



MR. LINGARAJ. S. NADAGOUDA

ADVOCATE.

Mob: 9620474780

Office at Yasho Keerthi Meadows
Apartment PC-3, Mallappa Layout,
Babusapalya, Kalyan Nagar Post,
Bangalore- 560043.

FINAL LEGAL OPINION

Legal opinion in respect of converted land property bearing old Sy. No. 233, New Sy. No. **158/1**, which measuring **3 acres**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **18/04/2023**, in Order No. **ALN:(AJ):SR:349/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District and referred to as "**schedule property**" of **Item. No. I** and whereas converted land property bearing old Sy. No. 233, New Sy. No. **158/2**, which measuring **1 acre 9 guntas**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **18/04/2023**, in Order No. **ALN:(AJ):SR:351/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of schedule property of **Item. No. II** and whereas converted land property bearing old Sy. No. 233, New Sy. No. **158/3**, which measuring **1 acre 18 guntas**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **03/05/2023**, in Order No. **ALN:(AJ):SR:350/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of schedule property of **Item. No. III**, which total measuring of **Item. No. I, II & III = 3 acres + 1 acre 9 guntas + 1 acre 18 guntas = 5 acres 27 guntas** and referred to as "**composite schedule property**".

To,

NAME OF THE OWNER:

SRI. S.V. HARI PRASAD

S/o Late S. Manikya Rangaiah

Aged about **60** Years.

PAN NO: AAIPH4009C.

AADHAR NO. 289390488541.

Residing at #1390, 39th Main,
9th 'E' Cross, J.P. Nagar 1st Phase,
Bangalore-560 078.





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NAME OF THE DEVELOPER

M/S DS MAX PROPERTIES PVT. LTD.,

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

PAN NO. AACCD6168M.

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

In respect of the marketable title pertaining for converted land property bearing old Sy. No. 233, New Sy. No. **158/1**, which measuring **3 acres**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **18/04/2023**, in Order No. **ALN:(AJ):SR:349/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District and referred to as "**schedule property**" of **Item. No. I** and whereas converted land property bearing old Sy. No. 233, New Sy. No. **158/2**, which measuring **1 acre 9 guntas**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **18/04/2023**, in Order No. **ALN:(AJ):SR:351/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of schedule property of **Item. No. II** and whereas converted land property bearing old Sy. No. 233, New Sy. No. **158/3**, which measuring **1 acre 18 guntas**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **03/05/2023**, in Order No. **ALN:(AJ):SR:350/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of schedule property of **Item. No. III**, which total measuring of **Item. No. I, II & III = 3 acres + 1 acre 9 guntas + 1 acre 18 guntas = 5 acres 27 guntas** and referred to as "**composite schedule property**".





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DOCUMENTS FURNISHED FOR LEGAL SCRUTINY:

