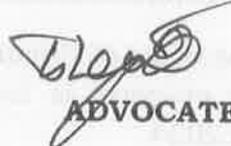




CERTIFICATE

I have gone through the documents, as referred in I Para and they are the perfect evidence of title pertaining to all that piece and parcel of converted land bearing Sy.No.199 (Old Sy.No.160/p5), measuring 1 Acre 15 Guntas, converted for non-agricultural residential purposes, vide Conversion Order dated 28-06-2005, bearing No.A.L.N(DO)S.R/68/2005-06, issued by the Deputy Commissioner, Bengaluru Rural District, Situated at Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural District, presently belonging to **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**

I have verified all certified copies of title deeds, encumbrances from 01.04.1978 to 18.06.2024 in Doddaballapura Sub-registrar office and verified the all revenue records from Taluk Office, A.C. Office, D.C. Office from 1978 to 2024. The scrutiny of the documents and satisfaction of title of the owners, and they have obtained the statutory clearances like Conversion Order from D.C. Office. Thereafter, the Promoter has entered into registered Joint Development Agreement, General Power of Attorney with land owners and based on the said title, right, interest, the Promoter has got plan approval from Doddaballapura Planning Authority (DPA) Vide DPA/TP/L0A/24/2023-24 dated 15.06.2024.


ADVOCATE.



Karnataka Industrial Areas Development Board issued endorsement dated 22.02.2024 vide no 356/2023-24 stating that Sy.Nos.158/1,159/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process, which **is referred in SL.No.20 of I Para.**

KNS EQUITY ESTATES LLP have applied for plan approval for formation of a residential layout before Doddaballapura Planning Authority and the said authority has approved the layout plan bearing Vide No.DPA/TP/LOA/24/2023-24 dated 15.06.2024, which **is referred in Sl.No.21 of I Para.**

Limited Liability Partnership Agreement dated:12.10.2021, entered between Mr. K.N. Surendra & Mrs. Sowmya R to carry on the business in the name and style of M/s. KNS Equity Estates LLP, which **is referred in SL.No.22 of I Para.**

Certificate of Incorporation of KNS Equity Estates LLP, a LLP registered under the limited liability of partnership, issued by Ministry of Corporate Affairs, Central Registration center, which **is referred in SL.No.23 of I Para.**

Survey Records in respect of the Schedule Property have also being furnished. The said documents having been issued by the survey department establishes the Survey Number., Hissa Number., Extent and whom Survey Number was originally alerted and the land revenue assessment details. Hence on cumulative analysis of the above mentioned revenue and survey documents, it demonstrates that the schedule property has clear devolution of title and match the documents described herein before, **which is referred in SL.No.24 of I Para.**

Therefore on the basis of above documents and observations, I am of the opinion that the property described in Para II above is in the possession of **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**

IV. ENCUMBRANCE:

On the basis of Encumbrance Certificates referred in Sl.No.25 of I Para, I certify that the above property is free from all encumbrances during the period from 01.04.1978 to 18.06.2024.

V. TITLE:

On the basis of all the documents referred in first para, I am of the opinion that **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**



Date: 26.06.2024

TO WHOMSOEVER IT MAY CONCERN

Sub: Regarding the legal scrutiny and search report of documents pertaining to all that piece and parcel of the Converted land bearing Sy.No.199(Old Sy.No.160/p5), measuring 1 Acre 15 Guntas, converted for non-agricultural residential purposes, vide Conversion Order dated 28-06-2005, bearing No.A.L.N(DO)S.R/68/2005-06, issued by the Deputy Commissioner, Bengaluru Rural District, Situated at Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural District, presently belonging to **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**

I. DOCUMENTS PERUSED FOR SCRUTINY: -

Sl.No.	List of Documents
1.	Grant Certificate bearing No.LNDU.C.R(K)34:78-79 Passed by Tahasildar, Doddaballapura Taluk, in the name of Mr.Yellappa, in respect of Sy.No.160, measuring 1 Acre and 15 Guntas.
2.	RTC (Record of Rights and Tenancy Crops) from the year 1989-90 to 1996-97, with respect to Sy.No.160/p5 totally measuring 1 Acre 15 Guntas.
3.	Endorsement for non-availability of RTC (Record of Rights and Tenancy Crops) from the period from 1979-1983, with respect to Sy.No.160, measuring 1 Acre 15 Guntas issued by Tahasildar, Doddaballapura Taluk.
4.	Endorsement for non-availability of RTC (Record of Rights and Tenancy Crops) from the period from 1984-1988, with respect to Sy.No.160, measuring 1 Acre 15 Guntas issued by Tahasildar, Doddaballapura Taluk.
5.	Sale Permission Letter dated:21.12.1998 vide No.81:98-99 issued by Asst. Commissioner, Bangalore Sub Division, in respect of Sy.No.160, measuring 1 Acre 15 Guntas.
6.	Sale deed executed by Mr.Yellappa S/o Dasappa and his wife Mrs.Venkatalakshamma, in favor of Mr.K.H.Devaraju S/o K.M.Hanumantharayappa, registered as document No.2521/1999-2000, Book-1, Volume 2216, Pages 87 to 90, registered in the office Sub-Registrar Doddaballapura, in respect of Property bearing Sy.No.160, measuring 1 Acre Guntas
7.	Mutation Register Extract bearing No. 28/1998-99.



8.	RTC (Record of Rights and Tenancy Crops) for the Period from 1997-98 to 2023-24, with respect to Sy.No.199(Old Sy.No.160/p5), measuring 1 Acre 15 Guntas.
9.	Mutation Register Extract bearing No.22 /2004-05.
10.	Conversion order bearing No.A.L.N(DO)S.R/68/2005-06, dated 28.06.2005 issued by Deputy Commissioner, Bangalore Rural District, in respect of property bearing Sy.No.199(Old Sy.No.160/p5), measuring 1 Acre 15 Guntas, in the name of Mr.K.H.Devaraju S/o K.M.Hanumantharayappa.
11.	Mutation Register Extract bearing No.4/2005-06.
12.	Agreement for Sale dated 20.04.2005 entered into between Mr.K.H.Devaraju S/o K.M.Hanumantharayappa along with his adjacent land owners and Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah registered as document No.DBP-1-01806/2005-06, Book-1, Stored in C.D.No.DBPD56, registered on 27-07-2005, registered in the office of the Sub-Registrar Doddaballapura, in respect of Property bearing Sy.No.199 (Old Sy.No.160/p5), measuring 1 Acre 15 Guntas along with other properties.
13.	Sale deed dated:31-08-2005 jointly executed by Mr.K.H.Devaraju S/o K.M.Hanumantharayappa along with his adjacent land owners, in favor of Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah, registered as document No.DBP-1-02352/2005-06, Book-1, Stored in C.D.No.DBPD58, registered on 02-09-2005 and registered in the office of the Sub-Registrar Doddaballapura, in respect of Property bearing Sy.No.199 (Old Sy.No.160/p5), measuring 1 Acre 15 Guntas along with other properties.
14.	Deed of Release executed by Mrs.Chyanut Songnok in favor of Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah vide registered document bearing No.HBB-1-00635-2017-18 CD No.HBBD188 dated 14.06.2017 and registered in the office of Sub register Gandhinagar (Hebbala) with respect to Sy.No.199 (Old Sy.No.160/p5), measuring 1 Acre 15 Guntas along with other properties.
15.	Joint Development Agreement entered into between Mrs.Vina Hasumukh Shah, Mr.Telesh Hasumukh Shah, Ms.Payal Hasumukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah and KNS Equity Estates LLP, vide registered as document No.DBP-1-16315/2023-24, of Book-1 registered in the office of the Sub-Registrar Doddaballapura registered on 12-03-2024, in respect of property bearing Sy.No.199 (Old Sy.No.160/p5), measuring 1 Acre 15 Guntas
16.	General Power of Attorney dated 11.03.2024 executed by Mrs.Vina Hasumukh Shah, Mr.Telesh Hasumukh Shah, Ms.Payal Hasumukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah in favor of KNS Equity Estates LLP, an LLP registered under the limited liability of partnership, registered as document No.DBP-4-00803/2023-24, Book-4, registered on 12-03-2024, in respect of property bearing Sy.No.199 (Old Sy.No.160/p5), measuring 1 Acre 15 Guntas



17.	Nil Tenancy Certificate Vide No. RD0038349455614 dated:29.11.2023 issued Tahasildhar Doddaballapura Taluk, Bangalore Rural District.
18.	Endorsement dated 18.12.2023 bearing No. PTCL/CR(S)/341/2023-24 issued subdivisional officer Doddaballapura, under the Provisions of PTCL Act, with respect to Sy.No.199 (Old Sy.No.160/p5), measuring 1 Acre 15 Guntas
19.	Endorsement dated: 03.04.2023 vide no.03/2023-24 issued by Special Land acquisition officer KHB (Karnataka Housing Board) Bangalore stating that land bearing Sy.Nos.158/1,159/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process for the Karnataka Housing Board Scheme.
20.	Endorsement dated 22.02.2024 vide no 356/2023-24 issued from KIADB (Karnataka Industrial Areas Development Board) stating that land bearing Sy.Nos.158/1,159/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process.
21.	Plan approval from Doddaballapura Planning Authority Vide No.DPA/TP/LOA/24/2023-24 dated 15.06.2024.
22.	Limited Liability Partnership Agreement dated:12.10.2021, entered between Mr. Surendra Kshettahalli Nagu and Mrs. Sowmya Rangaswamy.
23.	Certificate of Incorporation of KNS Equity Estates LLP.
24.	Survey Records such as Akarband, Tippani, Hissa tippani, Atlas issued by Survey Supervisor, Bengaluru South Taluk.
25.	Encumbrance Certificate for the period from 01.04.1978 to 18.06.2024.

II. DESCRIPTION OF THE PROPERTY:

"All that Piece and Parcel of the Converted land bearing Sy.No.199 (Old Sy.No.160/p5), measuring 1 Acre 15 Guntas, converted for non-agricultural residential purposes, vide Conversion Order dated 28-06-2005, bearing No.A.L.N(DO)S.R/68/2005-06, issued by the Deputy Commissioner, Bengaluru Rural District, Situated at Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural, and bounded on the:

East by	Land comprised in Sy.No.159 and 198 of Vaddarahalli Village,
West by	Land comprised in Sy.No.216 of Vaddarahalli Village,
North by	Land comprised in Sy.No.216 of Vaddarahalli Village,
South by	Land comprised in Sy.No.160 of Vaddarahalli Village.



