



## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/968426282/9535397986**

To,

Date.31.03.2023.

**M/s. DB INFRA DEVELOPERS,**

PAN: AAMFD8396A

A Partnership Firm having its Office at Flat No.508,  
5th Floor, Sapthagiri Homes,  
4th Cross, Manjunatha Layout,  
Munnekolala, Kundalahalli,  
Bengaluru - 560 037.

Represented by its Partner,

**Mr. T. PRATHEESH KUMAR**, aged about 41 years,  
Son of Sri.T.Ramalinga Reddy,

### **TITLE CLEARANCE CERTIFICATE**

This Legal Opinion is given to **M/s. DB INFRA DEVELOPERS**, based on the photocopies of title documents provided by them.



RE:

**Item No.I**

All that piece and parcel of the Property bearing **Converted Survey No.90 & 91/1**, now assigned new **BBMP Katha No.3092/90,90/1**{Converted from agricultural to non-agricultural residential purpose vide Conversion Certificate bearing No.ALN (PU) (B) SR:35/2011-12, dated:12.09.2011, issued by the Special Deputy Commissioner, Bangalore District, Bangalore}, situated at **BELTHUR VILLAGE**, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, presently within the administrative jurisdiction of **BBMP**, measuring **23 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the;





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**M.9845087191/968426282/9535397986**

East by : Land in Survey No.91/2 of Belathur Village;  
West by : Land in Survey No.80 of Kumbena Agrahara  
North by : Land in Survey No.84 of Kumbena Agrahara  
South by : Land in bearing Survey No.89 & 91/2 of Belathur  
Village;

### **Item No.II**

All that piece and parcel of the Property bearing **Converted New Survey No.80**, (Old Sy No.80/A & 80/B), now assigned new **BBMP Katha No.1114/80 (80/A,80/B)** {Converted from agricultural to non-agricultural residential purpose vide Conversion Certificate bearing No.ALN (PU) (B) SR:93/2008-09, dated:21.05.2009 & ALN (PU) (B) SR:87/2009-10, dated:25.01.2010, both issued by the Special Deputy Commissioner, Bangalore District, Bangalore}, situated at **KUMBENA AGRAHARA VILLAGE**, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, presently within the administrative jurisdiction of **BBMP**, measuring **1 Acre 14 Guntas**, Plus 1 Gunta Karab land, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the;

East by : Land in Sy No.90 of Belathur Village;  
West by : Land in Survey No.81 of Kumbena Agrahara;  
North by : Land in Survey No.82, 83 & 84 of Kumbena Agrahara;  
South by : Land in Survey No.79 of Kumbena Agrahara;  
& Land in Survey No.89 of Belathur Village;

### **COMPOSITE SCHEDULE PROPERTY**

All that piece and parcel of property bearing **Converted Survey No.90 & 91/1**, now assigned new **BBMP Katha No.3092/90,90/1 & Converted New Survey No.80**, (Old Sy No.80/A & 80/B), now assigned new **BBMP Katha No.1114/80 (80/A,80/B)** {Converted from agricultural to non-agricultural residential purpose vide Conversion Certificate bearing No.ALN (PU) (B) SR:35/2011-12, dated:12.09.2011, ALN (PU) (B) SR:93/2008-09, dated:21.05.2009 & ALN (PU) (B) SR:87/2009-10, dated:25.01.2010, all are issued by the Special Deputy Commissioner, Bangalore District, Bangalore}, situated at **BELATHUR & KUMBENA AGRAHARA VILLAGE**, Bidarahalli Hobli, Bangalore East

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Taluk, Bangalore, presently within the administrative jurisdiction of **BBMP**, presently within the administrative jurisdiction of **BBMP**, **totally measuring 1 Acre 37 Guntas** Plus 1 Gunta Karab land, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the;

