

**SUDHAMANI S.T  
ADVOCATE**

**SPECIAL REPORT ON TITLE**

**SUDHAMANI & ASSOCIATES  
ADVOCATES & LEGAL CONSULTANTS  
OFF : No. 1/A, 2<sup>nd</sup> Floor,  
5<sup>th</sup> A Cross, 24<sup>th</sup> Main,  
J.P.Nagar 2<sup>nd</sup> Phase,  
BANGALORE – 78.**

**ROLL No KAR/787/1989**

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Ref: SRT/PNB/2024

**ANNEXURE - IV**

**SPECIAL REPORT ON TITLE**

Reg: Property situated at Samethanahalli Village, Anugondanahalli Hobli,  
Hosakote Taluk, Bangalore Rural District ,  
Belonging to M/S DS MAX PROPERTIES PVT. LTD.

	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
<b>A</b>	<b>PARTICULARS</b>	
1	Name of the Borrower with address :	<b>M/s DS MAX PROPERTIES PVT. LTD.</b>
2	Name of the person offering Mortgage with parentage/constitution and address :	<b>M/s DS MAX PROPERTIES PVT. LTD.</b>
3.	<b>Details of the Property to be mortgaged As per title Deed- As per present</b>	<p style="text-align: center;"><b><u>SCHEDULE PROPERTY</u></b></p> <p style="text-align: center;"><b><u>ITEM NO. 1</u></b></p> <p>All that Piece and Parcel of converted land property bearing <b>Sy. No. 234/1, which measuring 1 acre 10.08 guntas and exclusive of 01 gunta A Kharab land, out of 2 acres 21 guntas</b>, situated at Samethanahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural District in vide; Conversion Order dated 04.11.2022, in Order No. 400241, for residential use, issued by Deputy Commissioner, Bangalore Rural District, and bounded on: East by: Land of Sy. No. 234/2 West by: Land of Sy. No. 234/3 belongs to A.Sanjeevaraju North by: Land of Sy. No. 36 South by: Land in Sy. No. 253.</p> <p style="text-align: center;"><b><u>ITEM NO. 2</u></b></p> <p>All that Piece and Parcel of converted land property bearing <b>Sy. No. 234/2, which measuring 2 acres 08 guntas and exclusive of 06.12 guntas A Kharab land, out of 2 acres 14.12 guntas</b>, situated at Samethanahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural District in vide; Conversion Order dated 08.07.2022, in Order No. 351203, for residential use, issued by Deputy Commissioner, Bangalore Rural District, and bounded on:</p>