III. TRACING OF TITLE:

The property described in Para II is presently belonging to **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**

From the recitals of the documents it is evident that, the larger extent of property measuring 1 Acre and 15 Guntas in Sy.No.160, (New Sy.No.199) of Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk was owned and possessed by Mr.Yellappa S/o Dasappa and the same has been acquired by him by virtue of a Grant Certificate dated 23-10-1978, bearing No.LNDU.C.R (K)34:78-79 Passed by Tahasildar, Doddaballapura Taluk is evident for the same. After acquiring the above said property, Mr.Yellappa got mutated the revenue records in respect of the above said property in his name. R.T.C produced for the Period of 1989-90 to 1996-97, issued by Tahasildar, Doddaballapura Taluk is evident for the same, which **is referred in Sl.No.1 and 2 of I Para.**

Endorsement for non-availability of RTC (Record of Rights and Tenancy Crops) from the period from 1979-1983, with respect to Sy.No.160, measuring 1 Acre 15 Guntas issued by Tahasildar, Doddaballapura Taluk, which **is referred in Sl.No.3 of I Para.**

Endorsement for non-availability of RTC (Record of Rights and Tenancy Crops) from the period from 1984-1988, with respect to Sy.No.160, measuring 1 Acre 15 Guntas issued by Tahasildar, Doddaballapura Taluk, which **is referred in Sl.No.4 of I Para.**

Mr.Yellappa S/o Dasappa had applied for the sale permission before the concerned authorities, after obtaining the Sale Permission Letter dated:21.12.1998 vide No.81:98-99 issued by Asst. Commissioner, Bangalore Sub Division, in respect of Sy.No.160, measuring 1 Acre 15 Guntas, Mr.Yellappa S/o Dasappa and his wife Mrs.Venkatalakshamma had jointly executed a Sale deed dated 14.01.1999, registered on 14-01-1999, registered as document No.2521/1999-2000, Book-1, Volume 2216, Pages 87 to 90, registered in the office Sub-Registrar Doddaballapura, in favor of Mr.K.H.Devaraju S/o K.M.Hanumantharayappa, in respect of Property bearing Sy.No.160, measuring 1 Acre 15 Guntas. After acquiring the above said property, Mr.K.H.Devaraju got mutated the revenue records in his name, and same is recorded in the Mutation Register Extract bearing No.28/1998-99 and the R.T.C. produced for the period of 1997-98 to 2022-23 issued by Tahasildar, Doddaballapura Taluk is evident for the same, which **is referred in Sl.No.5 to 8 of I Para.**



The Sy.No.160/p5, measuring 1 Acre 15 Guntas is Phoid and assigned as New Sy.No.199 measuring 1 Acre 15 Guntas in the name of Mr.K.H.Devaraju and same is recorded in Mutation Register Extract bearing No.22/2004-05, which **is referred in Sl.No.9 of I Para.**

After acquiring the above said property, Mr.K.H.Devaraju S/o K.M.Hanumantharayappa, had applied for conversion of the property bearing Sy.No.199(Old Sy.No.160/p5), measuring 1 Acre 15 Guntas from Agriculture to non-Agricultural Residential purpose and he has paid the requisite fees vide against demand notice sent form the office of Deputy Commissioner Bangalore district, upon payment of prescribed fees the office of Deputy Commissioner, Bangalore Rural District, issued a Conversion order dated 28-06-2005, bearing No.A.L.N(DO) S.R/68/2005-06 and same is recorded in Mutation Register Extract bearing No.4/2005-06, which **is referred in Sl.No.10 and 11 of I Para.**

It is also seen that, Mr.K.H.Devaraju S/o K.M.Hanumantharayappa along with his adjacent land owners and Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah have entered into an Agreement for Sale deed dated 20-04-2005, Shah registered as document No.DBP-1-01806/2005-06, Book-1, Stored in C.D.No.DBPD56, registered on 27-07-2005, registered in the office of the Sub-Registrar Doddaballapura, in respect of Property bearing Sy.No.199 (Old Sy.No.160/p5), measuring 1 Acre 15 Guntas along with other properties. Thereafter, Mr.K.H.Devaraju S/o K.M.Hanumantharayappa along with his adjacent land owners had jointly executed a Sale deed dated 31-08-2005, registered as document No.DBP-1-02352/2005-06, Book-1, Stored in C.D.No.DBPD58, registered on 02-09-2005 and registered in the office of the Sub-Registrar Doddaballapura, in favor of Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah, in respect of Property bearing Sy.No.199 (Old Sy.No.160/p5), measuring 1 Acre 15 Guntas along with other properties, which **is referred in Sl.No.12 and 13 of I Para.**

It is observed that, Hasumukh P Shah died intestate leaving behind him his legal heirs viz., Mrs.Vina Hasumukh Shah (wife), Mr.Telesh Hasumukh Shah, Ms.Payal Hasumukh (Children). After the demise of Hasumukh P Shah the above said legal heirs had got inherited the Property bearing Sy.No.199 (Old Sy.No.160/p5), measuring 1 Acre 15 Guntas along with other properties in their names.

It is further observed that, Bharat Premchand Shah died intestate leaving behind him his legal heirs viz., Mrs.Nandita Bharat Shah (Wife) (Divorced on 19-08-2010), Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah (Children). After the demise of Bharat Premchand Shah, the above said legal heirs had got inherited the Property bearing Sy.No.199 (Old Sy.No.160/p5), measuring 1 Acre 15 Guntas along with other properties in their names in their names.



Mrs.Chanyanut Songnok (2nd wife of Bharat Premchand Shah) has released all her legal rights and title towards the Sy.No.199 (Old Sy.No.160/p5), measuring 1 Acre 15 Guntas along with other properties in favor of Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah vide registered document bearing No.HBB-1-00635-2017-18 CD No.HBBD188 dated 14.06.2017 and registered in the office of Sub register Gandhinagar (Hebbala), which **is referred in Sl.No.14 of I Para.**

Thus, Mrs.Vina Hasmukh Shah, Mr.Tejesh Hasmukh Shah, Ms.Payal Hasmukh, Mr. Ronak Bharat Shah and Mr.Aashil Bharat Shah have become the owners of the land bearing Sy.No.199 (Old Sy.No.160/p5), measuring 1 Acre 15 Guntas.

It is observed that, Mrs.Vina Hasmukh Shah, Mr.Tejesh Hasmukh Shah, Ms.Payal Hasmukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah and KNS Equity Estates LLP, registered under the limited liability of partnership, have entered into Joint Development Agreement dated 11-03-2024, registered on 12-03-2024, registered as document No.DBP-1-16315/2023-24, of Book-1 registered in the office of the Sub-Registrar Doddaballapura registered on 12-03-2024, in respect of property bearing Sy.No.199 (Old Sy.No.160/p5), measuring 1 Acre 15 Guntas, As per mentioned JDA (Joint Development Agreement) the Land Owners and Developers have agreed to share the Revenue Ratio of 50:50 from the sold plots, which **is referred in Sl.No.15 of I Para.**

In terms of the said JDA and in compliance thereof, Mrs.Vina Hasmukh Shah, Mr.Tejesh Hasmukh Shah, Ms.Payal Hasmukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah had executed a General Power of Attorney dated 11-03-2024, registered as document No.DBP-4-00803/2023-24, Book-4, registered on 12-03-2024 and registered in the office of the Sub-Registrar Doddaballapura, in favor of KNS Equity Estates LLP, registered under the limited liability of partnership, in respect of property bearing Sy.No.199 (Old Sy.No.160/p5), measuring 1 Acre 15 Guntas, which **is referred in Sl.No.16 of I Para.**

The Tasildar has issued an (Nil Tenancy) endorsement stating that there is no application filed for the claim of tenancy rights or not filed under section 2,7,7 A of Karnataka land reforms act (KLRA) Vide RD0038349455614 dated:29.11.2023, with respect to Sy.No.199 (Old Sy.No.160/p5), measuring 1 Acre 15 Guntas, which **is referred in Sl.No.17 of I Para.**

Endorsement dated 18.12.2023 bearing No.PTCL/CR(S)/341/2023-24 issued subdivisional officer Doddaballapura, under the Provisions of PTCL Act, with respect to Sy.No.199 (Old Sy.No.160/p5) measuring 1 Acre 15 Guntas, which **is referred in Sl.No.18 of I Para.**

Endorsement dated: 03.04.2023 vide no.03/2023-24 issued by Special Land acquisition officer KHB (Karnataka Housing Board) Bangalore stating that land bearing Sy.Nos. bearing Sy.Nos.158/1,159/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process for the Karnataka Housing Board Scheme, which **is referred in Sl.No.19 of I Para.**



Date: 26.06.2024

TO WHOMSOEVER IT MAY CONCERN

Sub: Regarding the legal scrutiny and search report of documents pertaining to all that piece and parcel of the Converted land bearing Sy.No.212(old Sy.No.162/p13), measuring 1 Acre 6 Guntas converted for non-agricultural residential purposes, vide Conversion Order dated 28-06-2005, bearing No.A.L.N(DO)S.R/69/2005-06 issued by the Deputy Commissioner, Bengaluru Rural District, Situated at Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural, presently belonging to **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**

I. DOCUMENTS PERUSED FOR SCRUTINY: -

Sl.No.	List of Documents
1.	Grant Certificate bearing No.LND(1)336/78-79 dated:04.10.1978 Passed by Tahasildar, Doddaballapura Taluk, in the name of Mr. Nagappa S/o Narasimappa, in respect of Sy.No.162, measuring 1 Acre 6 Guntas.
2.	RTC (Record of Rights and Tenancy Crops) from the year 1979-80 to 1983-84, with respect to Sy.No.162/p13 totally measuring 1 Acre 6 Guntas.
3.	Endorsement for non-availability of Mutation Register Extract bearing No.7/1979-80, issued by Tahasildar, Doddaballapura Taluk, with respect to Sy.No.162.
4.	Endorsement for non-availability of RTC (Record of Rights and Tenancy Crops) from the period from 1984-1988, with respect to Sy.No.162, measuring 1 Acre 6 Guntas issued by Tahasildar, Doddaballapura Taluk.
5.	IHC 168/1995-96 in favor of Mrs.Muniyamma W/o Late. Nagappa.
6.	Mutation Register Extract bearing No.9/1995-96.
7.	Sale deed dated 13-11-1995 executed by Mrs.Muniyamma and others, in favor of Mr.K.H. Venkataraju, registered as document No.3005/1995-96, in respect of Property bearing Sy.No.162, measuring 1 Acre and 02 guntas
8.	Mutation Register Extract bearing No.2/1996-97.
9.	RTC (Record of Rights and Tenancy Crops) for the Period from 1994-95 to 1986-87, and 2001-2023-24, with respect to Sy.No.162 measuring 1 Acer 6 Guntas.
10.	Endorsement for non-availability of RTC (Record of Rights and Tenancy Crops) from the period from 1989-2001, with respect to Sy.No.162, measuring 1 Acre 6 Guntas issued by Tahasildar, Doddaballapura Taluk.