East by : Land in Survey No.91/2 of Belathur Village;  
West by : Land in Survey No.81 of Kumbena Agrahara;  
North by : Land in Survey No.82, 83 & 84 of Kumbena Agrahara;  
South by : Land in Survey No.79 of Kumbena Agrahara;  
& Land in Survey No.89 & 91/2 of Belathur Village;

### **I. LIST OF DOCUMENTS SCRUTINISED:**

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
		<b>Survey No.90</b>	
01.		Village Map, Tippani Nakalu, Akarbandh in respect of the above said property.	Copy
02.		Endorsement issued by the Thasildhar stating that RTC extract from 1985 to 1990 is not available.	Copy
03.		RTC extract from 1974-75 to 1984-85, 1990-91 to 2017-18 and 2021-22.	Copy
04.		MR.No.15/1993-94, 4/2006-2007 in respect of the above said property.	Copy
05.	25.05.1978	Sale deed executed by Sri.Siddalingappa and Chowdappa Son of Nagappa in favour of Smt.Lakshamma W/o Chinnachari registered vide document No.538/1978-79, Book I, registered in the office of the Sub-registrar Hosakote.	Copy
06.	02.09.2006	General Power of Attorney executed by Sri.Ruben Patel Son of Sri.P.A.Patel in favour of Sri.Prakash Babu.	Copy





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07.	17.02.2011	Agreement of Sale executed by Sri.C.Nagachari Son of Chinnachari and his wife and children in favour of Sri.Rupen Patel Son of Sri.P.A.Patel represented by his GPA Holder Sri.A.Prakash Babu registered vide document No.5848/2010-11, Book I, registered in the office of the Sub-registrar Bidarahalli.	Copy
08.		Family Tree of Sri.Chinnachari.	Copy
09.		Death Certificate of Smt.Saraswathamma.	Copy
10.		Conversion Intimation Letter, Conversion Charges paid receipt, Conversion Sketch.	Copy
11.	12.09.2011	Conversion order bearing No.ALN (PU) (B) SR:35/2011-12, issued by the Special Deputy Commissioner, Bangalore District, Bangalore.	Copy
12.	13.01.2010	79 (A)(B) Endorsement in respect of the above said property.	Copy
13.	01.02.2012	PTCL Endorsement in respect of the above said property.	Copy
14.	14.12.2009	48 A Endorsement issued by the Thasildhar in respect of the above said property.	Copy
15.		Conversion Intimation Letter, Conversion Charges paid receipt, Conversion Sketch.	Copy
16.	12.09.2011	Conversion order bearing No.ALN (PU) (B) SR:35/2011-12, issued by the Special Deputy Commissioner, Bangalore District, Bangalore.	Copy
17.	07.03.2022	Sale deed executed by Sri.Rupen Patel Son of Sri.P.A.Patel for self and as Chairman and Managing Director of M/s.Patel Engineering Limited in favour of M/s.DB Infra Developers represented by its partner Sri.T.Pratheesh Kumar Son of Sri.T.Ramalinga Reddy registered vide document No. 12316/2021-22, Book I, registered in the office of the Sub-Registrar K.R.Pura, Bangalore.	Copy