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	<p>East by: Road &amp; Land of Sy. No. 254 West by: Land of Sy. No. 234/1 belongs to A.Chandrashekar North by: Land of Sy. No. 36 South by: Land in Sy. No. 253.</p> <p><b><u>ITEM NO. 3</u></b></p> <p>All that Piece and Parcel of converted land property bearing <b>Sy. No. 234/1, New Sy. No. 234/3, which measuring 1 acre 10.08 guntas and exclusive of 01 gunta A Kharab land, out of 2 acres 21 guntas</b>, situated at Samethanahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural District in vide; Conversion Order dated 19.10.2022, in Order No. 400242, for residential use, issued by Deputy Commissioner, Bangalore Rural District, and bounded on: East by: Land of Sy. No. 234/1 belongs to A.Chandrashekar West by: Land of Sy. No. 251 &amp; 250 North by: Land of Sy. No. 36 South by: Land in Sy. No. 253.</p> <p><b><u>COMPOSITE SCHEDULE PROPERTY</u></b></p> <p>All that Piece and Parcel of converted land property bearing <b>Sy. No. 234/1, which measuring 1 acre 10.08 guntas and exclusive of 01 gunta A Kharab land, out of 2 acres 21 guntas</b>, situated at Samethanahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural District in vide; Conversion Order dated 04.11.2022, in Order No. 400241, for residential use, issued by Deputy Commissioner, Bangalore Rural District, <b>Sy. No. 234/2, which measuring 2 acres 08 guntas and exclusive of 06.12 guntas A Kharab land, out of 2 acres 14.12 guntas</b>, situated at Samethanahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural District in vide; Conversion Order dated 08.07.2022, in Order No. 351203, for</p>
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	residential use, issued by Deputy Commissioner, Bangalore Rural District & Sy. No. 234/1, New Sy. No. 234/3, which measuring 1 acre 10.08 guntas and exclusive of 01 gunta A Kharab land, out of 2 acres 21 guntas, situated at Samethanahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural District in vide; Conversion Order dated 19.10.2022, in Order No. 400242, for residential use, issued by Deputy Commissioner, Bangalore Rural District, and bounded on: East by: Road & Land of Sy. No. 254 West by: Land of Sy. No. 251 & Sy. No. 250 North by: Land of Sy. No. 36 South by: Land in Sy. No. 253.
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<b>B INVESTIGATIONS</b>	
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1	<b>Details of the Title deeds/Documents (including link deeds/Parent deeds) to be deposited for creation of the mortgage with full particulars regarding nature of document, date of execution and details of registration.</b>
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1	1. Grant Order dated 26.02.1981 in Case No. LRF(A)SH/217/75-76 passed by Tahsildar, Hosakoe Taluk in the name of T.V.Ramaswamy Iyengar. (In respect of Sy. No. 234 measuring 4 acres 29 guntas) 2. Endorsement dated 13.06.2020 issued by Tahsildar, Hosakote Taluk. (the IL, RR & Preliminary Records)	<b>Certified copy Verified</b>
2	1. Will dated 21.04.1981 executed by T.V.Ramaswamy Iyengar in favour of his daughter Rathnamma registered as document No. 4/1981-82 of Book III, Volume 25 at Pages 222-224 in the office of Sub Registrar, Hosakote. (In respect of Sy. No. 234 measuring 4 acres 29 guntas) 2. Inheritance Register Extract in IHC 31/1994-95.	<b>Photocopy Verified</b>
3	1. Sale Deed dated 03.11.2004 executed by Rathnamma & her children Padmanabhan & Krishnaswamy in favour of A.Narayanaswamy (S/o	<b>Original Verified</b>



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	late K.Anjinappa) registered as document No. HSK-1-03752/2004-05 of Book I, stored in CD HSKD 27 in the office of Sub Registrar, Hosakote. (In respect of Sy. No. 234 measuring 2 acres 8 guntas) 2. Mutation Register Extract in MR 52/2004-05.	
4	1. Sale Deed dated 03.11.2004 executed by Rathnamma & her children Padmanabhan & Krishnaswamy in favour of A.Sanjeevaraju (S/o late K.Anjinappa) registered as document No. HSK-1-03753/2004-05 of Book I, stored in CD HSKD 27 in the office of Sub Registrar, Hosakote. (In respect of Sy. No. 234 measuring 2 acres 21 guntas) 2. Mutation Register Extract in MR 51/2004-05.	Original Verified
5	Partition Deed dated 05.11.2005 entered among Chinnamma (W/o late K.Anjinappa) & her children A.Sanjeevaraju & A.Chandrashekar registered as document No. HSK-1-03479/2005-06 of Book I, stored in CD HSKD 50 in the office of Sub Registrar, Hosakote. (In the said Partition, Sy. No. 234/1 measuring 1 acre 10 ½ guntas was allotted to the share of A.Sanjeevaraju & Sy. No. 234/1 measuring 1 acre 10 ½ guntas was allotted to the share of A.Chandrashekar)	Certified copy Verified (relating to several properties)
6	1. Agreement of Sale dated 26.04.2021 entered between A.Sanjeevaraju, A.Chandrashekar & A.Narayanaswamy & M/s DS MAX PROPERTIES PVT. LTD. registered as document No. HSK-1-01031/2021-22 of Book I, stored in CD HSKD 1256 in the office of Sub Registrar, Hosakote. 2. General Power of Attorney dated 26.04.2021 executed by A.Sanjeevaraju, A.Chandrashekar & A.Narayanaswamy in favour of M/s DS MAX PROPERTIES PVT. LTD. registered as document No. HSK-4-00072/2021-22 of Book I, stored in CD HSKD 1256 in the office of Sub Registrar, Hosakote.	Original Verified
7	1. Records of Rights. 2. Hissa Tippani & Karnataka Settlement Akarbandh. 3. Commencement Certificate dated 31.05.2022 issued by Satellite Town Ring Road Planning	Original Verified