11.	Mutation Register Extract bearing No.22/2004-05.
12.	Conversion order bearing No.A.L.N(DO)S.R/69/2005-06, issued by Deputy Commissioner, Bangalore Rural District, in respect of property bearing Sy.No.212, measuring 1 Acre 6 Guntas, in the name of Mr.K.H. Venkataraju.
13.	Mutation Register Extract bearing No.1/2005-06.
14.	Agreement for Sale entered into between Mr.K.H.Venkataraju along with his adjacent land owners and Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah, registered on 27-07-2005, registered as document No.DBP-1-01806/2005-06, in respect of Property bearing Sy.No.212, measuring 1 Acre 6 Guntas along with other properties.
15.	Sale deed jointly executed by Mr.K.H.Venkataraju along with his adjacent land owners, in favor of Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah, registered on 02-09-2005, registered as document No.DBP-1-02352/2005-06, in respect of Property bearing Sy.No.212, measuring 1 Acre 6 Guntas along with other properties.
16.	Deed of Release executed by Mrs.Chyanut Songnok in favor of Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah vide registered document bearing No.HBB-1-00635-2017-18 CD No.HBBD188 dated 14.06.2017 and registered in the office of Sub register Gandhinagar (Hebbala) with respect to Sy.No.212 totally measuring 5 Acers 17 Guntas along with other properties.
17.	Joint Development Agreement entered into between Mrs.Vina Hasmukh Shah, Mr.Telesh Hasmukh Shah, Ms.Payal Hasmukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah and KNS Equity Estates LLP, registered as document No.DBP-1-16314/2023-24, in respect of property bearing Sy.No.212, measuring 1 Acre 6 Guntas
18.	General Power of Attorney executed by Mrs.Vina Hasmukh Shah, Mr.Telesh Hasmukh Shah, Ms.Payal Hasmukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah in favor of KNS Equity Estates LLP, registered as document No.DBP-4-00802/2023-24, in respect of property bearing Sy.No.212, measuring 1 Acre 6 Guntas
19.	Nil Tenancy Certificate Vide No. RD0038349455635 dated:02.12.2023 issued Tahasildhar Doddaballapura Taluk, Bangalore Rural District.
20.	Endorsement dated 18.12.2023 bearing No. PTCL/CR(S)/335/2023-24 issued subdivisional officer Doddaballapura, under the Provisions of PTCL Act.
21.	Endorsement dated: 03.04.2023 vide no.03/2023-24 issued by Special Land acquisition officer KHB (Karnataka Housing Board) Bangalore stating that land bearing Sy.Nos.212/1,212/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process for the Karnataka Housing Board Scheme.



22.	Endorsement dated 22.02.2024 vide no 356/2023-24 issued from KIADB (Karnataka Industrial Areas Development Board) stating that land bearing Sy.Nos.212/1,212/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process.
23.	Plan approval from Doddaballapura Planning Authority Vide No.DPA/TP/LOA/24/2023-24 dated 15.06.2024.
24.	Limited Liability Partnership Agreement dated:12.10.2021, entered between Mr. Surendra Kshettahalli Nagu and Mrs. Sowmya Rangaswamy.
25.	Certificate of Incorporation of KNS Equity Estates LLP.
26.	Survey Records such as Akarband, Tippani, Hissa tippani, Atlas issued by Survey Supervisor, Bengaluru South Taluk.
27.	Encumbrance Certificate for the period from 01.01.1951 to 18.06.2024.

II. DESCRIPTION OF THE PROPERTY:

"All that Piece and Parcel of the Converted land bearing Sy.No.212(old Sy.No.162/p13), measuring 1 Acre 6 Guntas converted for non-agricultural residential purposes, vide Conversion Order dated 28-06-2005, bearing No.A.L.N(DO)S.R/69/2005-06 issued by the Deputy Commissioner, Bengaluru Rural District, Situated at Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural, and bounded on the:

East by	Land comprised in Sy.No.213 of Vaddarahalli Village,
West by	Land comprised in Sy.No.162 and 211 of Vaddarahalli Village,
North by	Land comprised in Sy.No.162 of Vaddarahalli Village,
South by	Land comprised in Sy.No.215 of Vaddarahalli Village.

III. TRACING OF TITLE:

The property described in Para II is presently belonging to **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**



From the recitals of the documents it is evident that, the larger extent of property measuring 1 Acre 6 Guntas in Sy.No.162, New Sy.No.212 of Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk was owned and possessed by Mr. Nagappa S/o Narasimappa and the same has been acquired by him by virtue of a Grant Certificate dated 04.10.1978, bearing No.LND(1)SR336/78-79 Passed by Tahasildar, Doddaballapura Taluk is evident for the same. After acquiring the above said property, Mr. Nagappa S/o Narasimappa got mutated the revenue in his name. The R.T.C. produced for the period of 1979-80 to 1983-84 issued by Tahasildr, Doddaballapura Taluk, is evident for the same, which **is referred in Sl.No.1 and 2 of I Para.**

Endorsement for non-availability of Mutation Register Extract bearing No.7/1979-80, issued by Tahasildar, Doddaballapura Taluk, with respect to Sy.No.162, which **is referred in Sl.No.3 of I Para.**

Endorsement for non-availability of RTC (Record of Rights and Tenancy Crops) from the period 1984-1988, with respect to Sy.No.162, which **is referred in Sl.No.4 of I Para.**

After the demise of Mr. Nagappa S/o Narasimappa the land bearing Sy.No.162 totally measuring 1 Acre 6 Guntas was inherited to his wife Mrs.Muniyamma, through IHC 168/1995-96, and mutated through Mutation Register Extract bearing No.9/1995-96, which **is referred in Sl.No.5 and 6 of I Para.**

Thereafter, Mrs.Muniyamma W/o Late. Nagappa along with her family members had jointly executed a Sale deed dated 13-11-1995, registered on 01-08-1997, registered as document No.3005/1995-96, Book-1, Volume 2050, Pages 35 to 37, registered in the office Sub-Registrar Doddaballapura, in favor of K.H.Venkataraju S/o K.M.Hanumantharayappa, in respect of Property bearing Sy.No.162, measuring 1 Acre 6 Guntas. After acquiring the above said property, Mr.K.H.Venkataraju got mutated the revenue records in his name. The Mutation Register Extract bearing No.2/1996-97 and The R.T.C. produced for the period of 1994-95 to 1986-87 and 2001-2023-24 issued by Tahasildr, Doddaballapura Taluk is evident for the same, which **is referred in Sl.No.7 to 9 of I Para.**

Endorsement for non-availability of RTC (Record of Rights and Tenancy Crops) from the period from 1989-2001, with respect to Sy.No.162, measuring 1 Acre 6 Guntas issued by Tahasildar, Doddaballapura Taluk, which **is referred in Sl.No.10 of I Para.**

The Sy.No.162/p13, measuring 1 Acre 6 Guntas is Phoded and assigned as New Sy.No.212 measuring 1 Acre 6 Guntas in the name of Mr.K.H.Venkataraju and same is recorded in Mutation Register Extract bearing No.22/2004-05, which **is referred in Sl.No.11 of I Para.**



It is further seen that, Mr.K.H.Venkataraju S/o K.M.Hanumantharayappa had applied for conversion of the property bearing Sy.No.212 measuring 1 Acre 6 Guntas from Agriculture to non-Agricultural Residential purpose and he has paid the requisite fee vide against demand notice sent from the office of Deputy Commissioner Bangalore district, upon payment of prescribed fee the office of Deputy Commissioner, Bangalore Rural District, issued a Conversion order dated 28-06-2005, bearing No.A.L.N(DO) S.R/69/2005-06 and same is recorded in Mutation Register Extract bearing No.1/2005-06, which **is referred in Sl.No.12 and 13 of I Para.**

It is also seen that, Mr.K.H.Venkataraju S/o K.M.Hanumantharayappa along with his adjacent land owners and Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah have entered into an Agreement for Sale dated 20-04-2005, registered on 27-07-2005, registered as document No.DBP-1-01806/2005-06, Book-1, Stored in C.D.No.DBPD56, registered in the office of the Sub-Registrar Doddaballapura, in respect of Property bearing Sy.No.212, measuring 1 Acre 6 Guntas along with other properties. Thereafter, Mr.K.H.Venkataraju along with his adjacent land owners had jointly executed a Sale deed dated 31-08-2005, registered on 02-09-2005, registered as document No.DBP-1-02352/2005-06, Book-1, Stored in C.D.No.DBPD58, registered in the office of the Sub-Registrar Doddaballapura, in favor of Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah, in respect of Property bearing Sy.No.212, measuring 1 Acre 6 Guntas along with other properties, which **is referred in Sl.No.14 and 15 of I Para.**

It is observed that, Hasumukh P Shah died intestate leaving behind him his legal heirs viz., Mrs.Vina Hasumukh Shah (wife), Mr.Tejesh Hasumukh Shah, Ms.Payal Hasumukh (Children). After the demise of Hasumukh P Shah the above said legal heirs had got inherited the Property bearing Sy.No.212, totally measuring 1 Acre 6 Guntas along with other properties in their names.

It is further observed that, Bharat Premchand Shah died intestate leaving behind him his legal heirs viz., Mrs.Nandita Bharat Shah (Wife) (Divorced on 19-08-2010), Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah (Children). After the demise of Bharat Premchand Shah, the above said legal heirs had got inherited the Property bearing Sy.No.212, measuring 1 Acre 6 Guntas along with other properties in their names.

Mrs.Chanyanut Songnok (2nd wife of Bharat Premchand Shah) has released all her legal rights and title towards the Sy.No.212, measuring 1 Acre 6 Guntas along with other properties in favor of Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah vide registered document bearing No.HBB-1-00635-2017-18 CD No.HBBD188 dated 14.06.2017 and registered in the office of Sub register Gandhinagar (Hebbala), which **is referred in Sl.No.16 of I Para.**



Thus, Mrs.Vina Hasmukh Shah, Mr.Tejesh Hasmukh Shah, Ms.Payal Hasmukh, Mr. Ronak Bharat Shah and Mr.Aashil Bharat Shah have become the owners of the land bearing Sy.No.212, measuring 1 Acre 6 Guntas.