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18.		Betterment charges paid receipt.	Copy
19.	16.07.2022	Katha Certificate and Katha Extract in the name of M/s.D.B.Infra Developers represented by its partners T.Pratheesh Kumar in respect of the above said property.	Copy
20.		Tax Paid receipt from 2018-19 to 2022-2023.	Copy
21		Encumbrance Certificate from 01.04.1960 to 25.10.2018.	Copy
		<b>Survey No.91/1</b>	
22.		Village Map, Tippani Nakalu, Akarbandh, Atlas Nakalu in respect of the above said property.	Copy
23.		Endorsement issued by the Thasildhar stating that RTC extract from 1980 to 1990 is not available.	Copy
24.		RTC extract from 1974-75 to 1979-80, 1990-91 to 2021-22.	Copy
25.		MR.No.7/1991-92, 25/1995-96 and 18/2009-2010 in respect of the above said property.	Copy
26.	28.08.1964	Sale deed executed by Sri.Patel Annayappa Son of Byrappa in favour of Sri.Narayanaswamy Son of Byanna registered vide document No.1712/1964-65, Book I registered in the office of the Sub-Registrar Hosakote.	Copy
27.	22.12.1969	Sale deed executed by Sri.B.N.Srinivasa Reddy Son of Sri.Narayanaswamy in favour of Sri.Narayanappa Son of Yellappa registered vide document No.2981/1969-70, Book I registered in the office of the Sub-Registrar Hosakote.	Copy
28.	20.06.1973	Sale deed executed by Sri.Narayanappa Son of Yellappa in favour of Sri.Shankar Raju Son of Subbaraju registered vide document No.1310/1973-74, Book I registered in the office of the Sub-Registrar Hosakote.	Copy

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29.	27.06.1994	General Power of Attorney executed by Sri.Shankar Raju Son of Subbaraju in favour of Sri.Chinnachari Son of Dodda Annaiah Chari in respect of the above said property.	Copy
30.	10.03.1995	Sale deed executed by Sri.Shankar Raju Son of Subbaraju represented by his GPA Holder Sri.Chinnachari Son of Dodda Annaiah Chari in favour of Sri.Chandrachari Son of Chinnachari registered vide document No.12520/1994-95 registered in the office of the Sub-Registrar Hosakote in respect of the above said property.	Copy
31.	17.02.2011	Agreement of Sale executed by Sri.Chandrachari Son of Chinnachari and his wife and children in favour of Sri.Rupen Patel Son of Sri.P.A.Patel represented by his GPA Holder Sri.A.Prakash Babu registered vide document No.5852/2010-11, Book I, registered in the office of the Sub-registrar Bidarahalli.	Copy
32.	17.02.2011	General Power of Attorney executed by Sri.Chandrachari Son of Chinnachari and his wife and children in favour of Sri.A.Prakash Babu registered vide document No.561/2010-11, Book IV, registered in the office of the Sub-registrar Bidarahalli.	Copy
33.	13.1.2010	79 (A)(B) Endorsement in respect of the above said property.	Copy
34.	01.02.2012	PTCL Endorsement in respect of the above said property.	Copy
35.	15.12.2009	48 A Endorsement issued by the Thasildhar in respect of the above said property.	Copy
36.	05.07.2011	Letter issued by the Bangalore Development Authority stating that Sy.No.91/1 is in Mainly Residential Zone.	Copy

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37.	04.07.2011	NOC issued by Special Land Acquisition stating that Sy.No.91/1 is not acquired for any purpose.	Copy
38.		Conversion Intimation Letter, Conversion Charges paid receipt, Conversion Sketch.	Copy
39.	12.09.2011	Conversion order bearing No.ALN (PU) (B) SR:35/2011-12, issued by the Special Deputy Commissioner, Bangalore District, Bangalore.	Copy
40.	06.03.2012	Sale deed executed by Sri.Chandrachari Son of Chinnachari and his wife and children represented by their GPA Holder Sri.A.Prakash Babu in favour of Sri.Rupen Patel Son of Sri.P.A.Patel represented by his GPA Holder Sri.A.Prakash Babu registered vide document No.9281/2011-12, Book I, in the office of the Sub-Registrar Bidarahalli.	Copy
41.		Encumbrance certificate from 1.04.1960 to 09.01.2019. <b>Survey No.80 (Old Sy.No.80/B).</b>	
42..		Village Map, Tippani Nakalu, Akarbandh, Karda Nakalu in respect of the above said property.	Copy
43.		Endorsement issued by the Thasildhar stating that RTC extract from 1980 to 1997 and Index of Land and record of rights is not available.	Copy
44.		RTC extract from 1968-69 to 1979-80, 1990-91 to 2019-20 and 2021-22.	Copy
45.		MR.No.3/2009-2010 in respect of the above said property.	Copy
46.		Inam Abolition order, Endorsement and Form No.VIII in case No.1034/1962-63 in the name of Sri.Hotteppa Son of Nanjappa in respect of the above said property.	Copy
47.		Family Tree of Sri.Hotteppa Son of Nanjappa.	Copy