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	<p>Authority.</p> <p>4. Official Memorandum dated 04.11.2022 bearing No. 400241 issued by Deputy Commissioner, Bangalore District. (In respect of Sy. No. 234/1 measuring 1 acres 10 ½ guntas)</p> <p>5. Official Memorandum dated 08.07.2022 bearing No. 351203 issued by Deputy Commissioner, Bangalore District. (In respect of Sy. No. 234/2 measuring 2 acres 8 guntas)</p> <p>6. Official Memorandum dated 19.10.2022 bearing No. 409242 issued by Deputy Commissioner, Bangalore District. (In respect of Sy. No. 234/3 measuring 1 acres 10 ½ guntas)</p> <p>7. Endorsement dated 13.10.2021 bearing No. PTCL(Ho)CR/129/2021 issued by Assistant Commissioner, Doddaballapura Sub Division.</p> <p>8. Endorsement dated 24.09.2021 issued by Karnataka Industrial Area Development Board.</p>	<p>Photocopy Verified</p> <p>Original Verified</p>
8	<p>1. Memorandum of Association &amp; Article of Association &amp; Certificate of Incorporation of <b>M/s DS MAX PROPERTIES PVT. LTD.</b></p> <p>2. Board Resolution dated 02.03.2023 of <b>M/s DS MAX PROPERTIES PVT. LTD.</b></p>	<p>Original Verified</p>
9	<p>Absolute Sale Deed dated 10.03.2023 executed by A.Chandrashekar &amp; his family members namely Lakshmi R., Adarsh C. (minor represented by natural guardian), C.Akash (minor represented by natural guardian), A.Narayanaswamy &amp; his family members namely R.Lakshmi, Vidya N., Varun N., A.Sanjeewaraju &amp; his family members namely Saraswathi P., Bharath Raj S. &amp; Tejus Raju S. in favour of <b>M/s DS MAX PROPERTIES PVT. LTD.</b> registered as document No. HSK-1-18451/2022-23 of Book I, stored in CD HSKD 1799 in the office of Sub Registrar, Hosakote. (In respect of Sy. No. 234/1 measuring 1 acre 10 ½ guntas and exclusive of 1 guntas A Kharab, Sy. No. 234/2 measuring 2 acres 8 guntas and exclusive of 6.12 guntas A Kharab &amp; Sy. No. 234/3 measuring 1 acre 10 ½ guntas and exclusive of 1 guntas A Kharab)</p>	<p>Original Verified</p>
10	<p>1. E-Khatha dated 02.01.2024, issued by Samethanahalli Village Panchayath infavour of <b>M/s</b></p>	<p>Original Verified</p>



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	<b>DS MAX PROPERTIES PVT. LTD..</b> (assigned new Khatha No. 150300402500522781 & Property No. 1811) 2. Property tax paid Receipt for the year 2023-24.	
11	1. Relinquishment Deed dated 02.10.2023 executed by <b>M/s DS MAX PROPERTIES PVT. LTD.</b> in favour of Satellite Town Ring Road Planning Authority registered as document No. HSK-1-10824/2023-24 of Book I, in the office of Sub Registrar, Hosakote. (an extent of 2025.57 Sq. Mtrs. Was relinquished for Park and Open Space) 2. No Objection Certificate issued by Airports Authority of India, BESCO, Karnataka State Fire & Emergency Services, Karnataka State Pollution Control Board & State Level Environment Impact Assessment Authority-Karnataka. 3. Approved Building Plan dated 06.07.2024 bearing LP No. 439/2023-24 issued by Satellite Town Ring Road Planning Authority for the construction of 2 Basement Floor, Ground Floor & 14 Upper Floors.	Photocopy Verified  Original Verified
12	Encumbrance Certificate for the period <b>01.04.1950 to 31.03.2004, 01.04.2004 to 24.07.2020, 01.04.2004 to 20.03.2023 &amp; 01.01.2023 to 31.07.2024.</b>	Original Verified