It is observed that, Mrs.Vina Hasmukh Shah, Mr.Tejesh Hasmukh Shah, Ms.Payal Hasmukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah and KNS Equity Estates LLP, registered under the limited liability of partnership, have entered into Joint Development Agreement dated 11-03-2024, registered on 12-03-2024, registered as document No.DBP-1-16314/2023-24, Book-1, registered in the office of the Sub-Registrar Doddaballapura, in respect of property bearing Sy.No.212, measuring 1 Acre 6 Guntas, As per mentioned JDA (Joint Development Agreement) the Land Owners and Developers have agreed to share the Revenue Ratio of 50:50 from the sold plots, which **is referred in Sl.No.17 of I Para.**

In terms of the said JDA and in compliance thereof, Mrs.Vina Hasmukh Shah, Mr.Tejesh Hasmukh Shah, Ms.Payal Hasmukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah had executed a General Power of Attorney dated 11-03-2024, registered on 12-03-2024, registered as document No.DBP-4-00802/2023-24, Book-4, registered in the office of the Sub-Registrar Doddaballapura, in favor of KNS Equity Estates LLP, registered under the limited liability of partnership, in respect of property bearing Sy.No.212, measuring 1 Acre 6 Guntas, which **is referred in Sl.No.18 of I Para.**

The Tasildar has issued an (Nil Tenancy) endorsement stating that there is no application filed for the claim of tenancy rights or not filed under section 2,7,7 A of Karnataka land reforms act (KLRA) Vide No. RD0038349455635 dated:02.12.2023, with respect to Sy.No.212, measuring 1 Acre 6 Guntas, which **is referred in Sl.No.19 of I Para.**

Endorsement dated 18.12.2023 bearing No.PTCL/CR(S)/335/2023-24 issued subdivisonal officer Doddaballapura, under the Provisions of PTCL Act, with respect to Sy.No.212, measuring 1 Acre 6 Guntas, which **is referred in Sl.No.20 of I Para.**

Endorsement dated: 03.04.2023 vide no.03/2023-24 issued by Special Land acquisition officer KHB (Karnataka Housing Board) Bangalore stating that land bearing Sy.Nos. bearing Sy.Nos.212/1,212/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process for the Karnataka Housing Board Scheme, which **is referred in Sl.No.21 of I Para.**

Karnataka Industrial Areas Development Board issued endorsement dated 22.02.2024 vide no 356/2023-24 stating that Sy.Nos.212/1,212/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process, which **is referred in SL.No.22 of I Para.**



KNS EQUITY ESTATES LLP have applied for plan approval for formation of a residential layout before Doddaballapura Planning Authority and the said authority has approved the layout plan bearing Vide No.DPA/TP/LOA/24/2023-24 dated 15.06.2024, which **is referred in Sl.No.23 of I Para.**

Limited Liability Partnership Agreement dated:12.10.2021, entered between Mr. K.N. Surendra & Mrs. Sowmya R to carry on the business in the name and style of M/s. KNS Equity Estates LLP, which **is referred in SL.No.24 of I Para.**

Certificate of Incorporation of KNS Equity Estates LLP, a LLP registered under the limited liability of partnership, issued by Ministry of Corporate Affairs, Central Registration center, which **is referred in SL.No.25 of I Para**

Survey Records in respect of the Schedule Property have also being furnished. The said documents having been issued by the survey department establishes the Survey Number., Hissa Number., Extent and whom Survey Number was originally alerted and the land revenue assessment details. Hence on cumulative analysis of the above mentioned revenue and survey documents, it demonstrates that the schedule property has clear devolution of title and match the documents described herein before, **which is referred in SL.No.26 of I Para.**

Therefore on the basis of above documents and observations, I am of the opinion that the property described in Para II above is in the possession of **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**

IV. ENCUMBRANCE:

On the basis of Encumbrance Certificates referred in Sl.No.27 of I Para, I certify that the above property is free from all encumbrances during the period from 01.01.1951 to 18.06.2024.

V. TITLE:

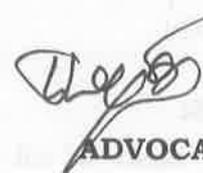
On the basis of all the documents referred in first para, I am of the opinion that **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**



CERTIFICATE

I have gone through the documents, as referred in I Para and they are the perfect evidence of title pertaining to all that piece and parcel of converted land bearing Sy.No.212(old Sy.No.162/p13), measuring 1 Acre 6 Guntas converted for non-agricultural residential purposes, vide Conversion Order dated 28-06-2005, bearing No.A.L.N(DO)S.R/69/2005-06 issued by the Deputy Commissioner, Bengaluru Rural District, Situated at Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural, presently belonging to **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**

I have verified all certified copies of title deeds, encumbrances from 01.01.1951 to 18.06.2024 in Doddaballapura Sub-registrar office and verified the all revenue records from Taluk Office, A.C. Office, D.C. Office from 1951 to 2024. The scrutiny of the documents and satisfaction of title of the owners, and they have obtained the statutory clearances like Conversion Order from D.C. Office. Thereafter, the Promoter has entered into registered Joint Development Agreement, General Power of Attorney with land owners and based on the said title, right, interest, the Promoter has got plan approval from Doddaballapura Planning Authority (DPA) Vide DPA/TP/LOA/24/2023-24 dated 15.06.2024.


ADVOCATE.



Date: 26.06.2024

TO WHOMSOEVER IT MAY CONCERN

Sub: Regarding the legal scrutiny and search report of documents pertaining to all that piece and parcel of the Converted land bearing Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas, converted for non-agricultural residential purposes, vide Conversion Order dated 28-06-2005, bearing No.A.L.N(DO)S.R/67/2005-06, issued by the Deputy Commissioner, Bengaluru Rural District, Situated at Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural District, presently belonging to **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**

I. DOCUMENTS PERUSED FOR SCRUTINY: -

Sl.No.	List of Documents
1.	Grant Certificate bearing No.LND(1)336/78-79 dated:04.10.1978 Passed by Tahasildar, Doddaballapura Taluk, in the name of Mr. Venkataramanappa, in respect of Sy.No.162, measuring 1 Acre 2 Guntas.
2.	RTC (Record of Rights and Tenancy Crops) from the year 1987-88 to 1983-84, with respect to Sy.No.162 totally measuring 1 Acre 2 Guntas.
3.	Endorsement for non-availability of Mutation Register Extract bearing No.7/1979-80, issued by Tahasildar, Doddaballapura Taluk, with respect to Sy.No.162.
4.	Endorsement for non-availability of RTC (Record of Rights and Tenancy Crops) from the period from 1984 to 1988, 1994 to 1996 and 1989 to 1993, with respect to Sy.No.162, measuring 1 Acre 2 Guntas issued by Tahasildar, Doddaballapura Taluk.
5.	Sale Permission Letter issued by Asst. Commissioner, Bangalore Sub Division, in the name of Mr.Venkataramanappa, in respect of Sy.No.162, measuring 1 Acre and 02 Guntas.
6.	Sale deed executed by Mr.Venkataramanappa, in favor of Mr.K.H. Nagaraju, registered as document No.2351/1998-99, in respect of Property bearing Sy.No.162, measuring 1 Acre 2 Guntas
7.	Mutation Register Extract bearing No. 25/1998-99.
8.	RTC (Record of Rights and Tenancy Crops) from the year 1997-98 to 2023-24, with respect to New Sy.No.215 (old Sy.No.162/p9) totally measuring 1 Acre 2 Guntas.
9.	Mutation Register Extract bearing No.22/2004-05.



10.	Conversion order bearing No.A.L.N(DO)S.R/67/2005-06, dated 28.06.2005 issued by Deputy Commissioner, Bangalore Rural District, in respect of property bearing Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas, in the name of Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa.
11.	Mutation Register Extract bearing No.2/2005-06.
12.	Agreement for Sale dated 20.04.2005 entered into between Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa along with his adjacent land owners and Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah registered as document No.DBP-1-01806/2005-06, Book-1, Stored in C.D.No.DBPD56, registered on 27-07-2005, registered in the office of the Sub-Registrar Doddaballapura, in respect of Property bearing Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas along with other properties.
13.	Sale deed dated:31-08-2005 jointly executed by Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa along with his adjacent land owners, in favor of Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah, registered as document No.DBP-1-02352/2005-06, Book-1, Stored in C.D.No.DBPD58, registered on 02-09-2005 and registered in the office of the Sub-Registrar Doddaballapura, in respect of Property bearing Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas along with other properties.
14.	Deed of Release executed by Mrs.Chyanut Songnok in favor of Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah vide registered document bearing No.HBB-1-00635-2017-18 CD No.HBBD188 dated 14.06.2017 and registered in the office of Sub register Gandhinagar (Hebbala) with respect to Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas along with other properties.
15.	Joint Development Agreement dated:11.03.2024 entered into between Mrs.Vina Hasumukh Shah, Mr.Telesh Hasumukh Shah, Ms.Payal Hasumukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah and KNS Equity Estates LLP, vide registered as document No.DBP-1-16322/2023-24, of Book-1 registered in the office of the Sub-Registrar Doddaballapura registered on 12-03-2024, in respect of property bearing Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas
16.	General Power of Attorney dated:11.03.2024 executed by Mrs.Vina Hasumukh Shah, Mr.Telesh Hasumukh Shah, Ms.Payal Hasumukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah in favor of KNS Equity Estates LLP, an LLP registered under the limited liability of partnership, represented by its authorized signatory Mr.Sumanth Gowda H.P., registered as document No.DBP-4-00809/2023-24, Book-4, registered on 12-03-2024, in respect of property bearing Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas
17.	Nil Tenancy Certificate Vide No. RD0038349455628 dated:29.11.2023 issued Tahasildhar Doddaballapura Taluk, Bangalore Rural District.



18.	Endorsement dated:18.12.2023 bearing No. PTCL/CR(S)/336/2023-24 issued subdivisonal officer Doddaballapura, under the Provisions of PTCL Act, with respect to Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas
19.	Endorsement dated: 03.04.2023 vide no.03/2023-24 issued by Special Land acquisition officer KHB (Karnataka Housing Board) Bangalore stating that land bearing Sy.Nos.158/1,159/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process for the Karnataka Housing Board Scheme.
20.	Endorsement dated 22.02.2024 vide no 356/2023-24 issued from KIADB (Karnataka Industrial Areas Development Board) stating that land bearing Sy.Nos.158/1,159/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process.
21.	Plan approval from Doddaballapura Planning Authority Vide No.DPA/TP/LOA/24/2023-24 dated 15.06.2024.
22.	Limited Liability Partnership Agreement dated:12.10.2021, entered between Mr. Surendra Kshettahalli Nagu and Mrs. Sowmya Rangaswamy.
23.	Certificate of Incorporation of KNS Equity Estates LLP.
24.	Survey Records such as Akarband, Tippani, Hissa tippani, Atlas issued by Survey Supervisor, Bengaluru South Taluk.
25.	Encumbrance Certificate for the period from 01.04.1978 to 18.06.2024.

II. DESCRIPTION OF THE PROPERTY:

"All that Piece and Parcel of the Converted land bearing Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas, converted for non-agricultural residential purposes, vide Conversion Order dated 28-06-2005, bearing No.A.L.N(DO)S.R/67/2005-06, issued by the Deputy Commissioner, Bengaluru Rural District, Situated at Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural, and bounded on the:

East by	Land comprised in Sy.No.212 of Vaddarahalli Village,
West by	Land comprised in Sy.No.210 of Vaddarahalli Village,
North by	Land comprised in Sy.No.162 of Vaddarahalli Village,
South by	Land comprised in Sy.No.211 of Vaddarahalli Village.