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48.	13.09.2007	Sale deed executed by Sri.Nrayanappa Son of Late Munishamappa and his wife Smt.Annamma and foster daughter Rajeshwari in favour of Sri.Rupen Patel represented by his GPA Holder Sri.Prakash Babu vide registered document No.1956/2007-08, Book I, registered on 17/9/2007 before the Office of the Sub-Registrar, Bidarahalli, Bangalore in respect of Sy.No.80/B measuring 27 Guntas of Kumbena Agrahara Village.	Copy
49.	19.12.2009	79 (A)(B) Endorsement in respect of the above said property.	Copy
50.	24.01.2009	PTCL Endorsement in respect of the above said property.	Copy
51.	02.12.2009	48 A Endorsement issued by the Thasildhar in respect of the above said property.	Copy
52.	21.12.2009	Letter issued by the Bangalore Development Authority stating that Sy.No.80/B is in Mainly Residential Zone.	Copy
53.	08.01.2010	NOC issued by Special Land Acquisition stating that Sy.No.80/B is not acquired for any purpose.	Copy
54.	13.01.2010	Conversion Intimation Letter, Conversion Charges paid receipt, Conversion Sketch.	Copy
55.	25.01.2010	Conversion order bearing No.ALN (PU) (B) SR:87/2009-10, dated:25.01.2010, issued by the Special Deputy Commissioner, Bangalore District, Bangalore.	Copy
56.	11.11.2014	Release deed executed by Smt.Krishnamma Daughter of Late Munishamappa @ Muniyappa in favour of Sri.B.M.Narayanappa Son of Late Munishamappa @ Muniyappa registered on 12/11/2014, vide document No.2594/2014-15, Book I, registered in the office of the Sub-Registrar Shivajinagar	Copy

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		(Bidarahalli) in respect of the above said property.	
57.	04.02.2015	Release deed executed by Smt.Narayanamma Daughter of Late Munishamappa @ Muniyappa in favour of Sri.B.M.Narayanappa Son of Late Munishamappa @ Muniyappa registered on 06/02/2015, vide document No.3321/2014-15, Book I, registered in the office of the Sub-Registrar Shivajinagar (Bidarahalli) in respect of the above said property.	Copy
58.		Encumbrance Certificate from 01.04.1969 to 22.05.2018 in respect of the above said property. <b>Survey No.80 (Old Sy.No.80/A).</b>	Copy
59.		Village Map, Tippani Nakalu, Akarbandh, Karda Nakalu in respect of the above said property.	Copy
60.		RTC extract from 1968-69 to 1984-85, 1990-91 to 2019-20 and 2021-22.	Copy
61.	23.08.2010 27.09.2018	Endorsement issued by the Thasildhar stating that RTC extract from 1985 to 1990 and Index of Land and record of Rights is not available.	
62.		Mutation register Extract No.44/1983-84, 8/1994-95, 11/2009-10.	Copy
63.		Inam Abolition Order and Form No.VIII in case No.1033/1962-63 in the name of Sri.Junjappa Son of Nanjappa in respect of the above said property.	Copy
64.	20.06.2006	General Power of Attorney executed by Smt.Gowramma Daughter of Narayanappa and others in favour of Sri.Narayanappa Son of Late Chinnamma in respect of the above said property.	Copy