I perused **document No. 1**, it is observed from the recital made therein that the property bearing **Sy. No. 234 measuring 4 acres 29 guntas**, situated at Samethanahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural District originally owned and possessed by T.V.Ramaswamy Iyengar who acquired the same through Grant Order dated 26.02.1981 in Case No. LRF(A)SH/217/75-76 passed by Tahsildar, Hosakote Taluk.

Whereas the Endorsement dated 13.06.2020 issued by Tahsildar, Hosakote Taluk discloses that the IL, RR & Preliminary Records are not available.

Whereas the said T.V.Ramaswamy Iyengar out of love & affection towards his daughter namely Rathamma intum bequeathed the afore said property in her favour through registered Will dated 21.04.1981 registered as document No. 4/1981-82 of Book III, Volume 25 at Pages 222-224 in the office of Sub Registrar, Hosakote.

Whereas after the death of said T.V.Ramaswamy Iyengar, by virtue of execution of Will, the Khatha of the afore said property was mutated in the



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name of Rathnamma in the revenue records Vide Inheritance Register Extract in IHC 31/1994-95.

**Vide Document No. 2 Supra**

Whereas the said Rathnamma & her children Padmanabhan & Krishnaswamy inturn conveyed the portion of afore said property bearing Sy. No. 234 measuring 2 acres 8 guntas in favour of A.Narayanaswamy (S/o late K.Anjinappa) through registered Sale Deed dated 03.11.2004 registered as document No. HSK-1-03752/2004-05 of Book I, stored in CD HSKD 27 in the office of Sub Registrar, Hosakote.

Whereas by virtue of execution of Sale Deed, the Khatha of the afore said property was mutated in the name of A.Narayanaswamy (S/o late K.Anjinappa) in the revenue records Vide Mutation Register Extract in MR 52/2004-05.

**Vide Document No. 3 Supra**

Whereas the said Rathnamma & her children Padmanabhan & Krishnaswamy inturn conveyed the remaining portion of afore said property bearing Sy. No. 234 measuring 2 acres 21 guntas in favour of A.Sanjeeraju (S/o late K.Anjinappa) through registered Sale Deed dated 03.11.2004 registered as document No. HSK-1-03753/2004-05 of Book I, stored in CD HSKD 27 in the office of Sub Registrar, Hosakote.

Whereas by virtue of execution of Sale Deed, the Khatha of the afore said property was mutated in the name of A.Sanjeeraju (S/o late K.Anjinappa) in the revenue records Vide Mutation Register Extract in MR 51/2004-05.

**Vide Document No. 4 Supra**

Whereas subsequently the afore said property bearing Sy. No. 234 was phoded as Sy. No. 234/1.

Whereas the said Chinnamma (W/o late K.Anjinappa) & her children A.Sanjeeraju (who is the absolute owner of Sy. No. 234 measuring 2 acres 21 guntas) & A.Chandrashekar effected Partition of the properties owned by them including the afore said property through registered Partition Deed dated 05.11.2005 registered as document No. HSK-1-03479/2005-06 of Book I, stored in CD HSKD 50 in the office of Sub Registrar, Hosakote. In the said Partition, Sy. No. 234/1 measuring 1 acre 10 ½ guntas was allotted to the share of A.Sanjeeraju & Sy. No. 234/1 measuring 1 acre 10 ½ guntas was allotted to the share of A.Chandrashekar.

