda,
B.Com., L.L.B., PGDBA.,
ADVOCATE.

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21. MASTER. RACHIT. S.

S/o. Sri. Shashi Kumar. S.
Aged about **06** years.
Rep; by her/his Mother as Natural Guardian
SMT. SHAILAJA

22. SMT. MANJULA. B.

W/o. Sri. Vinod Kumar. S.
Aged about **44** years.
AADHAR NO.5310 6592 1403.

23. BABY. LAKSHMI. V.

D/o. Sri. Vinod Kumar. S.
Aged about **03** years.

24. BABY. MANYA. V.

D/o. Sri. Vinod Kumar. S.
Aged about **02** years.
SL. No. 18&19 are Minors
Rep; by her/his Mother as Natural Guardian
SMT. MANJULA. B.

25. SMT. NIRMALA. B.

W/o. Sri. M. Muniraju
Aged about **46** years.
AADHAR NO.5244 1155 3137.

26. MS. MEGHANA

D/o. Sri. M. Muniraju
Aged about **22** years.
AADHAR NO.4291 2473 0769.

27. KUMARI. PALLAVI

D/o. Sri. M. Muniraju
Aged about **17** years.
AADHAR NO.9088 1771 9301.
Rep; by her Mother as Natural Guardian
SMT. NIRMALA. B.

28. SMT. VEENA

W/o. Sri. Prakash. M.
Aged about **40** years.
AADHAR NO.5230 0489 2953.



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29. MR. ROHITH. P.
S/o. Sri. Prakash. M.
Aged about **20** years.
AADHAR NO.8811 4450 1856.

30. MASTER. PUNITH. P.
S/o. Sri. Prakash. M.
Aged about **17** years.
AADHAR NO.4643 2949 2488.
Rep; by his Mother as Natural Guardian
SMT. VEENA

31. MRS. PRAKRUTHI. C.
W/o. Sri. Manjunath. M.
Aged about **27** years.
AADHAR NO.7031 7198 7786.

32. KUMARI. M. PRIYA LAKSHMI
D/o. Sri. Manjunath. M.
Aged about **08** years.
AADHAR NO.7335 1578 2028.

33. KUMARI. NIHARIKA. M.
D/o. Sri. Manjunath. M.
Aged about **06** years.
AADHAR NO.6747 4533 7974.

SL. No. 27&28 are Minors
Rep; by their Mother as Natural Guardian
MRS. PRAKRUTHI. C.
Residing at #294/2, Behind Anjaneyaswamy Temple Road,
Uttarahalli Village, Subramanyapura Post, Bangalore- 560 061.

34. SMT. DEEPU. N.
W/o. Sri. N. Siddalingaraju
Aged about **37** years.
AADHAR NO. 2040 5407 4170.

35. KUMARI. SINCHANA
D/o. Sri. N. Siddalingaraju
Aged about **12** years.
AADHAR NO. 3892 4544 3530.

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36. KUMARI. CHANDANA

D/o. Sri. N. Siddalingaraju
Aged about **09** years.

AADHAR NO. 3670 9371 5363.

SL. No. **30 & 31** are Minors
Rep; by their Mother as Natural Guardian

SMT. DEEPU. N.

37. SMT. SUDHA. K.

W/o. Sri. N. Ravichandra
Aged about **36** years.

AADHAR NO. 5013 2874 443.

38. KUMARI. R. GAHANASHREE

D/o. Sri. N. Ravichandra
Aged about **10** years.

AADHAR NO. 7214 3391 2488.

39. MASTER. RUTHVIK. R.

S/o. Sri. N. Ravichandra
Aged about **07** years.

AADHAR NO. 2360 9419 6772.

SL. No. **33 & 34** are Minors
Rep; by their Mother as Natural Guardian

SMT. SUDHA. K.

40. SMT. LAKSHMI. V.

W/o. Sri. Manjunath
Aged about **26** years.

AADHAR NO. 8608 1449 4047.

41. KUMARI. AADHYA

D/o. Sri. Manjunath
Aged about **08** months.

42. BABY. SPOORTHI

D/o. Sri. Manjunath
Aged about **05** years.

AADHAR NO. 7929 8745 4671.

SL. No. **36&37** are Minors
Rep; by their Mother as Natural Guardian

SMT. LAKSHMI. V.

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43. SMT. SUNITHA

W/o. Sri. Devaraju. C.
Aged about **30** years.

AADHAR NO. 2292 5464 3900.

44. BABY. ADITHI

D/o. Sri. Devaraju. C.
Aged about **03** years.

AADHAR NO. 8251 0968 5450.

Rep; by her Mother as Natural Guardian
SMT. SUNITHA.

45. SMT. SARASWATHI

W/o. Sri. Kottappa. B
Aged about **46** years.

