

LINGARAJ. S. NADAGOUDA
ADVOCATE
Mob: 96204 74780



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

FINAL LEGAL OPINION

Legal opinion in respect of converted land property bearing Old Sy. No. **29**, New Sy. No. **29/1**, which measuring **3 acres**, situated at **Bisuvanahalli Village**, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in vide; Conversion Order dated **21/06/2017**, Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore and referred to as "**schedule property of Item No. I**" and whereas converted land property bearing Old Sy. No. **29**, New Sy. No. **29/2**, which measuring **1 acre 19 guntas + 3 guntas = 1 acre 22 guntas** and plus **13 guntas** for the purpose of road, which total measures **1 acre 22 guntas + 13 guntas = 1 acre 35 guntas**, situated at **Bisuvanahalli Village**, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in vide; Conversion Order dated **21/06/2017**, Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore, later the said conversion order is rectified as Rectified Conversion Order dated **22/08/2019**, in Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore "**schedule property of Item No. II**", which measuring of **Item No-1 + 2 = 3 acres + 1 acre 35 guntas**, which total measuring **4 acres 35 guntas**, which is subject matter of property and referred to as "**composite schedule property**".

To,

NAME OF THE OWNER:

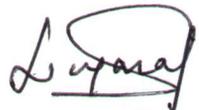
M/S DS MAX PROPERTIES PVT. LTD.,

A company incorporated
Under the Companies Act, 1956
and having Office at # 1854,
17th Main, 30th 'B' Cross,
HBR Layout, 1st Stage, 5th Block,
Bangalore-560 043.

PAN NO. AACCD6168M.

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

1


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

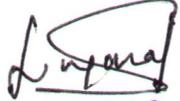


LINGARAJ. S. NADAGOUDA
ADVOCATE
Mob: 96204 74780

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

NAME OF THE VENDOR/S:

- 1) **SMT. JAYAMMA. H.**
W/o. Sri. V. Rudrappa
Aged about **60** years
PAN: AKWPJ2767P.
AADHAR: 7443 3026 0961.
- 2) **SRI.V. RUDRAPPA**
S/o. late Venkataramaiah @ Venkataramanappa
Aged about **71** years
Both are Residing at No. 42/7, 3rd Main,
3rd Cross, Javaraiiah Garden,
Thyagarajanagar, Bangalore 560 028.
PAN: APTPR4742Q.
AADHAR: 6161 1593 8397.
- 3) **SRI. MAGARAJ. S. RATHOD**
S/o. late Seramalji
Aged about **72** years
Residing at No. 75/7, Hulkul Complex,
Lalbagh Road, Bangalore- 560 027.
PAN: AFXPS7742F.
AADHAR: 9276 5313 1909.
- 4) **SRI. EREGOWDA. K.N.**
S/o. Sri. Narayanappa
Aged about **43** years
Residing at No. 129, Kadabagere Circle,
Kadabagere, Dasanapura Hobli,
Bangalore North Taluk,
Bangalore - 562 130.
PAN: AAIFE4128K.
AADHAR: 9388 4303 7313.


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



LINGARAJ. S. NADAGOUDA
ADVOCATE
Mob: 96204 74780

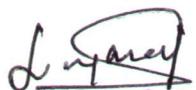
Office at Yashoo Keerthi Meadows
Apartment PC-3, 4th Floor, 2nd Cross,
Mallappa Layout, Babusapalya,
Kalyan Nagar Post,
Bangalore-560 043.

- 5) **SMT. PRAMILA DEVI @ PRAMEELA N. GOWDA**
W/o. Sri. V.B. Nanjunde Gowda.
Aged about **62** years.
Residing at No 28/29, 2nd Main Road,
2nd Cross, Health Layout,
Annapoorneshwhari Nagar, Srigandhada Kaval,
Bangalore North Taluk, Bangalore 5600 91.
PAN: AFGPG5959K.
AADHAR: 7118 3140 7734.