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65.	22.06.2006	Sale deed executed by Sri.Narayanappa Son of Late Yellappa for self and as GPA Holder for Smt.Gowramma daughter of Narayanappa and her daughter Miss.Geetha, Manjula, Ravikumar, Ambica all children of Narayanappa and Smt.Poovamma Daughter of late Chinnamma and her son Sri.Nagaraj in favour of Mr.Rupen Patel Son of Sri.P.A.Patel represented by his GPA Holder Sri.Prakash Babu Son of Sri.A.Gurunatha Rao registered vide document No.9705/2006-07, Book I, registered in the office of the Sub-registrar Krishnarajapura in respect of the above said property.	Copy
66.	28.03.2008	79 (A)(B) Endorsement in respect of the above said property.	Copy
67.	17.09.2008	PTCL Endorsement in respect of the above said property.	Copy
68.	03.06.2008	48 A Endorsement issued by the Thasildhar in respect of the above said property.	Copy
69.		Conversion Intimation Letter, Conversion Charges paid receipt, Conversion Sketch.	Copy
70.	21.05.2009	Conversion order bearing No.ALN (PU) (B) SR:93/2008-09, issued by the Special Deputy Commissioner, Bangalore District, Bangalore.	Copy
71.	07.03.2022	Sale deed executed by Sri.Rupen Patel Son of Sri.P.A.Patel for self and as Chairman and Managing Director of M/s.Patel Engineering Limited in favour of M/s.DB Infra Developers represented by its partner Sri.T.Pratheesh Kumar Son of Sri.T.Ramalinga Reddy registered vide document No. 1232/2021-22, Book I, registered in the office of the Sub-Registrar K.R.Pura, Bangalore.	Copy

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72.	30.06.2022	Special Notice and Betterment charges in respect of the above said property.	Copy
73.	16.07.2022	Katha Certificate and Katha Extract in the name of M/s.D.B.Infra Developers represented by its partners T.Pratheesh Kumar in respect of the above said property.	
74.		Tax paid receipt from 2018-19 to 2022-23 in respect of the above said property.	Copy
75.		Encumbrance Certificate from 01.04.1969 to 22.05.2018 in respect of the above said property.	Copy
		<b>COMMON DOCUMENTS</b>	
76.	14.10.2015	Partnership Deed entered between Sri.T.Pratheesh Kumar Son of Sri.M.T.Ramalinga Reddy, Smt.Pallavi in the name and Style of "M/s.DB Infra Developers"	Copy
77.	24.02.2023	NOC from Bangalore water Supply and Sewage Board.	Copy
78.		BWSSB charges paid receipt.	Copy
79.	04.02.2023	NOC from Bangalore Electricity Supply company limited.	Copy
80.	22.02.2023	NOC from Karnataka State Pollution Control Board.	Copy
81.	15.12.2022	NOC issued by State level Environment Impact Assessment Authority Karnataka.	Copy
82.		Building Licence and Building plan	Copy
83.	21.07.2022	Amalgamation deed entered by M/s.DB Infra Developers represented by its partner Sri.T.Pratheesh Kumar, registered vide document No.3009/2022-23, Book I, registered in the office of the Sub-registrar Bidarahalli.	Copy
84.	03.09.2022	Katha Certificate and Katha Extract in the name of M/s.D.B.Infra Developers represented by its partners T.Pratheesh Kumar in respect of the above said property.	Copy

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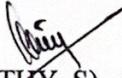
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### **II. ENCUMBRANCES:**

There are no encumbrances or minor claims over the subject property till date in respect of above said property, However it is advisable to verify encumbrance certificate till date, subject to which this legal opinion is given.

### **III. CERTIFICATE**

Therefore I certify that M/s. **DB INFRA DEVELOPERS**, A Partnership firm Represented by it's Managing Partners **Mr. T. PRATHEESH KUMAR** would derive marketable title over the Schedule Property. There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property.

  
(MURTHY. S)  
ADVOCATE

**S.MURTHY**  
**ADVOCATE**  
**M/s. SURIYA LAW ASSOCIATES**  
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