1. Copy of **Joint Development Agreement** dated **20/03/2024**, Doc. No. **SRJ-1-11705/2023-24**, executed by **S.V. Hariprasad** in favour of **Ds-Max Properties** of Sy.No. **158/1, 2 & 3**, total measuring **5.27 Acres. (ORIGINAL)**.
2. Copy of **General Power of Attorney** dated **20/03/2024**, Doc.No.**SRJ-4-00759/2023-24**, executed by **S.V. Hariprasad** in favour of **Ds-Max Properties** of Sy.No. **158/1, 2 & 3**, total measuring **5.27 Acres. (ORIGINAL)**.
3. Copy of **Supplementary Agreement** dated **25/03/2024**, executed by **Sri.S.V. Hariprasad** in favour of **Ds-Max Properties** of Sy.No. **158/1,2 & 3**, total measuring **5.27 Acres. (ORIGINAL)**.
4. Copy of **General Power of Attorney** dated **08/02/2024**, executed by **Varsha Hariprasad Sunku** in favour of **S.V.Hariprasad**, of Sy.No. **158/1,2 & 3**, total measuring **5.27 Acres. (ORIGINAL)**.
5. Copy of **Release Deed** dated **07/02/2024**, Doc.No. **SRJ-1-10218/2023-24**, executed by **Savitha Hariprasad & Meghana Hariprasad Sunku** in favour of **S.V.Hariprasad** of Sy.No. **158/1, 2 & 3**, measuring **5.27 Acres. (ORIGINAL)**.
6. Copy of **Conversion order** dated **18/04/2023**, Order No. **480433 (ALN(AJ)SR:349/2022-23**, of Sy.No. **158/1**, measuring **3 Acres**, in the name of Sri. S.V.Hariprasad. **(ORIGINAL)**.
7. Copy of **Conversion order** dated **18/04/2023**, order No. **480432 (ALN(AJ)SR:351/2022-23**, of Sy.No. **158/2**, measuring **1.09 Acre**, in the name of Sri.S.V.Hariprasad. **(ORIGINAL)**.
8. Copy of **Conversion order** dated **03/05/2023**, order No. **480434 (ALN(AJ)SR:350/2022-23**, of Sy.No. **158/3**, measuring **1.18 Acre**, in the name of Sri.S.V.Hariprasad. **(ORIGINAL)**.
9. Copy of **Conversion sketch (PHOTOCOPY)**
10. Copy of **ADLR sketch** of Sy.No. **158/1,2 & 3 (ORIGINAL)**.

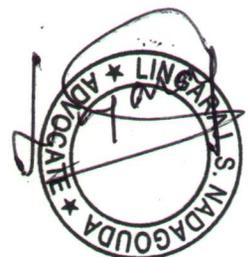




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11. Copy of **Commencement certificate** (Request Letter for CLU) dated **08/03/2023**.
(ORIGINAL).
12. Copy of **Sale Deed** dated **9/6/1952**, Doc.No. **651/1952-53**, executed by Sri.Govindappa in
favour of Sri.Arakerappa of Sy.No. **233**, measuring **2.20 acres**. **(ORIGINAL)**.
13. Copy of **Gift Deed** dated **12/02/1957**, Doc. No. **2691/56-57**, executed by **Sri.Gurappa &**
Smt Guramma in favour of **Papamma**, of Sy.No. **39**. **(PHOTOCOPY)**
14. Copy of **Sale Deed** dated **16/10/1962**, Doc. No. **1882/1962-63**, executed by **Rayappa**
children's in favour of **Sasamma** of Sy.No. **158/3**, measuring **1 Acre 18 Guntas**.
(ORIGINAL).
15. Copy of **Rectification of Sale Deed** dated **03/04/1963**, Doc.No.**962/1963-64**, executed by
Rayappa children's in favour of **Sasamma** of Sy.No. **158/3**, measuring **1 Acre 18 Guntas**.
(ORIGINAL).
16. Copy of **Sale Deed** dated **9/6/1989**, Doc.No. **440/1989-90**, executed by Sri. Savarappa in
favour of Sri. Venkatesh of Sy.No. **158/1**, measuring **30 guntas** & Sy.No. **158/3**, measuring
15 Guntas. **(ORIGINAL)**.
17. Copy of **Absolute Sale Deed** dated **31/08/1995**, Doc. No. **3269/95-96**, executed by **Sri.**
Muniswamappa and **others** in favour of **Sri. S. V. Hariprasad** of Sy. No. **158/3**, measuring
1 Acre 18 Guntas. **(ORIGINAL)**.
18. Copy of **Absolute Sale Deed** dated **7/12/1995**, Doc. No. **6045/95-96**, executed by **Sri.**
Sonnappa in favour of **Sri. S. V. Hariprasad**, of Sy.No. **158/2**, measuring **1 Acre 19**
Guntas. **(ORIGINAL)**.
19. Copy of **Absolute Sale Deed** dated **31/08/1995**, Doc. No. **3266** or **3265**, executed by **Sri.**
Muniswamappa and **others** in favour of **Sri. S. V. Hariprasad** of Sy. No. **158/1**, measuring
3 Acres. **(ORIGINAL)**.