In respect of the Marketable title pertaining for converted land property bearing Old Sy. No. **29**, New Sy. No. **29/1**, which measuring **3 acres**, situated at **Bisuvanahalli Village**, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in vide; Conversion Order dated **21/06/2017**, Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore and referred to as "**schedule property of Item No. I**" and whereas converted land property bearing Old Sy. No. **29**, New Sy. No. **29/2**, which measuring **1 acre 19 guntas + 3 guntas = 1 acre 22 guntas** and plus **13 guntas** for the purpose of road, which total measures **1 acre 22 guntas + 13 guntas = 1 acre 35 guntas**, situated at **Bisuvanahalli Village**, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in vide; Conversion Order dated **21/06/2017**, Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore, later the said conversion order is rectified as Rectified Conversion Order dated **22/08/2019**, in Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore "**schedule property of Item No. II**", which measuring of **Item No-1 + 2 = 3 acres + 1 acre 35 guntas**, which total measuring **4 acres 35 guntas**, which is subject matter of property and referred to as "**composite schedule property**".

DOCUMENTS FURNISHED FOR LEGAL SCRUTINY:

1. Copy of **Absolute Sale Deed** dated **06/04/2021**, executed by **Smt. Jayamma. H** w/o Sri. V. Rudrappa and others in favour of **M/S Ds-Max Properties Pvt. Ltd.**, Rep; by its Authorized Signatory **Mr. Shivashankar Chikkeri**, which is registered as document No. **DBP-1-00247/2021-22** in C.D. No. **DBPD1028**, dated **06/04/2021**, before Sub-register office, Doddaballapura, Bangalore, in respect to Old Sy. No. **29**, New Sy. No. **29/1 & 29/2** which measuring **4 acres 35 guntas**, along with sketch. (**ORIGINAL**).
2. Copy of **Release Deed** dated **09/11/2018**, executed by **Sri. G.N. Chethan Raj** s/o Sri. V.B. Nanjunde Gowda rep; by his GPA Holder Sri. Nanjunde Gowda V.B. s/o. late Bette Gowda in favour of **Smt. Pramila Devi @ Prameela N. Gowda** w/o. Sri. Nanjunde Gowda, which is

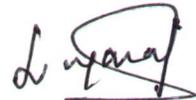

Lingaraj. S. Nadagouda,
B.Com., L.L.B., PGDBA.
ADVOCATE.

LINGARAJ. S. NADAGOUDA
ADVOCATE
Mob: 96204 74780



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

- registered as document No. **DBP-1-09050/2018-19** in C.D. No. **DBPD458**, dated **09/11/2018**, before Sub-register office, Doddaballapura, Bangalore. **(CERTIFIED)**.
3. Copy of **Consent Deed** dated **29/07/2005**, executed by Sri. T. Rudrappa and others in favour of **Smt. Pramila Devi @ Prameela N. Gowda** w/o. Sri. Nanjunde Gowda and **Sri. G.N. Chethan Raj** s/o Sri. V.B. Nanjunde Gowda, which is registered as document No. **DBP-1-01852/2005-06** in C.D. No. **DBPD56**, dated **30/07/2005**, before Sub-register office, Doddaballapura, Bangalore. **(CERTIFIED)**.
 4. Copy of **Absolute Sale Deed** dated **15/10/2004**, executed by **Smt. Jayamma. HSri. R. Mahadev Gowda** s/o Late Sri. Ramachandrappa in favour of **Smt. Pramila Devi** w/o. Sri. V.B. Nanjunde Gowda and Sri. G.N. Chetan Raju s/o. Sri. V.B. Nanjunde Gowda, which is registered as document No. **DBP-1-03062/2004-05** in C.D. No. **DBPD31**, dated **15/10/2004**, before Sub-register office, Doddaballapura, Bangalore, in respect to Sy. No. **29**, which measuring **3 acres** out of **5 acres**. **(CERTIFIED)**.
 5. Copy of **Absolute Sale Deed** dated **15/10/2004**, executed by **Smt. Jayamma. HSri. R. Mahadev Gowda** s/o Late Sri. Ramachandrappa in favour of **Smt. Pramila Devi** w/o. Sri. V.B. Nanjunde Gowda and Sri. G.N. Chetan Raju s/o. Sri. V.B. Nanjunde Gowda, which is registered as document No. **DBP-1-03063/2004-05** in C.D. No. **DBPD31**, dated **15/10/2004**, before Sub-register office, Doddaballapura, Bangalore, in respect to Sy. No. **29**, which measuring **2 acres** out of **5 acres**. **(CERTIFIED)**.
 6. Copy of **Absolute Sale Deed** dated **26/04/1962**, executed by Sri. M.S. Lakshmana Shastry s/o. Sri. Seetharamanna, in favour of Sri. M.V. Sampangiramaiah s/o. Sri. Vallabha Shastry, which is regd as doc No. **188/1962-63**, Book-I, before SRO, Doddaballapura, Bangalore District. **(CERTIFIED)**.
 7. Copy of **Absolute Sale Deed** dated **05/07/1966**, executed by Sri. M.V. Sampangiramaiah s/o. Sri. Vallabha Shastry, in favour of Sri. Balakrishna Reddy s/o. Sri. Veerappa Reddy, which is regd as doc No. **2408/1966-67**, before SRO, Doddaballapura, Bangalore District. **(CERTIFIED)**.
 8. Copy of **Absolute Sale Deed** dated **10/11/1967**, executed by Sri. P.V. Balakrishna Reddy s/o. Sri. Veerappa Reddy, in favour of Sri. K.N. Puttarudrappa s/o. Sri. K. Nanjundappa, which is regd as doc No. **2571/67-68**, before SRO, Doddaballapura, Bangalore District. **(CERTIFIED)**.
 9. Copy of **Absolute Sale Deed** dated **22/03/1975**, executed by Sri. H.K. Narasimha Rao, in favour of Sri. K.N. Lakkappa s/o. Sri. Nagappa, which is regd as doc No. **4338/74-75**, Book-I, Vol-1473, Pages-102 to 104 before SRO, Doddaballapura, Bangalore District. **(CERTIFIED)**.