AADHAR NO. 4527 8118 0331.

46. MR. K. RAKSHITH KUMAR

S/o. Sri. Kottappa. B
Aged about **25** years.

AADHAR NO. 2009 1678 9468.

47. MS. JYOTHI. K.

D/o. Sri. Kottappa. B
Aged about **23** years.

AADHAR NO. 8280 3415 3054.

Residing at #12, Mangala Nilaya, Opp. SBI Bank,
Uttarahalli Village, Kengeri Road, Subramanyapura Post,
Bangalore- 560 061.

In respect of the marketable title pertaining to converted land property bearing Old Sy. No. **119**, New Sy. No. **119/2**, which measuring to an extent of **32** guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk, in vide; Conversion Order dated **23/11/2022**, in Order No. **ALN(SU):SR:40/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of **Item No. I** and whereas converted land property bearing Old Sy. No. **119**, New Sy. No. **119/3**, which measuring to an extent of **32** guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk, in vide; Conversion Order dated **23/11/2022**, in Order No. **ALN(SU):SR:39/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of **Item No. II** and whereas converted land property Old Sy. No. **119**, New Sy. No. **119/4**, which measuring to an extent of **32** guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk, in vide; Conversion Order dated **23/11/2022**, in Order No. **ALN(SU):SR:41/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of **Item No. III** and whereas converted land property bearing Old Sy. No. **119**, New Sy. No. **119/5**, which measuring to an extent of **32** guntas, situated at **Uttarahalli Village**,

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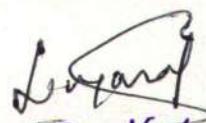


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Uttarahalli Hobli, Bangalore South Taluk, in vide; Conversion Order dated **23/11/2022**, in Order No. **ALN(SU):SR:42/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of **Item No. IV**, which total measuring **32 guntas + 32 guntas + 32 guntas + 32 guntas** = which total measures comprising of **3 acres 08 guntas**, which is subject matter of property and referred to as "**composite schedule property**".

DOCUMENTS FURNISHED FOR LEGAL SCRUTINY:

1. Copy of **Absolute Sale Deed** dated **03/03/2022**, executed by Owner/s/Vendor/s in favour of Purchaser/Developer, which is regd as doc No. **BSK-1-12721-2021-22**, in C.D. No. **BSKD1254**, before sub-registrar office, Basavanagudi, Bangalore, in respect to Sy. No. **119**, which measuring **32 guntas + 32 guntas + 32 guntas + 32 guntas + 32 guntas** = which total measures comprising of **4 acres**, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk. (**ORIGINAL**).
2. Copy of **General Power of Attorney** dated **29/11/2021**, which is regd as doc No. **SRJ-4-00241/2021-22**, in C.D. No. **SRJD985** before senior sub registrar office, Sarjapura, Bangalore, executed by Owner/s in favour of Developer. (**ORIGINAL**).
3. Copy of **Agreement of Sale** dated **29/11/2021**, executed by Owner in favour of Developer, which is regd as doc No. **SRJ-1-04806-2021**, in C.D. No. **SRJD985**, before sub-registrar office, Basavanagudi, Bangalore, in respect to Sy. No. **119**, which measuring **32 guntas + 32 guntas + 32 guntas + 32 guntas + 32 guntas** = which total measures comprising of **4 acres**, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk. (**ORIGINAL**).
4. Copy of **Conversion Order** dated **23/11/2022**, in Order No. **ALN:(SU):SR:40/2022-23**, for residential use of Sy. No. **119/2**, measuring **32 guntas**, issued by Deputy Commissioner, Bangalore District and Conversion Sketch. (**ORIGINAL**).
5. Copy of **Conversion Order** dated **23/11/2022**, in Order No. **ALN:(SU):SR:39/2022-23**, for residential use of Sy. No. **119/3**, measuring **32 guntas**, issued by Deputy Commissioner, Bangalore District and Conversion Sketch. (**ORIGINAL**).
6. Copy of **Conversion Order** dated **23/11/2022**, in Order No. **ALN:(SU):SR:41/2022-23**, for residential use of Sy. No. **119/4**, measuring **32 guntas**, issued by Deputy Commissioner, Bangalore District and Conversion Sketch. (**ORIGINAL**).
7. Copy of **Conversion Order** dated **23/11/2022**, in Order No. **ALN:(SU):SR:42/2022-23**, for residential use of Sy. No. **119/5**, measuring **32 guntas**, issued by Deputy Commissioner, Bangalore District and Conversion Sketch. (**ORIGINAL**).
8. Copy of ADLR Sketch. (**ORIGINAL**).