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20. Copy of **Agreement of Sale** dated **28/10/1994**, executed by **Munishamappa and others** in favour of **Sri. K.M.Muniramu**, of Sy.No. **158/1**, measuring **3 acres** & Sy.No. **158/2**, measuring **1.18 acres**. (**PHOTOCOPY**)
21. Copy of **Power of Attorney** dated **04/09/1995**, executed by **Sri. S. V. Hariprasad** in favour of **Sri.S.M.Rangaiah**. (**PHOTOCOPY**)
22. Copy of **Power of Attorney** dated **05/03/1995**, executed by **Sri. S. V. Hariprasad** in favour of **Sri.S.M.Rangaiah**. (**PHOTOCOPY**)
23. Copy of **L.R.F.** dated **14/08/1995**, No. **983/95-96**, in the name of **Sampangiramareddy**. (**ORIGINAL**)
24. Copy of **LRF endorsement** dated **17/7/1965**, in the name of **Sonnappa**. (**ORIGINAL**)
25. Copy of **LRF** for **79AB**. No. **31/96-97**, of Sy.No. **158/2**, in the name of **Sonnappa**. (**ORIGINAL**)
26. Copy of **LRF** for **No tenancy certificate** dated **23/6/1995**, of Sy.No. **158/1**, in the name of **Subbaiah**. (**ORIGINAL**)
27. Copy of **LRF**. No. **89/1994-95**, dated **24/4/1995**, of Sy.No.**158/1 & 158/3**, in the name of **Venkatesh**. (**ORIGINAL**)
28. Copy of **LRF endorsement** dated **11/9/1996**, LRF No. **268/95-96**, of Sy.No. **158/1 & 158/3**. (**PHOTOCOPY**)
29. Copy of **LRF order** dated **12/12/2008**, LRF No. **(83) BE.1/2007-08**, of Sy.No. **158/1, 158/2 & 158/3**. (**ORIGINAL**)
30. Copy of **LRF** in **No. 268/1995-96**, dated **29/1/1996** of Sy.No. **158/3**, in the name of **Munishamappa**. (**ORIGINAL**)





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31. Copy of **LRF** in No. **269/1995-96**, dated **29/1/1996** of Sy.No. **158/3**, in the name of Munishamappa. **(ORIGINAL)**
32. Copy of **LRF endorsment** dated **01/12/2009**, No. **614/2009-10**, of Sy.No. **158/1, 158/2 & 158/3**, in the name of **Sri. S. V. Hariprasad**. **(ORIGINAL)**
33. Copy of **Index of land & Record of Rights** of Sy.No. **158/2**, in the name of Sonnappa. **(PHOTOCOPY)**
34. Copy of **Inam Abolition** in Case. No. **9-207/1960-61**, in the name of Pappamma. **(PHOTOCOPY)**
35. Copy of **Inam copy** dated **5/7/1961**, in the name of Sonnappa. **(ORIGINAL)**
36. Copy of **Kandaya receipt** of Sy.No. **158/2**. **(PHOTOCOPY)**
37. Copy of **IHC certificate** in the name of Papamma. **(PHOTOCOPY)**
38. Copy of **EC form-15** from **01/04/1950** to **31/3/1960** of Sy.No. **233** measuring **2.30 Acres**. **(ORIGINAL)**
39. Copy of **EC form-15**, from **01/04/1960** to **31/03/2004** of Sy.No. **233 & 158/1, 158/2 & 158/3**. **(ORIGINAL)**
40. Copy of **EC form-16**, from **01/04/2014** to **05/04/2021** of Sy.No. **158/1**, measuring **3 Acres**. **(ORIGINAL)**
41. Copy of **EC form-15**, from **01/04/1975** to **30/07/1995** of Sy.No. **158/1** measuring **30 guntas & 158/3** measuring **15 guntas**. **(ORIGINAL)**
42. Copy of **EC form-16**, from **14/8/1965** to **14/08/1995** of Sy.No. **158/2**, measuring **B** **(ORIGINAL)**