**Vide Document No. 5 Supra**

Whereas the said A.Sanjeeraju, A.Chandrashekar & A.Narayanaswamy entered into Agreement of Sale dated 26.04.2021 with **M/s DS MAX PROPERTIES PVT. LTD.** for the sale of afore said property & the



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said Sale Agreement was registered as document No. HSK-1-01031/2021-22 of Book I, stored in CD HSKD 1256 in the office of Sub Registrar, Hosakote.

A General Power of Attorney dated 26.04.2021 is being executed by A.Sanjeevaraju, A.Chandrashekar & A.Narayanaswamy in favour of **M/s DS MAX PROPERTIES PVT. LTD.** registered as document No. HSK-4-00072/2021-22 of Book I, stored in CD HSKD 1256 in the office of Sub Registrar, Hosakote authorizing them to perform certain acts including the power of applying for the change of land use, for payment of Improvement charges etc.,

**Vide Document No. 6 Supra**

The Records of Rights discloses the name of A.Sanjeevaraju, A.Chandrashekar & A.Narayanaswamy as the Khathedar of the afore said property.

Whereas the Hissa Tippani & Karnataka Settlement Akarbandh discloses that the extent, shape & size of the afore said property.

Whereas the afore said property bearing Sy. No. 234 & 234/1 was phoded as Sy. No. 234/1 measuring 1 acres 10 ½ guntas, Sy. No. 234/2 measuring 2 acres 8 guntas & Sy. No. 234/3 measuring 1 acres 10 ½ guntas.

**(HEREIN AFTER REFERRED TO AS ITEM NOS. 1, 2 & 3 OF THE SCHEDULE PROPERTY)**

The Commencement Certificate dated 31.05.2022 issued by Satellite Town Ring Road Planning Authority discloses the change of land use from Hi Tech Industrial to residential purposes.

Whereas the Item No. 1 of the schedule property was converted from agriculture to non agricultural residential purposes by the office of Deputy Commissioner, Bangalore District Vide Official Memorandum dated 04.11.2022 bearing No. 400241.

Whereas the Item No. 2 of the schedule property was converted from agriculture to non agricultural residential purposes by the office of Deputy Commissioner, Bangalore District Vide Official Memorandum dated 08.07.2022 bearing No. 351203.

Whereas the Item No. 3 of the schedule property was converted from agriculture to non agricultural residential purposes by the office of Deputy Commissioner, Bangalore District Vide Official Memorandum dated 19.10.2022 bearing No. 409242.

The Endorsement dated 13.10.2021 bearing No. PTCL(Ho)CR/129/2021 issued by Assistant Commissioner, Doddaballapura Sub Division discloses that the schedule property does not come under the purview of PTCL Act.

The Endorsement dated 24.09.2021 issued by Karnataka Industrial Area Development Board discloses that no acquisition Proceedings are



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initiated in respect of schedule property by the said authority for any of its schemes.

**Vide Document No. 7 Supra**

I perused Memorandum of Association & Article of Association & Certificate of Incorporation of **M/s DS MAX PROPERTIES PVT. LTD.** discloses that the said company is registered under the Registrar of Companies and the main object of the Company is to carry on the Business of Real Estate.

I perused Board Resolution dated 02.03.2023 of **M/s DS MAX PROPERTIES PVT. LTD.** discloses that one Mr. Shiva Shankar Chikkeri is authorized to sign all the documents on behalf of the company.

**Vide Document No. 8 Supra**

Whereas the said A.Chandrashekar & his family members namely Lakshmi R., Adarsh C. (minor represented by natural guardian), C.Akash (minor represented by natural guardian), A.Narayanaswamy & his family members namely R.Lakshmi, Vidya N., Varun N., A.Sanjeevaraju & his family members namely Saraswathi P., Bharath Raj S. & Tejus Raju S. intum conveyed the Item No. 1, 2 & 3 of the schedule property in favour of **M/s DS MAX PROPERTIES PVT. LTD.** through registered Absolute Sale Deed dated 10.03.2023 registered as document No. HSK-1-18451/2022-23 of Book I, stored in CD HSKD 1799 in the office of Sub Registrar, Hosakote.