III. TRACING OF TITLE:

The property described in Para II is presently belonging to **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**

From the recitals of the documents it is evident that, the larger extent of property measuring 1 Acre 2 Guntas in Sy.No.162, New Sy.No.211 of Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk was owned and possessed by Mr. Venkataramanappa S/o Kondappa and the same has been acquired by him by virtue of a Grant Certificate dated 04.10.1978, bearing No.LND(1)336/78-79 Passed by Tahasildar, Doddaballapura Taluk is evident for the same. After acquiring the above said property, Mr. Venkataramanappa got mutated the revenue records in his name. The R.T.C produced for the Period of 1987-88 to 1983-84, issued by Tahasildar, Doddaballapura Taluk is evident for the same, which **is referred in Sl.No.1 and 2 of I Para.**

Endorsement for non-availability of Mutation Register Extract bearing No.7/1979-80, issued by Tahasildar, Doddaballapura Taluk, with respect to Sy.No.162, which **is referred in Sl.No.3 of I Para.**

Endorsement for non-availability of RTC (Record of Rights and Tenancy Crops) from the period from 1984 to 1988, 1994 to 1996 and 1989 to 1993, with respect to Sy.No.162, measuring 1 Acre 2 Guntas issued by Tahasildar, Doddaballapura Taluk, which **is referred in Sl.No.4 of I Para.**

Mr. Venkataramanappa S/o Kondappa had applied for the sale permission before the concerned authorities, after obtaining the Sale Permission Letter dated:19.12.1998 vide No.78:98-99 issued by Asst. Commissioner, Bangalore Sub Division, in respect of Sy.No.162, measuring 1 Acre 6 Guntas, Thereafter, Mr. Venkataramanappa S/o Kondappa had executed a Sale deed dated No.2351/1998-99, registered as document No.2351/1998-99, Book-1, Volume 2213, Pages 130 to 134, registered in the office Sub-Registrar Doddaballapura, in favor of Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa, in respect of Property bearing Sy.No.162, measuring 1 Acre 2 Guntas. After acquiring the above said property, Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa got mutated the revenue records in his name. The Mutation Register Extract bearing No. 25/1998-99 and The R.T.C. produced for the period of 1997-98 to 2023-24 issued by Tahasildar, Doddaballapura Taluk is evident for the same, which **is referred in Sl.No.5 to 8 of I Para.**



The Sy.No.162/p9, measuring 1 Acre 2 Guntas is Phoded and assigned as New Sy.No.211 measuring 1 Acre 2 Guntas in the name of Mr.K.H.Nagaraju and same is recorded in Mutation Register Extract bearing No.22/2004-05, which **is referred in Sl.No.9 of I Para.**

After acquiring the above said property, Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa, had applied for conversion of the property bearing Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas from Agriculture to non-Agricultural Residential purpose and he has paid the requisite fee vide against demand notice sent form the office of Deputy Commissioner Bangalore district, upon payment of prescribed fee the office of Deputy Commissioner, Bangalore Rural District, issued a Conversion order dated 28-06-2005, bearing No.A.L.N(DO) S.R/67/2005-06 and same is recorded in Mutation Register Extract bearing No.2/2005-06, which **is referred in Sl.No.10 and 11 of I Para.**

It is also seen that, Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa along with his adjacent land owners and Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah have entered into an Agreement for Sale deed dated 20-04-2005, Shah registered as document No.DBP-1-01806/2005-06, Book-1, Stored in C.D.No.DBPD56, registered on 27-07-2005, registered in the office of the Sub-Registrar Doddaballapura, in respect of Property bearing Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas along with other properties. Thereafter, Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa along with his adjacent land owners had jointly executed a Sale deed dated 31-08-2005, registered as document No.DBP-1-02352/2005-06, Book-1, Stored in C.D.No.DBPD58, registered on 02-09-2005 and registered in the office of the Sub-Registrar Doddaballapura, in favor of Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah, in respect of Property bearing Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas along with other properties, which **is referred in Sl.No.12 and 13 of I Para.**

It is observed that, Hasumukh P Shah died intestate leaving behind him his legal heirs viz., Mrs.Vina Hasumukh Shah (wife), Mr.Tejesh Hasumukh Shah, Ms.Payal Hasumukh (Children). After the demise of Hasumukh P Shah the above said legal heirs had got inherited the Property bearing Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas along with other properties in their names.

It is further observed that, Bharat Premchand Shah died intestate leaving behind him his legal heirs viz., Mrs.Nandita Bharat Shah (Wife) (Divorced on 19-08-2010), Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah (Children). After the demise of Bharat Premchand Shah, the above said legal heirs had got inherited the Property bearing Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas along with other properties in their names in their names.



Mrs.Chanyanut Songnok (2nd wife of Bharat Premchand Shah) has released all her legal rights and title towards the Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas along with other properties in favor of Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah vide registered document bearing No.HBB-1-00635-2017-18 CD No.HBBD188 dated 14.06.2017 and registered in the office of Sub register Gandhinagar (Hebbala), which **is referred in Sl.No.14 of I Para.**

Thus, Mrs.Vina Hasmukh Shah, Mr.Tejesh Hasmukh Shah, Ms.Payal Hasmukh, Mr. Ronak Bharat Shah and Mr.Aashil Bharat Shah have become the owners of the land bearing Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas.

It is observed that, Mrs.Vina Hasmukh Shah, Mr.Tejesh Hasmukh Shah, Ms.Payal Hasmukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah and KNS Equity Estates LLP, registered under the limited liability of partnership, have entered into Joint Development Agreement dated 11-03-2024, registered as document No.DBP-1-16322/2023-24, of Book-1 registered in the office of the Sub-Registrar Doddaballapura registered on 12-03-2024, in respect of property bearing Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas, As per mentioned JDA (Joint Development Agreement) the Land Owners and Developers have agreed to share the Revenue Ratio of 50:50 from the sold plots, which **is referred in Sl.No.15 of I Para.**

In terms of the said JDA and in compliance thereof, Mrs.Vina Hasmukh Shah, Mr.Tejesh Hasmukh Shah, Ms.Payal Hasmukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah had executed a General Power of Attorney dated 11-03-2024, registered as document No.DBP-4-00809/2023-24, Book-4, registered on 12-03-2024 and registered in the office of the Sub-Registrar Doddaballapura, in favor of KNS Equity Estates LLP, registered under the limited liability of partnership, in respect of property bearing Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas, which **is referred in Sl.No.16 of I Para.**

The Tasildar has issued an (Nil Tenancy) endorsement stating that there is no application filed for the claim of tenancy rights or not filed under section 2,7,7 A of Karnataka land reforms act (KLRA) Vide No. RD0038349455628 dated:29.11.2023, with respect to Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas, which **is referred in Sl.No.17 of I Para.**

Endorsement dated 18.12.2023 bearing No.PTCL/CR(S)/336/2023-24 issued subdivisional officer Doddaballapura, under the Provisions of PTCL Act, with respect to Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas, which **is referred in Sl.No.18 of I Para.**

Endorsement dated: 03.04.2023 vide no.03/2023-24 issued by Special Land acquisition officer KHB (Karnataka Housing Board) Bangalore stating that land bearing Sy.Nos. bearing Sy.Nos.158/1,159/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process for the Karnataka Housing Board Scheme, which **is referred in Sl.No.19 of I Para.**



Karnataka Industrial Areas Development Board issued endorsement dated 22.02.2024 vide no 356/2023-24 stating that Sy.Nos.158/1,159/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process, which **is referred in SL.No.20 of I Para.**

KNS EQUITY ESTATES LLP have applied for plan approval for formation of a residential layout before Doddaballapura Planning Authority and the said authority has approved the layout plan bearing Vide No.DPA/TP/LOA/24/2023-24 dated 15.06.2024, which **is referred in Sl.No.21 of I Para.**

Limited Liability Partnership Agreement dated:12.10.2021, entered between Mr. K.N. Surendra & Mrs. Sowmya R to carry on the business in the name and style of M/s. KNS Equity Estates LLP, which **is referred in SL.No.22 of I Para.**

Certificate of Incorporation of KNS Equity Estates LLP, a LLP registered under the limited liability of partnership, issued by Ministry of Corporate Affairs, Central Registration center, which **is referred in SL.No.23 of I Para**

Survey Records in respect of the Schedule Property have also being furnished. The said documents having been issued by the survey department establishes the Survey Number., Hissa Number., Extent and whom Survey Number was originally alerted and the land revenue assessment details. Hence on cumulative analysis of the above mentioned revenue and survey documents, it demonstrates that the schedule property has clear devolution of title and match the documents described herein before, **which is referred in SL.No.24 of I Para.**

Therefore on the basis of above documents and observations, I am of the opinion that the property described in Para II above is in the possession of **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**

IV. ENCUMBRANCE:

On the basis of Encumbrance Certificates referred in Sl.No.25 of I Para, I certify that the above property is free from all encumbrances during the period from 01.04.1978 to 18.06.2024.

V. TITLE:

On the basis of all the documents referred in first para, I am of the opinion that **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**



CERTIFICATE

I have gone through the documents, as referred in I Para and they are the perfect evidence of title pertaining to all that piece and parcel of converted land bearing Sy.No.211 (old Sy.no.162/p9) measuring 1 Acre 2 Guntas, converted for non-agricultural residential purposes, vide Conversion Order dated 28-06-2005, bearing No.A.L.N(DO)S.R/67/2005-06, issued by the Deputy Commissioner, Bengaluru Rural District, Situated at Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural District, presently belonging to **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**

I have verified all certified copies of title deeds, encumbrances from 01.04.1978 to 18.06.2024 in Doddaballapura Sub-registrar office and verified the all revenue records from Taluk Office, A.C. Office, D.C. Office from 1978 to 2024. The scrutiny of the documents and satisfaction of title of the owners, and they have obtained the statutory clearances like Conversion Order from D.C. Office. Thereafter, the Promoter has entered into registered Joint Development Agreement, General Power of Attorney with land owners and based on the said title, right, interest, the Promoter has got plan approval from Doddaballapura Planning Authority (DPA) Vide DPA/TP/L0A/24/2023-24 dated 15.06.2024.


ADVOCATE.



Date: 26.06.2024

TO WHOMSOEVER IT MAY CONCERN

Sub: Regarding the legal scrutiny and search report of documents pertaining to all that piece and parcel of the Converted land bearing Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas, converted for non-agricultural residential purposes, vide Conversion Order dated 28-06-2005, bearing No.A.L.N(DO)S.R/67/2005-06, issued by the Deputy Commissioner, Bengaluru Rural District, Situated at Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural District, presently belonging to **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**

I. DOCUMENTS PERUSED FOR SCRUTINY: -

Sl.No.	List of Documents
1.	Grant Certificate bearing No.LND(1)336/78-79 dated:04.10.1978 Passed by Tahasildar, Doddaballapura Taluk, in the name of Mr. Annappa S/o Hanumantharayappa, in respect of Sy.No.162, measuring 2 Acres 34 Guntas.
2.	RTC (Record of Rights and Tenancy Crops) from the year 1979-80 to 1983-84, with respect to Sy.No.162/p2 totally measuring 2 Acres 34 Guntas.
3.	Endorsement for non-availability of Mutation Register Extract bearing No.7/1979-80, issued by Tahasildar, Doddaballapura Taluk, with respect to Sy.No.162.
4.	Endorsement for non-availability of RTC (Record of Rights and Tenancy Crops) from the period from 1984 to 1988, with respect to Sy.No.162, measuring 2 Acres 34 Guntas issued by Tahasildar, Doddaballapura Taluk.
5.	RTC (Record of Rights and Tenancy Crops) from the year 1989-90 to 1993-94, with respect to Sy.No.162/p2 totally measuring 2 Acres 34 Guntas.
6.	Sale deed executed by Mr.Annappa S/o Hanumantharayappa, in favor of Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa, registered as document No.1657/1995-96 dated 24.08.1995, in respect of Property bearing Sy.No.162, measuring 2 Acres 34 Guntas.
7.	Mutation Register Extract bearing No. 31/1995-96.
8.	RTC (Record of Rights and Tenancy Crops) from the year 1994-95 to 2023-24, with respect to New Sy.No.215old Sy.No.162/p2 totally measuring 2 Acres 34 Guntas.
9.	Mutation Register Extract bearing No.22/2004-05.