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9. Copy of BBMP Khatha and Khatha extract of **Sy. No. 119/2, 119/3, 119/4 & 119/5.** (**ORIGINAL**).
10. Copy of **Amalgamation of Khatha** issued by BBMP dated **13/04/2023 (ORIGINAL)**.
11. Copy of **Cancellation of GPA** and **Agreement of Sale** dated **15/04/2022**, executed by Sri. D. Rajendra and Sri. M. Jambukumar Jain in favour of Sri. Ravi. R and Developer. (**ORIGINAL**).
12. Copy of **Release Deed** dated **25/10/2021**, which is regd as doc No. **SRJ-1-04805/2021-22**, in C.D. No. **SRJD985**, before senior sub registrar office, Basavanagudi, Bangalore, executed by Smt. Savithramma and others in favour of Sri. N. Krishna. (**ORIGINAL**).
13. Copy of **Release Deed** dated **26/10/2021**, which is regd as doc No. **SRJ-1-04190/2021-22**, in C.D. No. **SRJD968**, before senior sub registrar office, Basavanagudi, Bangalore, executed by Smt. Jayalakshmamma and others in favour of Sri. Manamohan Kumar. (**ORIGINAL**).
14. Copy of **Release Deed** dated **26/10/2021**, which is regd as doc No. **SRJ-1-04189/2021-22**, in C.D. No. **SRJD968**, before senior sub registrar office, Basavanagudi, Bangalore, executed by Smt. Poojamma and others in favour of Sri. Prakash. M. (**ORIGINAL**).
15. Copy of **Release Deed** dated **28/10/2021**, which is regd as doc No. **SRJ-1-04053/2021-22**, in C.D. No. **SRJD964**, before senior sub registrar office, Basavanagudi, Bangalore, executed by Smt. Lakshmamma and others in favour of Sri. N. Ravichandra. (**ORIGINAL**).
16. Copy of **Release Deed** dated **15/10/2022**, which is regd as doc No. **BSK-1-11818/2021-22**, in C.D. No. **BSKD1242**, before senior sub registrar office, Basavanagudi, Bangalore, executed by Smt. Sakamma and others in favour of Sri. Ravi. R. (**ORIGINAL**).
17. Copy of NOC from **BESCOM** dated **21/06/2023.** (**ORIGINAL**).
18. Copy of **Partition Deed** dated **05/12/1979.** (**ORIGINAL**).
19. Copy of **Grant Copy** dated **03/10/1952** in the name of **Kottappa.** (**PHOTOCOPY**).
20. Copy of Property Tax Paid dated **22/02/2023**, issued by BBMP for **Sy.No. 119/2 to 119/5.** (**ORIGINAL**).
21. Copy of EC form-15 dated from **01/04/2004 to 02/02/2023** of Sy.No. **119/2** to Sy.No. **119/5.** (**ORIGINAL**).
22. Copy of EC form-16 dated from **01/04/2022 to 16/03/2023** of Sy.No. **119/2** to Sy.No. **119/5.** (**ORIGINAL**).
23. Copy of EC form-16 dated from **15/02/1957 to 31/05/1989.** (**ORIGINAL**).
24. Copy of **MR T12/2021-22** of Sy. No. 119. (**ORIGINAL**).
25. Copy of **Order of Sale Permission** from Government dated **05/02/2022.** (**ORIGINAL**).

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26. Family tree of Sri. N. Krishna, Ravichandra, Prakash. M, Ravi. R & Manmohan Kumar. **(PHOTOCOPY).**
27. Copy of Betterment charges paid of Sy. No. 119/2 to 119/5. **(ORIGINAL).**
28. Copy of Phodi Extract. **(PHOTOCOPY).**
29. Copy of Deed of Amalgamation dated 07/02/2023. **(ORIGINAL).**
30. Copy of BDA sketch copies. **(ORIGINAL).**
31. Copy of Alienation sketch of Sy.No. 119/2 to Sy. No. 119/5. **(ORIGINAL).**
32. Copy of BDA NOC dated **15/07/2022**. **(ORIGINAL).**
33. Copy of **Cancellation of Memorandum of Agreement** dated **03/03/2022**, executed by Manjunath. B. Jagirdar in favour of Owner and Developer. **(ORIGINAL).**
34. Copy of **GPA** dated **26/07/2014**, executed by Sri. Gopamma and family in favour of Sri. Manmohan Kumar. **(ORIGINAL).**
35. Copy of **GPA** dated **26/07/2014**, executed by Sri. Sakamma and family in favour of Sri. R. Ravi **(ORIGINAL).**
36. Copy of **GPA** dated **26/07/2014**, executed by Sri. Lakshmamma and family in favour of Sri. Ravichandra **(ORIGINAL).**
37. Copy of Order from Pauthi Khatha issued from AC dated **07/02/2022**. **(ORIGINAL).**
38. Copy of General Power of Attorney dated **29/10/2021**, executed by Mr. Arjun. U.R. in favour of Sri. R. Ravi. **(PHOTOCOPY).**
39. Copy of MOU dated **22/06/2021**, executed by Owner/s in favour of Purchaser/Developer. **(ORIGINAL).**