**Vide Document No. 9 Supra**

Whereas the E-Khatha (9 & 11A) dated 02.01.2024 discloses and confirms that the Khatha in respect of schedule property stands in the name of **M/s DS MAX PROPERTIES PVT. LTD.** in the revenue records of Samethanahalli Village Panchayath & the said authority assigned new Khatha No. 150300402500522781 & Property No. 1811 in respect of schedule property.

Whereas the property tax assessed in respect of schedule property is paid upto the period **2023-24.**

**Vide Document No. 10 Supra**

I perused Relinquishment Deed dated 02.10.2023 executed by **M/s DS MAX PROPERTIES PVT. LTD.** in favour of Satellite Town Ring Road Planning Authority registered as document No. HSK-1-10824/2023-24 of Book I, in the office of Sub Registrar, Hosakote discloses that out of schedule property, an extent of 2025.57 Sq. Mtrs. Was relinquished for Park and Open Space.

Whereas several Government and local bodies namely Airports Authority of India, BESCO, Karnataka State Fire & Emergency Services, Karnataka State Pollution Control Board & State Level Environment Impact Assessment Authority-Karnataka have issued No Objection Certificate for the construction of multi storied residential building on the schedule property.



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Whereas the said **M/s DS MAX PROPERTIES PVT. LTD.** with an intent to construct multi storied residential building on the schedule property approached Satellite Town Ring Road Planning Authority & obtained Approved Building Plan dated 06.07.2024 bearing LP No. 439/2023-24 for the construction of 2 Basement Floor, Ground Floor & 14 Upper Floors.

**Vide Document No. 11 Supra**

Whereas the Encumbrance Certificate for the period from **01.04.1950 to 31.03.2004, 01.04.2004 to 24.07.2020, 01.04.2004 to 20.03.2023 & 01.01.2023 to 31.07.2024** discloses the schedule property is free from encumbrances.

**Vide Document No. 12 Supra**

2	Whether Certified Copies have been obtained from the Registrar Office	Yes
3	Whether the documents in hand are compared with the Certified copies and whether the documents given raise any doubt or suspicion	Yes compared, no suspicion
4	Whether the registration particulars number and date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office	Yes
5	Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Yes
6	Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Yes
7	Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	Yes Tallies
8	Whether the property has been mutated in the name of the person offering the mortgage?	Yes
9	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Yes



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Ref: SRT/PNB/2024

10	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non-agricultural purposes).	No
11	Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	No
12	Whether all the approvals, clearance/sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	Yes
13	Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property ? If so, its effect thereof.	Self Acquired
14	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	No
15	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	Act Repealed
16	In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage? whether permission of the lessor/NOC is obtained?	NA
17	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	NA
18	Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	NA
19	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	NA
20	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues	NA



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	are outstanding to the Income Tax Department?	
21	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	No
22	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation.)	NA
23	Whether the owner's title valid, absolute, clear and marketable one?	Yes
24	Based on the documents available, whether the owner's title is saleable?	Yes
25	Based on the documents available, whether the owner's title transferable?	Yes
26	<b>Whether the mortgaged property is enforceable under SARFAESI Act - 2002.</b>	Yes

DATE : 03.08.2024  
PLACE : Bangalore

SUDHAMANI S.T.  
(NAME OF THE COUNSEL)



**ANNEXURE - V**  
**CERTIFICATE**

REFERENCE NO....

COUNSEL'S NAME & ADDRESS

ENTRY SERIAL NO. .... /REGISTER NO HSK-1-18451/2022-23  
**(Counsel to give serial no. to the certificate as entered in register of searches maintained by him)**

DATE : 27.06.2024

The Chief Manager  
PNB, CPC,  
Bangalore.

Opinion on investigation of title and obtaining of search report in respect of



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**SCHEDULE PROPERTY**

**ITEM NO. 1**

All that Piece and Parcel of converted land property bearing **Sy. No. 234/1, which measuring 1 acre 10.08 guntas and exclusive of 01 gunta A Kharab land, out of 2 acres 21 guntas**, situated at Samethanahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural District in vide; Conversion Order dated 04.11.2022, in Order No. 400241, for residential use, issued by Deputy Commissioner, Bangalore Rural District, and bounded on:

East by: Land of Sy. No. 234/2

West by: Land of Sy. No. 234/3 belongs to A.Sanjeevaraju

North by: Land of Sy. No. 36

South by: Land in Sy. No. 253.