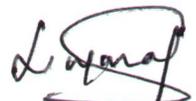

Lingaraj. S. Nadagouda,
B.Com., L.L.B., PGDBA.
ADVOCATE.



LINGARAJ. S. NADAGOUDA
ADVOCATE
Mob: 96204 74780

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

10. Copy of **Absolute Sale Deed** dated **24/03/1975**, executed by Sri. K.N. Puttarudrappa s/o. Sri. K. Nagappa, in favour of Sri. Rudrappa s/o. Sri. Chikkarudrappa, which is regd as doc No. **4348/74-75**, Book-I, before SRO, Doddaballapura, Bangalore District. **(CERTIFIED)**.
11. Copy of **Absolute Sale Deed** dated **26/02/1977**, executed by Sri. Gangaiah s/o. Sri. Baiyanna, in favour of Sri. Narayanappa s/o. Sri. Anjinappa, which is regd as doc No. **2479/1976-77**, Book-I, before SRO, Doddaballapura, Bangalore District. **(CERTIFIED)**.
12. Copy of **Absolute Sale Deed** dated **16/11/1979**, executed by Sri. Gangaiah s/o. Sri. Baiyanna in favour of Sri. Narasimhaiah s/o. Sri. Narasaiah, which is regd as doc No. **3792/79-80**, before SRO, Doddaballapura, Bangalore District. **(CERTIFIED)**.
13. Copy of RR of Sy. No. 92, 93, 94 & others. **(CERTIFIED)**.
14. Copy of Sketch copies of Sy. No. 29. **(ORIGINAL & CERTIFIED)**.
15. Copy of MR No's. 9/62-63, 10/62-63 & others. **(CERTIFIED)**.
16. Copy of Akarbandh, Village Map. **(CERTIFIED & PHOTO COPY)**.
17. Copy of EC-Form-15 from 01/04/2004 to 20/11/2017, 06/04/2021 to 06/04/2021. **(CERTIFIED)**.
18. Copy of EC-Form-16 from 01/04/2004 to 20/10/2020. **(CERTIFIED)**.
19. Copy of Tax Paid Receipts from the year 2018-19 to 2020-21. **(ORIGINAL)**.
20. Copy of Khatha for the year 2020. **(ORIGINAL)**.
21. Copy of RTC from 2014-15 to 2019-2020. **(CERTIFIED)**.
22. Copy of Application to BIAPPA for Change of land use. **(ORIGINAL)**.
23. Copy of Application to Doddaballapura Planning Authority dated 03/12/2021 for change of land use. **(ORIGINAL)**.
24. Copy of Voters list from Gram Pachayath-Mallasandra. **(PHOTO COPY)**.
25. Copy of Hudbust Sketch & Notice. **(PHOTO COPY)**.
26. Copy of Index of Land & RR. **(CERTIFIED)**.
27. Copy of Endorsement dated 24/12/2019. **(CERTIFIED)**.
28. Copy of Inam Abolition No. **INA-79/61-62**, issued by Special Deputy Commissioner, Bangalore of Sy. No. 29. **(PHOTO COPY)**.