TRACING OF TITLE:-

WHEREAS Sri. N. Krishna s/o Late Narasimhaiah & Late Venkatamma is the absolute owner of immovable land property bearing Sy. No. **119**, which measuring **32** guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk. The said land property having acquired through by virtue of regd **Release Deed** dated **25/10/2021**, which is regd as doc No. **SRJ-1-04805/2021-22**, in C.D. No. **SRJD985**, dated **29/11/2021**, before senior sub-registrar office, Sarjapura (Basavanagudi) Bangalore Urban District from respective family members and his name was entered into revenue records of RTC/Pahani and conferred in **MRT-9/2021-22** and referred to as schedule property of **Item No. I**.

WHEREAS Sri. Ravi. R. s/o. Late Ramaiah is the absolute owner of immovable land property bearing Sy. No. **119**, which measuring **32** guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk. The said land property having acquired through by virtue of regd

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Release Deed dated **15/02/2022**, which is regd as doc No. **BSK-1-11818/2021-22**, in C.D. No. **BSKD1242**, before senior sub-registrar office, Basavanagudi (Banashankari) Bangalore Urban District from family members and his name was entered into revenue records of RTC/Pahani and conferred in **MRT-7/2021-22** and referred to as schedule property of **Item No. II**.

WHEREAS **Sri. Manamohan Kumar** s/o Late P. Narasimhaiah is the absolute owner of immovable land property bearing Sy. No. **119**, which measuring **32** guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk. The said land property having acquired through by virtue of regd **Release Deed** dated **26/10/2021**, which is regd as doc No. **SRJ-1-04190/2021-22**, in C.D. No. **SRJD968**, dated **04/11/2021**, before senior sub-registrar office, Sarjapura (Basavanagudi) Bangalore Urban District from respective family members and his name was entered into revenue records of RTC/Pahani and conferred in **MRT-11/2021-22** and referred to as schedule property of **Item No. III**.

WHEREAS **Sri. Prakash. M.** s/o Late Muniyappa is the absolute owner of immovable land property bearing Sy. No. **119**, which measuring **32** guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk. The said land property having acquired through by virtue of regd **Release Deed** dated **26/10/2021**, which is regd as doc No. **SRJ-1-04189/2021-22**, in C.D. No. **SRJD968**, before senior sub-registrar office, Sarjapura (Basavanagudi) Bangalore Urban District from respective family members and his name was entered into revenue records of RTC/Pahani and conferred in **MRT-8/2021-22** and referred to as schedule property of **Item No. IV**.

WHEREAS **Sri. N. Ravichandra** s/o Late Doddanarasimhaiah is the absolute owner of immovable land property bearing Sy. No. **119**, which measuring **32** guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk. The said land property having acquired through by virtue of regd **Release Deed** dated **28/10/2021**, which is regd as doc No. **SRJ-1-04053/2021-22**, in C.D. No. **SRJD964**, before senior sub-registrar office, Sarjapura (Basavangudi) Bangalore Urban District from respective family members and his name was entered into revenue records of RTC/Pahani and conferred in **MRT-12/2021-22** and referred to as schedule property of **Item No. V**.

WHEREAS originally the said land property bearing Sy. No. **81** has been Grant in the name of Sri. Kottappa vide; Order No. **77/52-53**, dated **09/10/1952** and later acquired through by way of **Panchayathi Parikhath of Partition Deed** dated **05/12/1979** of legal heir's of Sri. Kottappa and conferred in **IHC-3/79-80** and later basically **5** families have jointly succeeded as all legal heirs of Late Bylappa, Late Poojappa, Late Narasimhaiah, Late Muniyappa and Late Ramaiah

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respectively and their names have been entered in Revenue Records of RTC/Pahani and conferred in **MR-10/2004-05, MR-8/07-08, MR-9/07-08** respectively as per RTC/Pahani of each names of 5 families reflected as per Mutation Register to an extent of **32** guntas, which total measuring **32 guntas + 32 guntas + 32 guntas + 32 guntas + 32 guntas = 4 acres** of **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk respectively as New Sy. No. 119, (Old Sy. No. 81) and since then they are in peaceful possession and enjoyment of the property with free from all encumbrances.