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43. Copy of **EC form-16** from **01/11/2012** to **08/09/2015** of Sy.No. **158/2**, measuring **1.09 Acre. (ORIGINAL)**
44. Copy of **EC form-16** from **01/04/2014** to **05/04/2021** of Sy.No. **158/2**, measuring **1.09 Acre. (ORIGINAL)**
45. Copy of **EC form-16**, from **01/04/1996** to **31/03/2004** of Sy.No. **158/1, 158/2 & 158/3. (ORIGINAL)**
46. Copy of **EC form-16**, from **01/04/2004** to **01/12/2009** of Sy.No. **158/1, 158/2 & 158/3. (ORIGINAL)**
47. Copy of **EC form-16**, from **01/04/2014** to **05/04/2021** of Sy.No. **158/3**, measuring **1.18 Acres. (ORIGINAL)**
48. Copy of **EC form-16**, from **01/11/2012** to **08/09/2015** of Sy.No. **158/3**, measuring **1.08 Acre. (ORIGINAL)**
49. Copy of **MR 9/1989-90** of Sy.No. **158/1 & 158/3**, showing the details of Sale **440/89-90. (ORIGINAL)**
50. Copy of **MR 9/1996-97** of Sy.No. **158/1**, showing the details of Sale **3266/95-96. (ORIGINAL)**
51. Copy of **MR 38/1989-90** of Sy.No. **158/1 & 158/3**, showing the details of **Katha. (ORIGINAL)**
52. Copy of **MR 6/1995-96** of Sy.No. **158/2**, showing the details of **6045/95-96. (ORIGINAL)**
53. Copy of **MR 10/1996-97** of Sy.No. **158/3**, showing the details of **3269/1995-96. (ORIGINAL)**
54. Copy of **MR 6/1989-90** for **LRF 773/1925-26. (ORIGINAL)**





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55. Copy of Letter of Intimation from **BDA** for Conversion dated **08/03/2023**, of Sy.No. **158/1, 2 & 3. (ORIGINAL)**
56. Copy of **Panchayath Water NOC** dated **31/10/2023. (ORIGINAL)**
57. Copy of **HAL NOC** dated **05/09/2023. (ORIGINAL)**
58. Copy of **Register No. VIII (Section-11)** of Sy.No. **158/1**, in the name of Papamma. **(ORIGINAL)**
59. Copy of **Order sheet** in case No. **9/59-60** of Sy.No. **158/1**, measuring **3 acres. (ORIGINAL)**
60. Copy of Letter of Permission from **BDA** dated **24/01/2024. (PHOTOCOPY)**
61. Copy of **Survey Atlas, Survey Tippani copies** and connected sketch copies. **(COPIES)**
62. Copy of **Akarbandh** of Sy.No. **158/1, 158/2 & 158/3 (ORIGINAL)**
63. Copy of **Paper Publication Notice** from owner dated **29/04/2010**, in New Indian Express News Paper. **(PHOTOCOPY)**
64. Copy of **Endorsement** dated **17/12/2024** of Sy.No. **158/1, 158/2 & 158/3** for **MR-38/89-90. (ORIGINAL)**
65. Copy of **Fees paid** to the registering authority in reference copy of endorsement No **6045/1995** of Sy.No. **158/2 (ORIGINAL)**
66. Copy of Challan paid receipts for **CLU** dated **09/02/2023. (PHOTOCOPY)**
67. Copy of **Inam copies** of Sy.No. **158/2. (ORIGINAL)**
68. Copy of **Tax paid** receipts. **(ORIGINAL)**
69. Copy of **Death certificate** of Sunku Mankiya Rangaiah. **(ORIGINAL)**