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



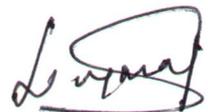
LINGARAJ. S. NADAGOUDA
ADVOCATE
Mob: 96204 74780

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

29. Copy of Application to Town Planning Authority, Doddaballapura for Plan Sanction dated 17/01/2019. **(ORIGINAL)**.
30. Copy of court copy before Additional Special Deputy Commissioner, Bangalore District, Bangalore. **(CERTIFIED)**.
31. Copy of Endorsement dated 19/11/2020. **(ORIGINAL)**.
32. Copy of Paper Publication dated 13/12/2020 in Prajavani & The Hindu. **(ORIGINAL)**.
33. Copy of Conversion Order dated 29/05/2023 in Order No. **492478**, issued by Deputy Commissioner, Bangalore Rural District of Sy. No. **29/2**, measuring **13 guntas**. **(ORIGINAL)**.
34. Copy of Conversion Order dated 29/05/2023 in Order No. **492479**, issued by Deputy Commissioner, Bangalore Rural District of Sy. No. **29/2**, measuring **1 acre 19 guntas** & Intimation Letter. **(ORIGINAL)**.
35. Copy of Gazette Notification of Bisuvanahalli. **(CERTIFIED)**.
36. Copy of Application to Karnataka State Pollution Control Board dated 15/12/2022. **(ORIGINAL)**.
37. Copy of NOC to BESCOM dated 30/12/2021. **(ORIGINAL)**.

TRACING OF TITLE:-

WHEREAS Smt. Jayamma. H. w/o. Sri. V. Rudrappa, **Sri. V. Rudrappa** s/o. late Venkataramaiah @ Venkataramanappa, **Sri. Magaraj. S. Rathod** s/o. late Seramalji and **Sri. Eregowda. K.N.** s/o. Sri. Narayanappa are the absolute joint owner/s of converted land property bearing Old Sy. No. **29**, New Sy. No. **29/1**, which measuring **3 acres**, situated at **Bisuvanahalli Village**, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in vide; Conversion Order dated **21/06/2017**, Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore. The said land property having acquired through by way of regd Absolute Sale Deed dated **29/07/2019**, which is regd as doc No. **DBP-1-04622/2019-20**, of Book-I, in C.D. No. **DBPD609**, before sub-registrar office, Doddaballapura, Bangalore Rural District and since then they are in peaceful possession and enjoyment of the property with free from all encumbrances and referred to as **“schedule property” of Item No. I.**


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

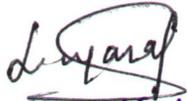
LINGARAJ. S. NADAGOUDA
ADVOCATE
Mob: 96204 74780



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

WHEREAS Smt. Pramila Devi @ Prameela N. Gowda w/o. Sri. V.B. Nanjunde Gowda is the absolute owner of converted land property bearing Old Sy. No. **29**, New Sy. No. **29/2**, which measuring **1 acre 19 guntas + 3 guntas** of "A" Kharab has been regularized and paid conversion charges for residential use, which measuring **1 acre 19 guntas + 3 guntas = 1 acre 22 guntas** and plus **13 guntas** for the purpose of road, which total measures **1 acre 22 guntas + 13 guntas = 1 acre 35 guntas**, situated at **Bisuvanahalli Village**, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in vide; Conversion Order dated **21/06/2017**, Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore, later the said conversion order is rectified as Rectified Conversion Order dated **22/08/2019**, in Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore. The said land property having acquired through by way of regd Absolute Sale Deed dated **15/10/2004**, which is regd as doc No. **DBP-1-03063/2004-05**, of Book-I, in C.D. No. **DBPD31**, before sub-registrar office, Doddaballapura, Bangalore Rural District and since then she is in peaceful possession and enjoyment of the property with free from all encumbrances and referred to as "**schedule property**" of Item No. II.