WHEREAS earlier **Smt. Sakamma** w/o. Late Ramaiah, **Smt. Mangala. R.** d/o. Late Ramaiah, **Sri. Ravi. R.** s/o Late Ramaiah, **Smt. Anjanamma. L.** w/o. Sri. Ravi. R., **Mr. U.R. Abhishek** s/o. Sri. Ravi. R and **Mr. U.R. Arjun** s/o. Sri. Ravi. R., have executed **Agreement of Sale** dated **21/10/2021** in favour of **M/s. DS-Max Properties Pvt. Ltd.**, rep; by its Authorized Signatory **Mr. Shivashankar Chikkeri** in respect of immovable land property bearing Sy. No. **119**, which measuring to an extent of **32** Guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk. Hence they are not parties for further regd **Agreement of Sale** dated **29/11/2021** and regd **General Power of Attorney** dated **29/11/2021**.

WHEREAS **Sri. N. Krishna** s/o Late Narasimhaiah & Late Venkatamma, **Sri. Erappa** s/o. Late Narasimhaiah, **Sri. Manamohan Kumar** s/o Late P. Narasimhaiah, **Sri. Prakash. M.** s/o Late Muniyappa and **Sri. N. Ravichandra** s/o Late Doddanarasimhaiah have executed a regd **Agreement of Sale** dated **29/11/2021**, which is regd as doc No. **SRJ-1-04806/2021-22**, in C.D. No. **SRJD985**, before senior sub-registrar office, Sarjapura (Basavanagudi) Bangalore Urban District, in favour of **M/s. DS-Max Properties Pvt. Ltd.**, Rep; by its Authorized Signatory **Mr. Shivashankar Chikkeri** in respect of immovable land property bearing Sy. No. **119**, which measuring **32 guntas + 32 guntas + 32 guntas + 32 guntas + 32 guntas =** which total measures **4** acres, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk.

WHEREAS and in furtherance, **Sri. N. Krishna** s/o Late Narasimhaiah & Late Venkatamma, **Sri. Erappa** s/o. Late Narasimhaiah, **Sri. Manamohan Kumar** s/o Late P. Narasimhaiah, **Sri. Prakash. M.** s/o Late Muniyappa and **Sri. N. Ravichandra** s/o Late Doddanarasimhaiah have executed a regd **General Power of Attorney** dated **29/11/2021**, which is regd as doc No. **SRJ-4-00241/2021-22**, in C.D. No. **SRJD985**, before senior sub-registrar office, Sarjapura (Basavangudi) Bangalore Urban District, do hereby constitute, nominate, engage and appoint **M/s. DS-Max Properties Pvt. Ltd.**, Rep; by its Authorized Signatory **Mr. Shivashankar Chikkeri** to do all acts, things and deeds as lawful attorney on behalf of Executant/s/Owner/s in respect of immovable land property bearing Sy. No. **119**, which measuring **32 guntas + 32**

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guntas + 32 guntas + 32 guntas + 32 guntas = which total measures **4** acres, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk.

And in furtherance, the remaining left out respective family members of basically **5** families are all made as confirming parties to the Absolute Sale Deed having executed by Owner/s/Vendor/s to give full scope as evident of confirming parties to the Absolute Sale Deed for legal possibilities and all confirming parties have duly signed and attested on the last page of the Deed. Hence all the respective family members of **5** families are made confirming parties to the Absolute Sale Deed as per the respective family trees.

Under such circumstances, **Sri. N. Krishna** S/o Late Narasimhaiah & Late Venkatamma is the absolute owner of immovable land property bearing Sy. No. **119**, which measuring **32 guntas**, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk and referred to as schedule property of **Item No. I** and whereas **Sri. Ravi. R.** s/o. Late Ramaiah is the absolute owner of immovable land property bearing Sy. No. **119**, which measuring **32 guntas**, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk and referred to as schedule property of **Item No. II** and whereas **Sri. Manamohan Kumar** s/o Late P. Narasimhaiah is the absolute owner of immovable land property bearing Sy. No. **119**, which measuring **32 guntas**, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk and referred to as schedule property of **Item No. III** and whereas **Sri. Prakash. M.** s/o Late Muniyappa is the absolute owner of immovable land property bearing Sy. No. **119**, which measuring **32 guntas**, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk and referred to as schedule property of **Item No. IV** and whereas **Sri. N. Ravichandra** s/o Late Doddanarasimhaiah is the absolute owner of immovable land property bearing Sy. No. **119**, which measuring **32 guntas**, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk and referred to as schedule property of **Item No. V**, which total measuring of **Item No. I to V** = **32 guntas + 32 guntas + 32 guntas + 32 guntas + 32 guntas** = which total measures comprising of **4** acres and referred to as "**composite schedule property**", which is morefully described in the schedule hereunder and the respective owner/s are in un-interrupted possession and peaceful enjoyment of the aforesaid land property and they are fully entitled to sell, transfer or otherwise deal with the same in any manner at their absolute discretion.