10.	Conversion order bearing No.A.L.N(DO)S.R/67/2005-06, dated 28.06.2005 issued by Deputy Commissioner, Bangalore Rural District, in respect of property bearing Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas, in the name of Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa.
11.	Mutation Register Extract bearing No.2/2005-06.
12.	Agreement for Sale dated 20.04.2005 entered into between Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa along with his adjacent land owners and Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah registered as document No.DBP-1-01806/2005-06, Book-1, Stored in C.D.No.DBPD56, registered on 27-07-2005, registered in the office of the Sub-Registrar Doddaballapura, in respect of Property bearing Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas along with other properties.
13.	Sale deed dated:31-08-2005 jointly executed by Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa along with his adjacent land owners, in favor of Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah, registered as document No.DBP-1-02352/2005-06, Book-1, Stored in C.D.No.DBPD58, registered on 02-09-2005 and registered in the office of the Sub-Registrar Doddaballapura, in respect of Property bearing Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas along with other properties.
14.	Deed of Release executed by Mrs.Chanyanut Songnok in favor of Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah vide registered document bearing No.HBB-1-00635-2017-18 CD No.HBBD188 dated 14.06.2017 and registered in the office of Sub register Gandhinagar (Hebbala) with respect to Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas along with other properties.
15.	Joint Development Agreement dated:11.03.2024 entered into between Mrs.Vina Hasumukh Shah, Mr.Tejesh Hasumukh Shah, Ms.Payal Hasumukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah and KNS Equity Estates LLP, vide registered as document No.DBP-1-16310/2023-24, of Book-1 registered in the office of the Sub-Registrar Doddaballapura registered on 12-03-2024, in respect of property bearing Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas
16.	General Power of Attorney dated:11.03.2024 executed by Mrs.Vina Hasumukh Shah, Mr.Tejesh Hasumukh Shah, Ms.Payal Hasumukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah in favor of KNS Equity Estates LLP, an LLP registered under the limited liability of partnership, represented by its authorized signatory Mr.Sumanth Gowda H.P., registered as document No.DBP-4-00797/2023-24, Book-4, registered on 12-03-2024, in respect of property bearing Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas
17.	Nil Tenancy Certificate Vide No. RD0038349455637 dated:02.12.2023 issued Tahasildhar Doddaballapura Taluk, Bangalore Rural District.
18.	Endorsement dated:18.12.2023 bearing No. PTCL/CR(S)/350/2023-24 issued subdivisional officer Doddaballapura, under the Provisions of PTCL Act, with respect to Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas



19.	Endorsement dated: 03.04.2023 vide no.03/2023-24 issued by Special Land acquisition officer KHB (Karnataka Housing Board) Bangalore stating that land bearing Sy.Nos.158/1,159/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process for the Karnataka Housing Board Scheme.
20.	Endorsement dated 22.02.2024 vide no 356/2023-24 issued from KIADB (Karnataka Industrial Areas Development Board) stating that land bearing Sy.Nos.158/1,159/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process.
21.	Plan approval from Doddaballapura Planning Authority Vide No.DPA/TP/LOA/24/2023-24 dated 15.06.2024.
22.	Limited Liability Partnership Agreement dated:12.10.2021, entered between Mr. Surendra Kshettahalli Nagu and Mrs. Sowmya Rangaswamy.
23.	Certificate of Incorporation of KNS Equity Estates LLP.
24.	Survey Records such as Akarband, Tippani, Hissa tippani, Atlas issued by Survey Supervisor, Bengaluru South Taluk.
25.	Encumbrance Certificate for the period from 01.04.1978 to 18.06.2024.

II. DESCRIPTION OF THE PROPERTY:

"All that Piece and Parcel of the Converted land bearing Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas, converted for non-agricultural residential purposes, vide Conversion Order dated 28-06-2005, bearing No.A.L.N(DO)S.R/67/2005-06, issued by the Deputy Commissioner, Bengaluru Rural District, Situated at Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural, and bounded on the:

East by	Land comprised in Sy.No.220 of Vaddarahalli Village and Sy.No.162,
West by	Land comprised in Sy.No.208 of Vaddarahalli Village,
North by	Land comprised in Sy.No.162, 209, 210, 211, 212, 213 and 214 of Vaddarahalli Village,
South by	Land comprised in Sy.Nos.198 and 216 of Vaddarahalli Village.



III. TRACING OF TITLE:

The property described in Para II is presently belonging to **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**

From the recitals of the documents it is evident that, the larger extent of property measuring 2 Acres 34 Guntas in Sy.No.162, New Sy.No.215 of Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk was owned and possessed by Mr. Annappa S/o Hanumantharayappa and the same has been acquired by him by virtue of a Grant Certificate dated 04.10.1978, bearing No.LND(1)336/78-79 Passed by Tahasildar, Doddaballapura Taluk is evident for the same. After acquiring the above said property, Mr.Annappa got mutated the revenue records in his name. The R.T.C produced for the Period of 1979-80 to 1983-84, issued by Tahasildar, Doddaballapura Taluk is evident for the same, which **is referred in Sl.No.1 and 2 of I Para.**

Endorsement for non-availability of Mutation Register Extract bearing No.7/1979-80, issued by Tahasildar, Doddaballapura Taluk, with respect to Sy.No.162, which **is referred in Sl.No.3 of I Para.**

Endorsement for non-availability of RTC (Record of Rights and Tenancy Crops) from the period from 1984-1988, with respect to Sy.No.162, measuring 2 Acres 34 Guntas issued by Tahasildar, Doddaballapura Taluk, which **is referred in Sl.No.4 of I Para.**

RTC (Record of Rights and Tenancy Crops) from the year 1989-90 to 1993-94, with respect to Sy.No.162/p2 totally measuring 2 Acres 34 Guntas, reflecting in the name of Mr.Annappa, which **is referred in Sl.No.5 of I Para.**

Thereafter, Mr.Annappa S/o Hanumantharayappa along with his family members had jointly executed a Sale deed dated 24.08.1995, registered as document No.1657/1995-96, Book-1, Volume 2016, Pages 185 to 189, registered in the office Sub-Registrar Doddaballapura, in favor of Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa, in respect of Property bearing Sy.No.162, measuring 2 Acres 34 Guntas. After acquiring the above said property, Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa got mutated the revenue records in respect of the above said property in his name. The Mutation Register Extract bearing No. 31/1995-96 and The R.T.C. produced for the period of 1994-95 to 2023-24 issued by Tahasildr, Doddaballapura Taluk is evident for the same, which **is referred in Sl.No.6 to 8 of I Para.**



The Sy.No.162/p2, measuring 2 Acres 34 Guntas is Phoded and assigned as New Sy.No.215 measuring 2 Acres 34 Guntas in the name of Mr.K.H.Nagaraju and same is recorded in Mutation Register Extract bearing No.22/2004-05, which **is referred in Sl.No.9 of I Para.**

After acquiring the above said property, Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa, had applied for conversion of the property bearing Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas from Agriculture to non-Agricultural Residential purpose and he has paid the requisite fee vide against demand notice sent form the office of Deputy Commissioner Bangalore district, upon payment of prescribed fee the office of Deputy Commissioner, Bangalore Rural District, issued a Conversion order dated 28-06-2005, bearing No.A.L.N(DO) S.R/67/2005-06 and same is recorded in Mutation Register Extract bearing No.2/2005-06, which **is referred in Sl.No.10 and 11 of I Para.**

It is also seen that, Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa along with his adjacent land owners and Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah have entered into an Agreement for Sale deed dated 20-04-2005, Shah registered as document No.DBP-1-01806/2005-06, Book-1, Stored in C.D.No.DBPD56, registered on 27-07-2005, registered in the office of the Sub-Registrar Doddaballapura, in respect of Property bearing Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas along with other properties. Thereafter, Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa along with his adjacent land owners had jointly executed a Sale deed dated 31-08-2005, registered as document No.DBP-1-02352/2005-06, Book-1, Stored in C.D.No.DBPD58, registered on 02-09-2005 and registered in the office of the Sub-Registrar Doddaballapura, in favor of Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah, in respect of Property bearing Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas along with other properties, which **is referred in Sl.No.12 and 13 of I Para.**

It is observed that, Hasmukh P Shah died intestate leaving behind him his legal heirs viz., Mrs.Vina Hasmukh Shah (wife), Mr.Tejesh Hasmukh Shah, Ms.Payal Hasmukh (Children). After the demise of Hasmukh P Shah the above said legal heirs had got inherited the Property bearing Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas along with other properties in their names.

It is further observed that, Bharat Premchand Shah died intestate leaving behind him his legal heirs viz., Mrs.Nandita Bharat Shah (Wife) (Divorced on 19-08-2010), Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah (Children). After the demise of Bharat Premchand Shah, the above said legal heirs had got inherited the Property bearing Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas along with other properties in their names in their names.



Mrs.Chanyanut Songnok (2nd wife of Bharat Premchand Shah) has released all her legal rights and title towards the Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas along with other properties in favor of Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah vide registered document bearing No.HBB-1-00635-2017-18 CD No.HBBD188 dated 14.06.2017 and registered in the office of Sub register Gandhinagar (Hebbala), which **is referred in Sl.No.14 of I Para.**

Thus, Mrs.Vina Hasmukh Shah, Mr.Tejesh Hasmukh Shah, Ms.Payal Hasmukh, Mr. Ronak Bharat Shah and Mr.Aashil Bharat Shah have become the owners of the land bearing Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas.