AND WHEREAS in the manner stated supra, the **OWNER/S Smt. Jayamma. H.** w/o. Sri. V. Rudrappa, **Sri. V. Rudrappa** s/o. late Venkataramaiah @ Venkataramanappa, **Sri. Magaraj. S. Rathod** s/o. late Seramalji and **Sri. Eregowda. K.N.** s/o. Sri. Narayanappa are the absolute joint owner/s of converted land property bearing Old Sy. No. **29**, New Sy. No. **29/1**, which measuring **3 acres**, situated at **Bisuvanahalli Village**, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in vide; Conversion Order dated **21/06/2017**, Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore and referred to as "**schedule property of Item No. I**" and whereas **Smt. Pramila Devi @ Prameela N. Gowda** w/o. Sri. V.B. Nanjunde Gowda is the absolute owner of converted land property bearing Old Sy. No. **29**, New Sy. No. **29/2**, which measuring **1 acre 19 guntas + 3 guntas = 1 acre 22 guntas** and plus **13 guntas** for the purpose of road, which total measures **1 acre 22 guntas + 13 guntas = 1 acre 35 guntas**, situated at **Bisuvanahalli Village**, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in vide; Conversion Order dated **21/06/2017**, Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore, to an extent of **3 acres** in Sy. No. **29/1** and **1 acre 32 guntas** in Sy. No. **29/2**. Later the said conversion order is rectified as Rectified Conversion Order dated **22/08/2019**, in Order No. **ALN(DK)SR:21/2016-17**, for


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



LINGARAJ. S. NADAGOUDA
ADVOCATE
Mob: 96204 74780

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

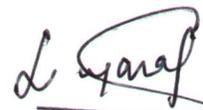
residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore to an extent of **3 acres** in Sy. No. **29/1** and **01 acre 35 guntas** in Sy. No. **29/2 [1 acre 32 guntas + 3 guntas "A" Kharab]** and referred to as "**schedule property of Item No. II**", which total measuring **03 acres + 01 acre 35 guntas** of **Item No. 1 and 2 = 04 acres 35 guntas** and called as "**composite schedule property**" and they are in un-interrupted possession and peaceful enjoyment of the aforesaid property and they are fully entitled to sell, transfer or otherwise deal with the same in any manner at their absolute discretion.

AND WHEREAS the **Vendor/s/Owner/s** being the owner/s of the composite schedule property and in search of a well-established builder/developer and the **Vendor/s/Owner/s** approached the **Purchaser/Developer** and offered to sell away for out rate sale price of the composite schedule property. The **Purchaser/Developer** have mutually discussed with **Vendor/s/Owner/s** for purchase of the composite schedule property.

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

I. POSSESSION CERTIFICATE:

On the basis of all the above Photo copies and original documents referred that the subject matter of property of converted land property bearing Old Sy. No. **29**, New Sy. No. **29/1**, which measuring **3 acres**, situated at **Bisuvanahalli Village**, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in vide; Conversion Order dated **21/06/2017**, Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore and referred to as "**schedule property of Item No. I**" and whereas **Smt. Pramila Devi @ Prameela N. Gowda** w/o. Sri. V.B. Nanjunde Gowda is the absolute owner of converted land property bearing Old Sy. No. **29**, New Sy. No. **29/2**, which measuring **1 acre 19 guntas + 3 guntas = 1 acre 22 guntas** and plus **13 guntas** for the purpose of road, which total measures **1 acre 22 guntas + 13 guntas = 1 acre 35 guntas**, situated at **Bisuvanahalli Village**, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in vide; Conversion