WHEREAS, the composite schedule property is Granted to the Original Grantee Sri. Kottappa under the provisions of the Karnataka Land Reforms Act 1961, since the Original Grantee belongs to schedule caste and in view of a Non alienation clause prescribed under the Grant for a period of 15 years from the date of grant, Smt. Lakshmamma w/o. Late Narasimhaiah have obtained prior Sale Permission/Sanction of the State Government in vide; Ref No.



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RD.55.LGB.2022, dated **05/02/2022** and in vide; No. **PTCL:(S)CR/3/2021-22**, issued by Deputy Commissioner, Bangalore District, Bangalore, dated **08/02/2022**, as required under Section 4 (2) of the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

WHEREAS, provision to clause of the Certificate of Grant of Saguvali Chit, alienation of the schedule land is expressly permitted with prior sanction of the government, as such by virtue of such Sale Permission/Sanction of the land is permitted to be sold without Prohibition and fulfilled all conditions thereof.

WHEREAS the **OWNER/S/VENDOR/S** being self-acquired property and who are well seized and well possessed of the composite schedule property and have became the absolute respective owner/s of the said land property and they have got right and sufficiently entitled to deal with the said land property in any manner whatsoever without any let or hindrances from anybody to alienate the land property at their absolute discretion. The **OWNER/S/VENDOR/S** are legally competent to convey by sale, transfer or otherwise dispose of the composite schedule property in any manner at their option and discretion and there is no legal impediment of otherwise for sale of the composite schedule property.

WHEREAS, **Sri. N. Krishna** s/o Late Narasimhaiah & Late Venkatamma, **Sri. Ravi. R.** s/o. Late Ramaiah, **Sri. Manamohan Kumar** s/o Late P. Narasimhaiah, **Sri. Prakash. M.** s/o Late Muniyappa and **Sri. N. Ravichandra** s/o Late Doddanarasimhaiah are the respective owner/s of immovable land property bearing Sy. No. **119**, which measuring **32** guntas each of respective owner/s i.e., **32 guntas + 32 guntas + 32 guntas + 32 guntas + 32 guntas** = which total measures comprising of **4** acres, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk and referred to as of **Item No. I to V** and called as "**composite schedule property**" and the owner/s being the respective owner/s are in need of funds for their family beneficial purposes and other legal necessities to provide funds for their personal and domestic use and intend offered to sell away the above said immovable land property bearing Sy. No. **119**, which measuring **32** guntas each of respective owner/s, which total measures comprising of **4 acres** for out rate sale price to the prospective purchaser/developer and in search of a well-established builder/developer for purchase of property and the **OWNER/S/VENDOR/S** having approached the **DEVELOPER** and offered them to sell away for out rate sale price of land property, which measuring **32** guntas each of respective owner/s, which total measures comprising of **4** acres in Sy. No. **119**, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk and referred to as "**composite schedule property**".

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Later the Owner/s/Vendor/s and legal heirs of the respective 5 families basically as confirming parties therein have executed Absolute Sale Deed dated **03/03/2022**, in favour of **M/s. DS-Max Properties Pvt. Ltd.**, rep; by its Authorized Signatory **Mr. Shivashankar Chikkeri.**, which is regd as doc No. **BSK-1-12721-2021-22**, in C.D. No. **BSKD1254**, before sub-registrar office, Basavanagudi, Bangalore, in respect of **32 guntas + 32 guntas + 32 guntas + 32 guntas + 32 guntas** = which total measures comprising of **4 acres**, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk.

WHEREAS M/s. DS-Max Properties Pvt. Ltd., rep; by its Authorized Signatory **Mr. Shivashankar Chikkeri.**, became the absolute owner of immovable land property bearing Sy. No. 119, which total measuring **32 guntas + 32 guntas + 32 guntas + 32 guntas + 32 guntas** = which total measures comprising of **4 acres**, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk.

Later out of 4 acres in Sy. No. 119, a portion of immovable land property, which total measuring **32 guntas + 32 guntas + 32 guntas + 32 guntas = 3 acres 08 guntas**, out of **4 acres** has been converted from Agricultural to Non-Agricultural for residential use and obtained conversion order in vide; Conversion Order dated **23/11/2022**, in Order No. **ALN(SU):SR:40/22-23**, **ALN(SU):SR:39/22-23**, **ALN(SU):SR:41/22-23**, **ALN(SU):SR:42/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District respectively, which total measures Old Sy. No. 119, New Sy. No. **119/2 of 32 guntas**, New Sy. No. **119/3 of 32 guntas**, New Sy. No. **119/4 of 32 guntas** and New Sy. No. **119/5 of 32 guntas**, in the name of **M/s. DS-Max Properties Pvt. Ltd.**, rep; by its Authorized Signatory **Mr. Shivashankar Chikkeri** and their name has been entered into revenue records of RTC/Pahani and conferred in **MRT-8/22-23**, **MRT-10/22-23**, **MRT-7/22-23**, **MRT-9/22-23** respectively, which total measuring 3 acres 08 guntas of converted land for residential use which is subject matter of the property and referred to as **“subject composite schedule property”**, which is morefully described in the schedule hereunder.