It is observed that, Mrs.Vina Hasmukh Shah, Mr.Tejesh Hasmukh Shah, Ms.Payal Hasmukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah and KNS Equity Estates LLP, registered under the limited liability of partnership, have entered into Joint Development Agreement dated 11-03-2024, registered as document No.DBP-1-16310/2023-24, of Book-1 registered in the office of the Sub-Registrar Doddaballapura registered on 12-03-2024, in respect of property bearing Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas, As per mentioned JDA (Joint Development Agreement) the Land Owners and Developers have agreed to share the Revenue Ratio of 50:50 from the sold plots, which **is referred in Sl.No.15 of I Para.**

In terms of the said JDA and in compliance thereof, Mrs.Vina Hasmukh Shah, Mr.Tejesh Hasmukh Shah, Ms.Payal Hasmukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah had executed a General Power of Attorney dated 11-03-2024, registered as document No.DBP-4-00797/2023-24, Book-4, registered on 12-03-2024 and registered in the office of the Sub-Registrar Doddaballapura, in favor of KNS Equity Estates LLP, registered under the limited liability of partnership, in respect of property bearing Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas, which **is referred in Sl.No.16 of I Para.**

The Tasildar has issued an (Nil Tenancy) endorsement stating that there is no application filed for the claim of tenancy rights or not filed under section 2,7,7 A of Karnataka land reforms act (KLRA) Vide No. RD0038349455637 dated:02.12.2023, with respect to Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas, which **is referred in Sl.No.17 of I Para.**

Endorsement dated 18.12.2023 bearing No.PTCL/CR(S)/350/2023-24 issued subdivisional officer Doddaballapura, under the Provisions of PTCL Act, with respect to Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas, which **is referred in Sl.No.18 of I Para.**

Endorsement dated: 03.04.2023 vide no.03/2023-24 issued by Special Land acquisition officer KHB (Karnataka Housing Board) Bangalore stating that land bearing Sy.Nos. bearing Sy.Nos.158/1,159/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process for the Karnataka Housing Board Scheme, which **is referred in Sl.No.19 of I Para.**



Karnataka Industrial Areas Development Board issued endorsement dated 22.02.2024 vide no 356/2023-24 stating that Sy.Nos.158/1,159/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process, which **is referred in SL.No.20 of I Para.**

KNS EQUITY ESTATES LLP have applied for plan approval for formation of a residential layout before Doddaballapura Planning Authority and the said authority has approved the layout plan bearing Vide No.DPA/TP/LOA/24/2023-24 dated 15.06.2024, which **is referred in Sl.No.21 of I Para.**

Limited Liability Partnership Agreement dated:12.10.2021, entered between Mr. K.N. Surendra & Mrs. Sowmya R to carry on the business in the name and style of M/s. KNS Equity Estates LLP, which **is referred in SL.No.22 of I Para.**

Certificate of Incorporation of KNS Equity Estates LLP, a LLP registered under the limited liability of partnership, issued by Ministry of Corporate Affairs, Central Registration center, which **is referred in SL.No.23 of I Para**

Survey Records in respect of the Schedule Property have also being furnished. The said documents having been issued by the survey department establishes the Survey Number., Hissa Number., Extent and whom Survey Number was originally alerted and the land revenue assessment details. Hence on cumulative analysis of the above mentioned revenue and survey documents, it demonstrates that the schedule property has clear devolution of title and match the documents described herein before, **which is referred in SL.No.24 of I Para.**

Therefore on the basis of above documents and observations, I am of the opinion that the property described in Para II above is in the possession of **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**

IV. ENCUMBRANCE:

On the basis of Encumbrance Certificates referred in Sl.No.25 of I Para, I certify that the above property is free from all encumbrances during the period from 01.04.1978 to 18.06.2024.

V. TITLE:

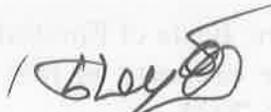
On the basis of all the documents referred in first para, I am of the opinion that **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**



CERTIFICATE

I have gone through the documents, as referred in I Para and they are the perfect evidence of title pertaining to all that piece and parcel of converted land bearing Sy.No.215 (old Sy.no.162/p2) measuring 2 Acres 34 Guntas, converted for non-agricultural residential purposes, vide Conversion Order dated 28-06-2005, bearing No.A.L.N(DO)S.R/67/2005-06, issued by the Deputy Commissioner, Bengaluru Rural District, Situated at Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural District, presently belonging to **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**

I have verified all certified copies of title deeds, encumbrances from 01.04.1978 to 18.06.2024 in Doddaballapura Sub-registrar office and verified the all revenue records from Taluk Office, A.C. Office, D.C. Office from 1978 to 2024. The scrutiny of the documents and satisfaction of title of the owners, and they have obtained the statutory clearances like Conversion Order from D.C. Office. Thereafter, the Promoter has entered into registered Joint Development Agreement, General Power of Attorney with land owners and based on the said title, right, interest, the Promoter has got plan approval from Doddaballapura Planning Authority (DPA) Vide DPA/TP/LOA/24/2023-24 dated 15.06.2024.


ADVOCATE.



Date: 26.06.2024

TO WHOMSOEVER IT MAY CONCERN

Sub: Regarding the legal scrutiny and search report of documents pertaining to all that piece and parcel of the Converted land bearing Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas, converted for non-agricultural residential purposes, vide Conversion Order dated 28-06-2005, bearing No.A.L.N(DO)S.R/67/2005-06, issued by the Deputy Commissioner, Bengaluru Rural District, Situated at Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural District, presently belonging to **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**

I. DOCUMENTS PERUSED FOR SCRUTINY: -

Sl.No.	List of Documents
1.	RTC (Record of Rights and Tenancy Crops) from the year 1979-80 to 1983-84, with respect to Sy.No.162/p5 totally measuring 1 Acre 6 Guntas.
2.	Grant Certificate bearing No.LNDU.C.R(K)34:78-79 Passed by Tahasildar, Doddaballapura Taluk, in the name of Mr. Shankar Rao S/o Vittal Rao, in respect of Sy.No.162, measuring 1 Acre 6 Guntas.
3.	Endorsement for non-availability of Mutation Register Extract bearing No.7/1979-80, issued by Tahasildar, Doddaballapura Taluk, with respect to Sy.No.162.
4.	Endorsement for non-availability of RTC (Record of Rights and Tenancy Crops) from the period from 1984-1988, with respect to Sy.No.162, measuring 1 Acre 6 Guntas issued by Tahasildar, Doddaballapura Taluk.
5.	Endorsement for non-availability Mutation Register Extract bearing No. 2/1989-90, with respect to Sy.No.162, issued by Tahasildar, Doddaballapura Taluk.
6.	Endorsement for non-availability of RTC (Record of Rights and Tenancy Crops) from the period from 1994-2001, with respect to Sy.No.162, measuring 1 Acre 6 Guntas issued by Tahasildar, Doddaballapura Taluk.
7.	RTC (Record of Rights and Tenancy Crops) from the year 1989-90 to 1993-94, with respect to Sy.No.162/p5 totally measuring 1 Acre 6 Guntas.
8.	Sale Permission Letter dated:19.12.1998 vide No.78:98-99 issued by Asst. Commissioner, Bangalore Sub Division, in respect of Sy.No.162, measuring 1 Acre 6 Guntas. (required)

(Signature)



9.	Sale deed executed by Mrs. Leelabai and others in favor of Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa, registered as document No.2634/1995-96, dated: 16.11.1995, in respect of Property bearing Sy.No.162, measuring 1 Acre 6 Guntas.
10.	Mutation Register Extract bearing No. 50/1998-99.
11.	RTC (Record of Rights and Tenancy Crops) for the Period from 2001-02 to 2023-24, with respect to Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas.
12.	Mutation Register Extract bearing No.22/2004-05.
13.	Conversion order bearing No.A.L.N(DO)S.R/67/2005-06, dated 28.06.2005 issued by Deputy Commissioner, Bangalore Rural District, in respect of property bearing Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas, in the name of Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa.
14.	Mutation Register Extract bearing No.2/2005-06.
15.	Agreement for Sale dated 20.04.2005 entered into between Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa along with his adjacent land owners and Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah registered as document No.DBP-1-01806/2005-06, Book-1, Stored in C.D.No.DBPD56, registered on 27-07-2005, registered in the office of the Sub-Registrar Doddaballapura, in respect of Property bearing Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas along with other properties.
16.	Sale deed dated:31-08-2005 jointly executed by Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa along with his adjacent land owners, in favor of Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah, registered as document No.DBP-1-02352/2005-06, Book-1, Stored in C.D.No.DBPD58, registered on 02-09-2005 and registered in the office of the Sub-Registrar Doddaballapura, in respect of Property bearing Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas along with other properties.
17.	Deed of Release executed by Mrs.Chanyanut Songnok in favor of Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah vide registered document bearing No.HBB-1-00635-2017-18 CD No.HBBD188 dated 14.06.2017 and registered in the office of Sub register Gandhinagar (Hebbala) with respect to Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas along with other properties.
18.	Joint Development Agreement dated:11.03.2024 entered into between Mrs.Vina Hasumukh Shah, Mr.Telesh Hasumukh Shah, Ms.Payal Hasumukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah and KNS Equity Estates LLP, vide registered as document No.DBP-1-16313/2023-24, of Book-1 registered in the office of the Sub-Registrar Doddaballapura registered on 12-03-2024, in respect of property bearing Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas



19.	General Power of Attorney dated:11.03.2024 executed by Mrs.Vina Hasmukh Shah, Mr.Tejesh Hasmukh Shah, Ms.Payal Hasmukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah in favor of KNS Equity Estates LLP, an LLP registered under the limited liability of partnership, represented by its authorized signatory Mr.Sumanth Gowda H.P., registered as document No.DBP-4-00800/2023-24, Book-4, registered on 12-03-2024, in respect of property bearing Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas
20.	Nil Tenancy Certificate Vide No. RD0038349455624 dated:29.11.2023 issued Tahasildhar Doddaballapura Taluk, Bangalore Rural District.
21.	Endorsement dated:18.12.2023 bearing No. PTCL/CR(S)/337/2023-24 issued subdivisional officer Doddaballapura, under the Provisions of PTCL Act, with respect to Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas
22.	Endorsement dated: 03.04.2023 vide no.03/2023-24 issued by Special Land acquisition officer KHB (Karnataka Housing Board) Bangalore stating that land bearing Sy.Nos.158/1,159/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process for the Karnataka Housing Board Scheme.
23.	Endorsement dated 22.02.2024 vide no 356/2023-24 issued from KIADB (Karnataka Industrial Areas Development Board) stating that land bearing Sy.Nos.158/1,159/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process.
24.	Plan approval from Doddaballapura Planning Authority Vide No.DPA/TP/LOA/24/2023-24 dated 15.06.2024.
25.	Limited Liability Partnership Agreement dated:12.10.2021, entered between Mr. Surendra Kshettahalli Nagu and Mrs. Sowmya Rangaswamy.
26.	Certificate of Incorporation of KNS Equity Estates LLP.
27.	Survey Records such as Akarband, Tippani, Hissa tippani, Atlas issued by Survey Supervisor, Bengaluru South Taluk.
28.	Encumbrance Certificate for the period from 01.04.1978 to 18.06.2024.



II. DESCRIPTION OF THE PROPERTY:

"All that Piece and Parcel of the Converted land bearing Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas, converted for non-agricultural residential purposes, vide Conversion Order dated 28-06-2005, bearing No.A.L.N(DO)S.R/67/2005-06, issued by the Deputy Commissioner, Bengaluru Rural District, Situated at Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural, and bounded on the:

East by	Land comprised in Sy.No.211 of Vaddarahalli Village and Sy.No.162,
West by	Land comprised in Sy.No.209 of Vaddarahalli Village,
North by	Land comprised in Sy.No.162 of Vaddarahalli Village,
South by	Land comprised in Sy.No.215 of Vaddarahalli Village.