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



LINGARAJ. S. NADAGOUDA
ADVOCATE
Mob: 96204 74780

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

Order dated **21/06/2017**, Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore, to an extent of **3 acres** in Sy. No. **29/1** and **1 acre 32 guntas** in Sy. No. **29/2**. Later the said conversion order is rectified as Rectified Conversion Order dated **22/08/2019**, in Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore to an extent of **3 acres** in Sy. No. **29/1** and **01 acre 35 guntas** in Sy. No. **29/2 [1 acre 32 guntas + 3 guntas "A" Kharab]** and referred to as "**schedule property of Item No. II**", which total measuring **03 acres + 01 acre 35 guntas of Item No. 1 and 2 = 04 acres 35 guntas**, and called as "**composite schedule property**", which absolutely belongs to **M/s. DS-Max Properties Pvt. Ltd.**, as per regd Absolute Sale Deed and referred to as "**composite schedule property**".

II. ENCUMBRANCE:

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

III. SEARCH CERTIFICATE:

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

IV. TITLE:

On the basis of all the prescribed Photo copies and original documents are hereby referred and also verified originals and photo copies, I certify that **M/S DS-MAX PROPERTIES PVT. LTD.**, rep; by its Authorized Signatory **Mr. Shivashankar Chikkeri** is the absolute owner of converted land property bearing Old Sy. No. **29**, New Sy. No. **29/1**, which measuring **3 acres**, situated at **Bisuvanahalli Village**, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in vide; Conversion Order dated **21/06/2017**, Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore and referred to as "**schedule property of Item No. I**" and whereas **M/S DS-MAX PROPERTIES PVT. LTD.**, rep; by its Authorized Signatory **Mr. Shivashankar Chikkeri** is the absolute owner of converted land property bearing Old Sy. No. **29**, New Sy. No. **29/2**, which measuring **1 acre 19 guntas + 3 guntas = 1 acre 22 guntas** and plus **13 guntas** for the purpose of road, which total measures **1 acre 22 guntas + 13 guntas = 1 acre 35 guntas**, situated at **Bisuvanahalli Village**, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in vide; Conversion Order dated **21/06/2017**, Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore, to an extent of **3 acres** in Sy. No. **29/1** and **1 acre 32 guntas** in Sy. No. **29/2**. Later the said conversion order is rectified as Rectified Conversion Order dated **22/08/2019**, in Order No. **ALN(DK)SR:21/2016-17**, for residential


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



LINGARAJ. S. NADAGOUDA
ADVOCATE
Mob: 96204 74780

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

use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore to an extent of **3 acres** in Sy. No. **29/1** and **01 acre 35 guntas** in Sy. No. **29/2 [1 acre 32 guntas + 3 guntas "A" Kharab]** and referred to as "**schedule property of Item No. II**", which total measuring **03 acres + 01 acre 35 guntas of Item No. 1 and 2 = 04 acres 35 guntas**, and called as "**composite schedule property**".

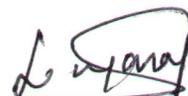
CERTIFICATE OF TITLE

I have examined the Xerox copies of documents in detail referred and also verified originals, I certify that **M/S DS-MAX PROPERTIES PVT. LTD.**, rep; by its Authorized Signatory **Mr. Shivashankar Chikkeri** is the absolute owner of converted land property bearing Old Sy. No. **29**, New Sy. No. **29/1**, which measuring **3 acres**, situated at **Bisuvanahalli Village**, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in vide; Conversion Order dated **21/06/2017**, Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore and referred to as "**schedule property of Item No. I**" and whereas **M/S DS-MAX PROPERTIES PVT. LTD.**, rep; by its Authorized Signatory **Mr. Shivashankar Chikkeri** is the absolute owner of converted land property bearing Old Sy. No. **29**, New Sy. No. **29/2**, which measuring **1 acre 19 guntas + 3 guntas = 1 acre 22 guntas** and plus **13 guntas** for the purpose of road, which total measures **1 acre 22 guntas + 13 guntas = 1 acre 35 guntas**, situated at **Bisuvanahalli Village**, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in vide; Conversion Order dated **21/06/2017**, Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore, to an extent of **3 acres** in Sy. No. **29/1** and **1 acre 32 guntas** in Sy. No. **29/2**. Later the said conversion order is rectified as Rectified Conversion Order dated **22/08/2019**, in Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore to an extent of **3 acres** in Sy. No. **29/1** and **01 acre 35 guntas** in Sy. No. **29/2 [1 acre 32 guntas + 3 guntas "A" Kharab]** and referred to as "**schedule property of Item No. II**", which total measuring **03 acres + 01 acre 35 guntas of Item No. 1 and 2 = 04 acres 35 guntas**, and called as "**composite schedule property**" and they got clear, perfect and marketable title to convey, transfer, sale cum construction agreements to any prospective purchaser/s or any agreements or to construct a multi-storied residential apartment building and they are entitled to mortgage the composite schedule property to any financial banks or financial institutions and likewise any manner at their absolute discretion.