I. POSSESSION CERTIFICATE:

On the basis of the entire above Photo copies and original documents referred that the subject matter of property in respect of converted land property bearing Old Sy. No. **119**, New Sy. No. **119/2, 3, 4 & 5**, which measuring **32 guntas + 32 guntas + 32 guntas + 32 guntas** = which total measures comprising of **3 acres 08 guntas**, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk, which is subject matter of property and referred to as **“Subject Composite Schedule Property”**.

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II. ENCUMBRANCE:

On the basis of Encumbrance Certificates referred that the composite schedule property is free from all encumbrances.

III. SEARCH CERTIFICATE:

On the basis of search of encumbrance certificates, release deeds, absolute sale deed of the property, before registering authority concerned, which are free from all encumbrances and have valid perfect marketable title thereof in respect of the opinion of subject matter of composite schedule property.

IV. TITLE:

On the basis of all the prescribed Photo copies and original documents are hereby referred and also verified originals and photo copies, I certify that **M/S DS-MAX PROPERTIES PVT. LTD.**, rep; by its **AUTHORIZED SIGNATORY, MR. SHIVASHANKAR CHIKKERI** is the absolute Owner of immovable land property bearing Sy. No. 119, which measuring **32 guntas + 32 guntas + 32 guntas + 32 guntas + 32 guntas** = which total measures comprising of **4** acres, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk and acquired through by way of regd **Absolute Sale Deed** dated **03/03/2022**, which is regd as doc No. **BSK-1-12721-2021-22**, in C.D. No. **BSKD1254**, before sub-registrar office, Basavanagudi, Bangalore having purchased from the respective Owner/s/Vendor/s i.e., **Sri. N. Krishna** s/o Late Narasimhaiah & Late Venkatamma, **Sri. Ravi. R.** s/o. Late Ramaiah, **Sri. Manamohan Kumar** s/o Late P. Narasimhaiah, **Sri. Prakash. M.** s/o Late Muniyappa and **Sri. N. Ravichandra** s/o Late Doddanarasimhaiah and other legal heirs of respective 5 families basically of 42 family members are added as Owner/s/Vendor/s, which total family members as Owner/s/Vendor/s i.e., 47 members and later the said land property having converted a portion for residential purpose, issued by Deputy Commissioner, Bangalore District, which measuring to an extent of **32 guntas + 32 guntas + 32 guntas + 32 guntas**, which total measuring **3 acres 08 guntas**, out of **4 acres** in respect of New Sy. No. **119/2, 3, 4 & 5** and referred to as "**Subject Composite Schedule Property**".

CERTIFICATE OF TITLE

I have examined the Xerox copies of documents in detail referred and also verified originals, I certify that **M/S DS-MAX PROPERTIES PVT. LTD.**, rep; by its Authorized Signatory, **Mr. Shivashankar Chikkeri** have entered into a regd **Absolute Sale Deed** dated **03/03/2022** with Owner/s/Vendor/s and others legal heirs of respective 5 families basically as confirming

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parties therein i.e., 42 members along with **Sri. N. Krishna** s/o Late Narasimhaiah & Late Venkatamma, **Sri. Ravi. R.** s/o. Late Ramaiah, **Sri. Manamohan Kumar** s/o Late P. Narasimhaiah, **Sri. Prakash. M.** s/o Late Muniyappa and **Sri. N. Ravichandra** s/o Late Doddanarasimhaiah of immovable land property bearing Sy. No. **119**, which measuring **32 guntas + 32 guntas + 32 guntas + 32 guntas + 32 guntas** = which total measures comprising of **4** acres, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk and referred to as "**Composite Schedule Property**" and the **Purchaser/Developer M/S DS-MAX PROPERTIES PVT. LTD.**, rep; by its Authorized Signatory, **Mr. Shivashankar Chikkeri** have obtained for conversion from Agricultural to Non-Agricultural for residential use to an extent of **32 guntas + 32 guntas + 32 guntas + 32 guntas**, which total measures 3 acres 08 guntas, out of 4 acres and obtained conversion order in vide; Conversion Order dated **23/11/2022**, in Order No. **ALN(SU):SR:40/22-23, ALN(SU):SR:39/22-23, ALN(SU):SR:41/22-23, ALN(SU):SR:42/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District respectively and their name has been entered in revenue records of RTC/Pahani and conferred in **MRT-8/22-23, MRT-10/22-23, MRT-7/22-23 and MRT-9/22-23** respectively and has got clear, perfect and marketable title to convey, transfer, sale cum construction agreements to any prospective purchaser/s or any agreements or to construct a multi-storied residential apartment building of the project known as "**DS-MAX SISTA GRAND**" and the Purchaser/Developer is entitled to mortgage the "**subject composite schedule property**" to any financial banks or financial institutions and likewise at their absolute discretion.