**ITEM NO. 2**

All that Piece and Parcel of converted land property bearing **Sy. No. 234/2, which measuring 2 acres 08 guntas and exclusive of 06.12 guntas A Kharab land, out of 2 acres 14.12 guntas**, situated at Samethanahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural District in vide; Conversion Order dated 08.07.2022, in Order No. 351203, for residential use, issued by Deputy Commissioner, Bangalore Rural District, and bounded on:

East by: Road & Land of Sy. No. 254

West by: Land of Sy. No. 234/1 belongs to A.Chandrashekar

North by: Land of Sy. No. 36

South by: Land in Sy. No. 253.

**ITEM NO. 3**

All that Piece and Parcel of converted land property bearing **Sy. No. 234/1, New Sy. No. 234/3, which measuring 1 acre 10.08 guntas and exclusive of 01 gunta A Kharab land, out of 2 acres 21 guntas**, situated at Samethanahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural District in vide; Conversion Order dated 19.10.2022, in Order No. 400242, for residential use, issued by Deputy Commissioner, Bangalore Rural District, and bounded on:

East by: Land of Sy. No. 234/1 belongs to A.Chandrashekar

West by: Land of Sy. No. 251 & 250

North by: Land of Sy. No. 36

South by: Land in Sy. No. 253.

**COMPOSITE SCHEDULE PROPERTY**



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All that Piece and Parcel of converted land property bearing **Sy. No. 234/1, which measuring 1 acre 10.08 guntas and exclusive of 01 gunta A Kharab land, out of 2 acres 21 guntas**, situated at Samethanahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural District in vide; Conversion Order dated 04.11.2022, in Order No. 400241, for residential use, issued by Deputy Commissioner, Bangalore Rural District, **Sy. No. 234/2, which measuring 2 acres 08 guntas and exclusive of 06.12 guntas A Kharab land, out of 2 acres 14.12 guntas**, situated at Samethanahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural District in vide; Conversion Order dated 08.07.2022, in Order No. 351203, for residential use, issued by Deputy Commissioner, Bangalore Rural District & **Sy. No. 234/1, New Sy. No. 234/3, which measuring 1 acre 10.08 guntas and exclusive of 01 gunta A Kharab land, out of 2 acres 21 guntas**, situated at Samethanahalli Village, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural District in vide; Conversion Order dated 19.10.2022, in Order No. 400242, for residential use, issued by Deputy Commissioner, Bangalore Rural District, and bounded on:  
East by: Road & Land of Sy. No. 254  
West by: Land of Sy. No. 251 & Sy. No. 250  
North by: Land of Sy. No. 36  
South by: Land in Sy. No. 253.

belonging to **M/S DS MAX PROPERTIES PVT. LTD..**

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed.

I hereby certify that the registration particulars- number, date and page particulars etc. as shown in the original title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of previous owner and of intending mortgagor affixed /seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relating to the property is complete as given in the Annexure hereto.



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I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

1	Absolute Sale Deed dated 10.03.2023 executed by A.Chandrashekar & his family members namely Lakshmi R., Adarsh C. (minor represented by natural guardian), C.Akash (minor represented by natural guardian), A.Narayanaswamy & his family members namely R.Lakshmi, Vidya N., Varun N., A.Sanjeevaraju & his family members namely Saraswathi P., Bharath Raj S. & Tejus Raju S. in favour of <b>M/s DS MAX PROPERTIES PVT. LTD.</b> registered as document No. HSK-1-18451/2022-23 of Book I, stored in CD HSKD 1799 in the office of Sub Registrar, Hosakote.
---	--

I shall be liable/responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the UNION BANK OF INDIA'S ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

The search report of which is annexed hereto, conducted by me, for the period from 01.04.1950 to 31.07.2024 disclose encumbrances as stated therein.