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70. Copy of order of **WP 17134/2017** for CLU (**PHOTOCOPY**)
71. Copy of RTC from **1969-70** to **2000** of **Sy.No. 158/1**, measuring **3 acres**, in the name of Papamma. (**ORIGINAL**)
72. Copy of RTC from **1994-95** to **2000** of **Sy.No. 158/3**, measuring **1.18 Acre**, in the name of S. V. Hariprasad. (**ORIGINAL**)
73. Copy of RTC from **2000** to **2020** of **Sy.No. 158/3**, measuring **1.18 Acre**, in the name of S.V.Hariprasad. (**ORIGINAL**)
74. Copy of RTC from **1979-80** to **1991-92** of **Sy.No. 158/2**, measuring **1.09 Acre** in the name of S.V.Hariprasad. (**ORIGINAL**)
75. Copy of RTC from **1994** to **2000** of **Sy.No. 158/2**, measuring **1.09 Acre** in the name of S.V.Hariprasad. (**ORIGINAL**)
76. Copy of RTC from **2000** to **2020** of **Sy.No. 158/2**, measuring **1.09 Acre** in the name of S.V.Hariprasad. (**ORIGINAL**)
77. Copy of RTC from **2002** to **2017** of **Sy.No. 158/1**, measuring **3 Acres** in the name of S.V.Hariprasad (**ORIGINAL**)

TRACING OF TITLE:-

WHEREAS **Sri. S.V. Hari Prasad** s/o Late S. Manikya Rangaiah is the absolute owner of immovable land property bearing old Sy. No. **233**, New Sy. No. **158/1**, which measuring **3 acres**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District. The said land property being acquired through by virtue of regd **Absolute Sale Deed** dated on **31/08/1995** and regd on **13/02/1997**, which is registered as doc No. **3265/95-96** and regular regd No. **3266/95-96** of Book-I, Volume - 1991, pages 165-172, before the sub-registrar office Anekal, Bangalore District and conferred in **MR- 9/96-97** and since then he is in peaceful and un-interrupted possession and enjoyment of property with free from all encumbrances.



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WHEREAS Sri. S.V. Hari Prasad s/o Late S. Manikya Rangaiah is the absolute owner of immovable land property bearing old Sy. No. **233**, New Sy. No. **158/2**, which measuring **1 acre 9 guntas**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District. The said land property being acquired through by virtue of regd Absolute Sale Deed dated **07/12/1995**, which is registered as doc No. **6045/95-96** of Book-I, Volume - 2058, pages 40-45, before the sub-registrar office Anekal, Bangalore District and conferred in **MR- 11/96-97** and since then he is in peaceful and un-interrupted possession and enjoyment of property with free from all encumbrances.

WHEREAS Sri. S.V. Hari Prasad s/o Late S. Manikya Rangaiah is the absolute owner of immovable land property bearing old Sy. No. **233**, New Sy. No. **158/3**, which measuring **1 acre 18 guntas**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District. The said land property being acquired through by virtue of regd Absolute Sale Deed dated **31/08/1995**, which is registered as doc No. **3269/95-96** of Book-I, Volume - 1991, pages 172-179, before the sub-registrar office Anekal, Bangalore District and conferred in **MR-10/96-97** and since then he is in peaceful and un-interrupted possession and enjoyment of property with free from all encumbrances.

Later the said immovable land property bearing old Sy. No. **233**, New Sy. No. **158/1**, which measuring **3 acres**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, whereas immovable land property bearing old Sy. No. **233**, New Sy. No. **158/2**, which measuring **1 acre 9 guntas**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, whereas immovable land property bearing old Sy. No. **233**, New Sy. No. **158/3**, which measuring **1 acre 18 guntas**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District being converted order from change of land use Agricultural land to Non-Agricultural for residential purposes and obtained Conversion order in vide; Conversion Order dated **18/04/2023**, in Order No. **ALN:(AJ):SR:349/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District in respect of Sy.No.**158/1**, in vide; Conversion Order dated **18/04/2023**, in Order No. **ALN:(AJ):SR:351/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District in respect of Sy.No.**158/2**, in vide; Conversion Order dated **03/05/2023**, in Order No. **ALN:(AJ):SR:350/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District in respect of Sy.No. **158/3**, issued by Deputy Commissioner, Bangalore District, which total measuring of **Item.No. I, II & III = 5 Acres 27 Guntas**, situated at **S. Bingipura Village @ S. Bingeepura Village**, Jigani Hobli, Anekal Taluk, Bangalore District.