SCHEDULE PROPERTY

ITEM NO. I:

All that piece and parcel of converted land property bearing Sy. No. **119**, New Sy. No. **119/2**, which measuring to an extent of **32** guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk, in vide; Conversion Order dated **23/11/2022**, in Order No. **ALN(SU):SR:40/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District, and bounded on:

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East by : Land of Sy. No. 87 and Sy. No. 118,
West by : Old Sy. No. 81 of remaining land,
North by : Remaining Land of same Sy. No. 119, now Sy. No. 119/1,
South by : N. Krishna allotted share of land.

SCHEDULE PROPERTY

ITEM NO. II:

All that piece and parcel of converted land property bearing Sy. No. **119**, New Sy. No. **119/3**, which measuring to an extent of **32** guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk, in vide; Conversion Order dated **23/11/2022**, in Order No. **ALN(SU):SR:39/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District, and bounded on:

East by : Land of Sy. No. 87 & 118,
West by : Old Sy. No. 81 of remaining land,
North by : Prakash. N allotted share of land,
South by : Manamohan Kumar allotted share of land.

SCHEDULE PROPERTY

ITEM NO. III:

All that piece and parcel of converted land property bearing Sy. No. **119**, New Sy. No. **119/4**, which measuring to an extent of **32** guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk, in vide; Conversion Order dated **23/11/2022**, in Order No. **ALN(SU):SR:41/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District, and bounded on:

East by : Land of Sy. No. 87 & 118,
West by : Old Sy. No. 81 of remaining land,
North by : N. Krishna allotted share of land,
South by : N. Ravichandra allotted share of land.

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SCHEDULE PROPERTY

ITEM NO. IV:

All that piece and parcel of converted land property bearing Old Sy. No. **119**, New Sy. No. **119/5**, which measuring to an extent of **32** guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk, in vide; Conversion Order dated **23/11/2022**, in Order No. **ALN(SU):SR:42/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District, and bounded on:

East by : Land of Sy. No. 87 & 118,
West by : Old Sy. No. 81 of remaining land,
North by : Manmohan Kumar allotted share of land,
South by : Old Sy. No. 81, New Sy. No. 125, 124 & Road.

COMPOSITE SCHEDULE PROPERTY

All that piece and parcel of converted land property bearing Old Sy. No. **119**, New Sy. No. **119/2**, which measuring to an extent of **32** guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk, in vide; Conversion Order dated **23/11/2022**, in Order No. **ALN(SU):SR:40/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of **Item No. I** and whereas converted land property bearing Old Sy. No. **119**, New Sy. No. **119/3**, which measuring to an extent of **32** guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk, in vide; Conversion Order dated **23/11/2022**, in Order No. **ALN(SU):SR:39/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of **Item No. II** and whereas converted land property Old Sy. No. **119**, New Sy. No. **119/4**, which measuring to an extent of **32** guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk, in vide; Conversion Order dated **23/11/2022**, in Order No. **ALN(SU):SR:41/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of **Item No. III** and whereas converted land property bearing Old Sy. No. **119**, New Sy. No. **119/5**, which measuring to an extent of **32** guntas, situated at **Uttarahalli Village**, Uttarahalli Hobli, Bangalore South Taluk, in vide; Conversion Order dated **23/11/2022**, in Order No.

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ALN(SU):SR:42/22-23, for residential use, issued by Deputy Commissioner, Bangalore District of **Item No. IV**, which total measuring **32 guntas + 32 guntas + 32 guntas + 32 guntas =** which total measures comprising of **3 acres 08 guntas**, which is subject matter of property and referred to as "**subject composite schedule property**" and bounded on:

East by : Sy. No. 87 & 118,
West by : Old Sy. No. 81 of remaining land,
North by : Remaining Land of same Sy. No. 119, now Sy. No. 119/1,
South by : Old Sy. No. 81, New Sy. No. 125, 124 and Road.

Date: 20/10/2023
Place: Bangalore.

Lingaraj. S. Nadagouda,
B.Com., L.L.B., PGDBA..
ADVOCATE.
Mr. Lingaraj. S. Nadagouda
Advocate