SCHEDULE PROPERTY

ITEM NO.I:

All that piece and parcel of converted land property bearing Old Sy. No. **29**, New Sy. No. **29/1**, which measuring **3 acres**, situated at **Bisuvanahalli Village**, Kasaba Hobli, Doddaballapura


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



LINGARAJ. S. NADAGOUDA
ADVOCATE
Mob: 96204 74780

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

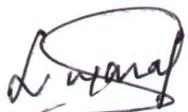
Taluk, Bangalore Rural District, in vide; Conversion Order dated **21/06/2017**, Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore and bounded on:

East by : Land in Sy. No. 29/4,
West by : Land in Sy. No. 30,
North by : Govt. Land and Land in Sy. No. 31,
South by : Land in Sy. No. 29/2.

ITEM NO.II:

All that piece and parcel of converted land property bearing Old Sy. No. **29**, New Sy. No. **29/2**, which measuring **1 acre 19 guntas + 3 guntas** of "A" Kharab has been regularized and paid conversion charges for residential use, which measuring **1 acre 19 guntas + 3 guntas = 1 acre 22 guntas** and plus **13 guntas** for the purpose of road, which total measures **1 acre 22 guntas + 13 guntas = 1 acre 35 guntas**, situated at **Bisuvanahalli Village**, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in vide; Conversion Order dated **21/06/2017**, Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore, later the said conversion order is rectified as Rectified Conversion Order dated **22/08/2019**, in Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore and bounded on:

East by : Land in Sy. No. 29/4,
West by : Land in Sy. No. 30,
North by : Land in Sy. No. 29/1,
South by : Road and Land in Sy. No. 29/3.


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



LINGARAJ. S. NADAGOUDA
ADVOCATE
Mob: 96204 74780

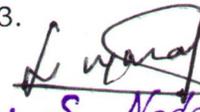
Office at Yashoo Keerthi Meadows
Apartment PC-3, 4th Floor, 2nd Cross,
Mallappa Layout, Babusapalya,
Kalyan Nagar Post,
Bangalore-560 043.

COMPOSITE SCHEDULE PROPERTY

All that piece and parcel of converted land property bearing Old Sy. No. **29**, New Sy. No. **29/1**, which measuring **3 acres**, situated at **Bisuvanahalli Village**, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in vide; Conversion Order dated **21/06/2017**, Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore and referred to as **“schedule property of Item No. I”** and whereas converted land property bearing Old Sy. No. **29**, New Sy. No. **29/2**, which measuring **1 acre 19 guntas + 3 guntas = 1 acre 22 guntas** and plus **13 guntas** for the purpose of road, which total measures **1 acre 22 guntas + 13 guntas = 1 acre 35 guntas**, situated at **Bisuvanahalli Village**, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, in vide; Conversion Order dated **21/06/2017**, Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore, later the said conversion order is rectified as Rectified Conversion Order dated **22/08/2019**, in Order No. **ALN(DK)SR:21/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore Rural District, Bangalore **“schedule property of Item No. II”**, which measuring of **Item No-1 + 2 = 3 acres + 1 acre 35 guntas**, which total measuring **4 acres 35 guntas**, which is subject matter of property and hereto annexed sketch thereof and referred to as **“composite schedule property”** and commonly bounded on:

East by : Land in Sy. No. 29/4,
West by : Land in Sy. No. 30,
North by : Government Land and Land in Sy. No. 31,
South by : Road and Land in Sy. No. 29/3.

Date: 27/09/2023
Place: Bangalore.


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