III. TRACING OF TITLE:

The property described in Para II is presently belonging to **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**

From the recitals of the documents, it is evident that, the larger extent of property bearing Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas of Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk was owned and possessed by Mr. Shankar Rao S/o Vittal Rao and the same has been acquired by her by virtue of a Grant Certificate dated 23-10-1978, bearing No.LNDU.C. R (K)34:78-79 Passed by Tahasildar, Doddaballapura Taluk is evident for the same. After acquiring the above said property, Mr. Shankar Rao S/o Vittal Rao got mutated the revenue records in his name. The R.T.C produced for the Period of 1979-80 to 1983-84, issued by Tahasildar, Doddaballapura Taluk is evident for the same, which **is referred in Sl.No.1 and 2 of I Para.**

Endorsement for non-availability of Mutation Register Extract bearing No.7/1979-80, issued by Tahasildar, Doddaballapura Taluk, with respect to Sy.No.162, which **is referred in Sl.No.3 of I Para.**

Endorsement for non-availability of RTC (Record of Rights and Tenancy Crops) from the period from 1984-1988, with respect to Sy.No.162, measuring 1 Acre 6 Guntas issued by Tahasildar, Doddaballapura Taluk, which **is referred in Sl.No.4 of I Para.**



Endorsement for non-availability Mutation Register Extract bearing No.2/1989-90, with respect to Sy.No.162, issued by Tahasildar, Doddaballapura Taluk, which **is referred in Sl.No.5 of I Para.**

Endorsement for non-availability of RTC (Record of Rights and Tenancy Crops) from the period from 1994 to 2001, with respect to Sy.No.162, measuring 1 Acre 6 Guntas issued by Tahasildar, Doddaballapura Taluk, which **is referred in Sl.No.6 of I Para.**

It is further seen that, Shankar Rao died intestate leaving behind him his legal heirs to succeed his estate, accordingly the land bearing Sy.No.162, measuring 1 Acre 6 Guntas is inherited to his wife Mrs. Leelabai, and The R.T.C. produced for the period of 1989-90 to 1993-94 issued by Tahasildar, Doddaballapura Taluk is evident for the same, which **is referred in Sl.No.7 of I Para.**

Thereafter, Mrs. Leelabai (Wife), Mrs.Tharabai, Mr.Ravindra Rao, Mrs.Geethabai and Kumari.Manjula (Children). had jointly executed a Sale deed dated 16-11-1995, registered on 09-07-1997, registered as document No.2634/1995-96, Book-1, Volume 2042, Pages 71 to 74, registered in the office Sub-Registrar Doddaballapura, in favor of Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa, in respect of Property bearing Sy.No.162, measuring 1 Acre 6 Guntas. After acquiring the above said property, Mr.K.H.Nagaraju got mutated the revenue records in respect of the above said property in his name. The Mutation Register Extract bearing No.50/95-96 and The R.T.C. produced for the period of 2001-02 to 2023-24 issued by Tahasildar, Doddaballapura Taluk is evident for the same, which **is referred in Sl.No.8 to 11 of I Para.**

The Sy.No.162/p5, measuring 1 Acre 6 Guntas is Phoded and assigned as New Sy.No.210 measuring 1 Acre 6 Guntas in the name of Mr.K.H.Nagaraju and same is recorded in Mutation Register Extract bearing No.22/2004-05, which **is referred in Sl.No.12 of I Para.**

After acquiring the above said property, Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa, had applied for conversion of the property bearing Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas from Agriculture to non-Agricultural Residential purpose and he has paid the requisite fee vide against demand notice sent from the office of Deputy Commissioner Bangalore district, upon payment of prescribed fee the office of Deputy Commissioner, Bangalore Rural District, issued a Conversion order dated 28-06-2005, bearing No.A.L.N(DO) S.R/67/2005-06 and same is recorded in Mutation Register Extract bearing No.2/2005-06, which **is referred in Sl.No.13 and 14 of I Para.**



It is also seen that, Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa along with his adjacent land owners and Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah have entered into an Agreement for Sale deed dated 20-04-2005, Shah registered as document No.DBP-1-01806/2005-06, Book-1, Stored in C.D.No.DBPD56, registered on 27-07-2005, registered in the office of the Sub-Registrar Doddaballapura, in respect of Property bearing Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas along with other properties. Thereafter, Mr.K.H.Nagaraju S/o K.M.Hanumantharayappa along with his adjacent land owners had jointly executed a Sale deed dated 31-08-2005, registered as document No.DBP-1-02352/2005-06, Book-1, Stored in C.D.No.DBPD58, registered on 02-09-2005 and registered in the office of the Sub-Registrar Doddaballapura, in favor of Mr.Bharat Premchand Shah and Mr.Hasmukh P Shah, in respect of Property bearing Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas along with other properties, which **is referred in Sl.No.15 and 16 of I Para.**

It is observed that, Hasmukh P Shah died intestate leaving behind him his legal heirs viz., Mrs.Vina Hasmukh Shah (wife), Mr.Tejesh Hasmukh Shah, Ms.Payal Hasmukh (Children). After the demise of Hasmukh P Shah the above said legal heirs had got inherited the Property bearing Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas along with other properties in their names.

It is further observed that, Bharat Premchand Shah died intestate leaving behind him his legal heirs viz., Mrs.Nandita Bharat Shah (Wife) (Divorced on 19-08-2010), Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah (Children). After the demise of Bharat Premchand Shah, the above said legal heirs had got inherited the Property bearing Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas along with other properties in their names in their names.

Mrs.Chanyanut Songnok (2nd wife of Bharat Premchand Shah) has released all her legal rights and title towards the Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas along with other properties in favor of Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah vide registered document bearing No.HBB-1-00635-2017-18 CD No.HBBD188 dated 14.06.2017 and registered in the office of Sub register Gandhinagar (Hebbala), which **is referred in Sl.No.17 of I Para.**

Thus, Mrs.Vina Hasmukh Shah, Mr.Tejesh Hasmukh Shah, Ms.Payal Hasmukh, Mr. Ronak Bharat Shah and Mr.Aashil Bharat Shah have become the owners of the land bearing Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas.



It is observed that, Mrs.Vina Hasmukh Shah, Mr.Tejesh Hasmukh Shah, Ms.Payal Hasmukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah and KNS Equity Estates LLP, registered under the limited liability of partnership, have entered into Joint Development Agreement dated 11-03-2024, registered as document No.DBP-1-16313/2023-24, of Book-1 registered in the office of the Sub-Registrar Doddaballapura registered on 12-03-2024, in respect of property bearing Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas, As per mentioned JDA (Joint Development Agreement) the Land Owners and Developers have agreed to share the Revenue Ratio of 50:50 from the sold plots, which **is referred in Sl.No.18 of I Para.**

In terms of the said JDA and in compliance thereof, Mrs.Vina Hasmukh Shah, Mr.Tejesh Hasmukh Shah, Ms.Payal Hasmukh, Mr.Ronak Bharat Shah and Mr.Aashil Bharat Shah had executed a General Power of Attorney dated 11-03-2024, registered as document No.DBP-4-00800/2023-24, Book-4, registered on 12-03-2024 and registered in the office of the Sub-Registrar Doddaballapura, in favor of KNS Equity Estates LLP, registered under the limited liability of partnership, in respect of property bearing Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas, which **is referred in Sl.No.19 of I Para.**

The Tasildar has issued an (Nil Tenancy) endorsement stating that there is no application filed for the claim of tenancy rights or not filed under section 2,7,7 A of Karnataka land reforms act (KLRA) Vide No. RD0038349455624 dated:29.11.2023, with respect to Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas, which **is referred in Sl.No.20 of I Para.**

Endorsement dated 18.12.2023 bearing No.PTCL/CR(S)/337/2023-24 issued subdivisional officer Doddaballapura, under the Provisions of PTCL Act, with respect to Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas, which **is referred in Sl.No.21 of I Para.**

Endorsement dated: 03.04.2023 vide no.03/2023-24 issued by Special Land acquisition officer KHB (Karnataka Housing Board) Bangalore stating that land bearing Sy.Nos. bearing Sy.Nos.158/1,159/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process for the Karnataka Housing Board Scheme, which **is referred in Sl.No.22 of I Para.**

Karnataka Industrial Areas Development Board issued endorsement dated 22.02.2024 vide no 356/2023-24 stating that Sy.Nos.158/1,159/1, 198, 198, 206, 207, 209, 210, 211, 212, 213, 214, 215, 216, 219, 220 and 221, are not included in the current land acquisition process, which **is referred in SL.No.23 of I Para.**



KNS EQUITY ESTATES LLP have applied for plan approval for formation of a residential layout before Doddaballapura Planning Authority and the said authority has approved the layout plan bearing Vide No.DPA/TP/LOA/24/2023-24 dated 15.06.2024, which **is referred in Sl.No.24 of I Para.**

Limited Liability Partnership Agreement dated:12.10.2021, entered between Mr. K.N. Surendra & Mrs. Sowmya R to carry on the business in the name and style of M/s. KNS Equity Estates LLP, which **is referred in SL.No.25 of I Para.**

Certificate of Incorporation of KNS Equity Estates LLP, a LLP registered under the limited liability of partnership, issued by Ministry of Corporate Affairs, Central Registration center, which **is referred in SL.No.26 of I Para**

Survey Records in respect of the Schedule Property have also being furnished. The said documents having been issued by the survey department establishes the Survey Number., Hissa Number., Extent and whom Survey Number was originally alerted and the land revenue assessment details. Hence on cumulative analysis of the above mentioned revenue and survey documents, it demonstrates that the schedule property has clear devolution of title and match the documents described herein before, **which is referred in SL.No.27 of I Para.**

Therefore on the basis of above documents and observations, I am of the opinion that the property described in Para II above is in the possession of **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**

IV. ENCUMBRANCE:

On the basis of Encumbrance Certificates referred in Sl.No.27 of I Para, I certify that the above property is free from all encumbrances during the period from 01.04.1978 to 18.06.2024.

V. TITLE:

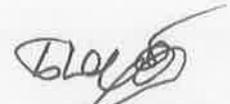
On the basis of all the documents referred in first para, I am of the opinion that **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**



CERTIFICATE

I have gone through the documents, as referred in I Para and they are the perfect evidence of title pertaining to all that piece and parcel of converted land bearing Sy.No.210 (old Sy.no.162-p5) measuring 1 Acre 6 Guntas, converted for non-agricultural residential purposes, vide Conversion Order dated 28-06-2005, bearing No.A.L.N(DO)S.R/67/2005-06, issued by the Deputy Commissioner, Bengaluru Rural District, Situated at Vaddarahalli Village, Kasaba Hobli, Doddaballapura Taluk, Bengaluru Rural District, presently belonging to **MRS.VINA HASMUKH SHAH, MR.TEJESH HASMUKH SHAH, MS.PAYAL HASMUKH, MR.RONAK BHARAT SHAH AND MR.AASHIL BHARAT SHAH, ALL ARE REPRESENTED BY THEIR GENERAL POWER OF ATTORNEY HOLDER KNS EQUITY ESTATES LLP.**

I have verified all certified copies of title deeds, encumbrances from 01.04.1978 to 18.06.2024 in Doddaballapura Sub-registrar office and verified the all revenue records from Taluk Office, A.C. Office, D.C. Office from 1978 to 2024. The scrutiny of the documents and satisfaction of title of the owners, and they have obtained the statutory clearances like Conversion Order from D.C. Office. Thereafter, the Promoter has entered into registered Joint Development Agreement, General Power of Attorney with land owners and based on the said title, right, interest, the Promoter has got plan approval from Doddaballapura Planning Authority (DPA) Vide DPA/TP/LOA/24/2023-24 dated 15.06.2024.


ADVOCATE.