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AND WHEREAS the **OWNER** became the owner of composite schedule property, which total measuring **3 acres + 1 acre 9 guntas + 1 acre 18 guntas = 5 acres 27 guntas**, situated at **S. Bingipura Village @ S. Bingeepura Village**, Jigani Hobli, Anekal Taluk, Bangalore District and referred to as "composite schedule property" and the **OWNER** intend to develop the '**composite schedule property**' and in search of a well-established Builder/**DEVELOPER** and the **OWNER** have approached the **DEVELOPER** and offered him for the Joint Development for construction of multi-storied residential apartment building for the development of composite schedule property. The **DEVELOPER** have agreed to develop the property with the **OWNER** on certain terms and conditions herein.

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. 233, New Sy. No. **158/1**, which measuring **3 acres**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **18/04/2023**, in Order No. **ALN:(AJ):SR:349/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District and referred to as "**schedule property**" of **Item. No. I** and whereas converted land property bearing old Sy. No. 233, New Sy. No. **158/2**, which measuring **1 acre 9 guntas**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **18/04/2023**, in Order No. **ALN:(AJ):SR:351/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of schedule property of **Item. No. II** and whereas converted land property bearing old Sy. No. 233, New Sy. No. **158/3**, which measuring **1 acre 18 guntas**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **03/05/2023**, in Order No. **ALN:(AJ):SR:350/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of schedule property of **Item. No. III**, which total measuring of **Item. No. I, II & III = 3 acres + 1 acre 9 guntas + 1 acre 18 guntas = 5 acres 27 guntas** and referred to as "**composite schedule property**".





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II. ENCUMBRANCE:

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

III. SEARCH CERTIFICATE:

On the basis of search of encumbrance certificates, 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** have entered into **Joint Development Agreement** and **General Power of Attorney** dated **20/03/2024** with Owner **Sri. S.V. Hari Prasad** s/o Late S. Manikya Rangaiah of converted land property bearing old Sy. No. 233, New Sy. No. **158/1**, which measuring **3 acres**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **18/04/2023**, in Order No. **ALN:(AJ):SR:349/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District and referred to as "**schedule property**" of **Item. No. I** and whereas converted land property bearing old Sy. No. 233, New Sy. No. **158/2**, which measuring **1 acre 9 guntas**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **18/04/2023**, in Order No. **ALN:(AJ):SR:351/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of schedule property of **Item. No. II** and whereas converted land property bearing old Sy. No. 233, New Sy. No. **158/3**, which measuring **1 acre 18 guntas**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore





MR. LINGARAJ. S. NADAGOUDA

ADVOCATE.

Mob: 9620474780

Office at Yasho Keerthi Meadows
Apartment PC-3, Mallappa Layout,
Babusapalya, Kalyan Nagar Post,
Bangalore- 560043.

District, in vide; Conversion Order dated **03/05/2023**, in Order No. **ALN:(AJ):SR:350/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of schedule property of **Item. No. III**, which total measuring of **Item. No. I, II & III = 3 acres + 1 acre 9 guntas + 1 acre 18 guntas = 5 acres 27 guntas** and referred to as **“composite schedule property”** and the **OWNER** is entitled for **38%** of super built-up area in the project and the **DEVELOPER** are entitled for **62%** of super built-up area in the project.

CERTIFICATE OF TITLE

I have examined the Xerox copies of documents in detail referred and also verified originals, I certify that **M/S DS-MAX PROPERTIES PVT. LTD.**, rep; by its **AUTHORIZED SIGNATORY, MR. SHIVASHANKAR CHIKKERI** have entered into **Joint Development Agreement** and **General Power of Attorney** dated **20/03/2024** with Owner Sri. S.V. Hari Prasad s/o Late S. Manikya Rangaiah of converted land property bearing old Sy. No. 233, New Sy. No. **158/1**, which measuring **3 acres**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **18/04/2023**, in Order No. **ALN:(AJ):SR:349/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District and referred to as **“schedule property”** of **Item. No. I** and whereas converted land property bearing old Sy. No. 233, New Sy. No. **158/2**, which measuring **1 acre 9 guntas**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **18/04/2023**, in Order No. **ALN:(AJ):SR:351/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of schedule property of **Item. No. II** and whereas converted land property bearing old Sy. No. 233, New Sy. No. **158/3**, which measuring **1 acre 18 guntas**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **03/05/2023**, in Order No. **ALN:(AJ):SR:350/22-23**,





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for residential use, issued by Deputy Commissioner, Bangalore District of schedule property of **Item. No. III**, which total measuring of **Item. No. I, II & III = 3 acres + 1 acre 9 guntas + 1 acre 18 guntas = 5 acres 27 guntas** and referred to as “**composite schedule property**” and the **OWNER** is entitled for **38%** of super built-up area in the project and the **DEVELOPER** are entitled for **62%** of super built-up area in the project and the **DEVELOPER** has got clear, perfect and marketable title to convey, transfer, sale cum construction agreements to any prospective purchaser/s or any agreements or to construct a multi-storied residential apartment building on the composite schedule property and the **DEVELOPER** are entitled to mortgage the composite schedule property to any Nationalized Banks, Financial Banks or NBFC or Financial Institutions and likewise in any manner at their absolute discretion.

SCHEDULE PROPERTY

ITEM NO. I:

All that piece and parcel of undeveloped converted land property bearing old Sy. No. **233**, New Sy. No. **158/1**, which measuring **3 acres**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **18/04/2023**, in Order No. **ALN:(AJ):SR:349/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District and bounded on:

East by : Sonnappa's Land of Sy. No. 158/2,
West by : Halu Sabi's Land,
North by : Chandrareddy's Land,
South by : Road.





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ITEM NO. II:

All that piece and parcel of undeveloped converted land property bearing old Sy. No. **233**, New Sy. No. **158/2**, which measuring **1 acre 9 guntas**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **18/04/2023**, in Order No. **ALN:(AJ):SR:351/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District and bounded on:

East by : S.V. Hari Prasad's Land of Re-Sy. No. 158/3,
West by : S.V. Hari Prasad's Land of Re-Sy. No. 158/1,
North by : Chandrareddy's Land,
South by : Road.

ITEM NO. III:

All that piece and parcel of undeveloped converted land property bearing old Sy. No. **233**, New Sy. No. **158/3**, which measuring **1 acre 18 guntas**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **03/05/2023**, in Order No. **ALN:(AJ):SR:350/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District and bounded on:

East by : Thimma Reddy's Land,
West by : Sonnappa's Land,
North by : Chandra Reddy's Land,
South by : Road.





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COMPOSITE SCHEUDLE PROPERTY

All that piece and parcel of undeveloped converted land property bearing old Sy. No. **233**, New Sy. No. **158/1**, which measuring **3 acres**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **18/04/2023**, in Order No. **ALN:(AJ):SR:349/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of schedule property of **Item. No. I** and whereas undeveloped converted land property bearing old Sy. No. **233**, New Sy. No. **158/2**, which measuring **1 acre 9 guntas**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **18/04/2023**, in Order No. **ALN:(AJ):SR:351/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of schedule property of **Item. No. II** and whereas undeveloped converted land property bearing old Sy. No. **233**, New Sy. No. **158/3**, which measuring **1 acre 18 guntas**, situated at **S. Bingipura Village**, Jigani Hobli, Anekal Taluk, Bangalore District, in vide; Conversion Order dated **03/05/2023**, in Order No. **ALN:(AJ):SR:350/22-23**, for residential use, issued by Deputy Commissioner, Bangalore District of schedule property of **Item. No. III**, which total measuring of **Item. No. I, II & III = 3 acres + 1 acre 9 guntas + 1 acre 18 guntas = 5 acres 27 guntas** and referred to as "**composite schedule property**" and commonly bounded on:

East by : Private Land Property,
West by : Private Land Property,
North by : Land belonging to Mr. Chandrareddy,
South by : Road.

Date: 13/06/2024

Place: Bangalore.

Mr. Lingaraj. S. Nadagouda
Advocate