I have not given /have given opinion earlier on investigation of title relating to the same property as detailed hereunder:

- |   |     |
|---|-----|
| (a) Name of lender-                         | N.A |
| (b) Date of opinion & reference no.(if any) | N.A |
| (c) Remarks                                 | -   |

I find following defects/no defects in the title of the person offering mortgage:-

I hereby Certify that **M/S DS MAX PROPERTIES PVT. LTD.** has a **CLEAR, VALID AND MARKETABLE TITLE OVER THE ABOVE SAID PROPERTY** and **M/S DS MAX PROPERTIES PVT. LTD.** is competent to create the mortgage.

The valid mortgage can be created by deposit of the **following** original title deed

The said title deeds are Original and genuine and are not duplicate or fake as observed by me—

(Give hereunder details of title deeds which are required to be deposited to create equitable mortgage)

1	Endorsement dated 13.06.2020 issued by Tahsildar, Hosakote Taluk. (the IL, RR & Preliminary Records)
2	1. Sale Deed dated 03.11.2004 executed by Rathamma & her children Padmanabhan & Krishnaswamy in favour of A.Narayanaswamy (S/o late K.Anjinappa) registered as document



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	<p>No. HSK-1-03752/2004-05 of Book I, stored in CD HSKD 27 in the office of Sub Registrar, Hosakote. (In respect of Sy. No. 234 measuring 2 acres 8 guntas)</p> <p>2. Mutation Register Extract in MR 52/2004-05.</p>
3	<p>1. Sale Deed dated 03.11.2004 executed by Rathamma &amp; her children Padmanabhan &amp; Krishnaswamy in favour of A.Sanjeevaraju (S/o late K.Anjinappa) registered as document No. HSK-1-03753/2004-05 of Book I, stored in CD HSKD 27 in the office of Sub Registrar, Hosakote. (In respect of Sy. No. 234 measuring 2 acres 21 guntas)</p> <p>2. Mutation Register Extract in MR 51/2004-05.</p>
4	<p>1. Agreement of Sale dated 26.04.2021 entered between A.Sanjeevaraju, A.Chandrashekar &amp; A.Narayanaswamy &amp; <b>M/s DS MAX PROPERTIES PVT. LTD.</b> registered as document No. HSK-1-01031/2021-22 of Book I, stored in CD HSKD 1256 in the office of Sub Registrar, Hosakote.</p> <p>2. General Power of Attorney dated 26.04.2021 executed by A.Sanjeevaraju, A.Chandrashekar &amp; A.Narayanaswamy in favour of <b>M/s DS MAX PROPERTIES PVT. LTD.</b> registered as document No. HSK-4-00072/2021-22 of Book I, stored in CD HSKD 1256 in the office of Sub Registrar, Hosakote.</p>
5	<p>1. Records of Rights.</p> <p>2. Hissa Tippani &amp; Karnataka Settlement Akarbandh.</p> <p>3. Commencement Certificate dated 31.05.2022 issued by Satellite Town Ring Road Planning Authority.</p> <p>4. Official Memorandum dated 04.11.2022 bearing No. 400241 issued by Deputy Commissioner, Bangalore District. (In respect of Sy. No. 234/1 measuring 1 acres 10 ½ guntas)</p> <p>5. Official Memorandum dated 08.07.2022 bearing No. 351203 issued by Deputy Commissioner, Bangalore District. (In respect of Sy. No. 234/2 measuring 2 acres 8 guntas)</p> <p>6. Official Memorandum dated 19.10.2022 bearing No. 409242 issued by Deputy Commissioner, Bangalore District. (In respect of Sy. No. 234/3 measuring 1 acres 10 ½ guntas)</p> <p>7. Endorsement dated 24.09.2021 issued by Karnataka Industrial Area Development Board.</p>
6	<p>1. Memorandum of Association &amp; Article of Association &amp; Certificate of Incorporation of <b>M/s DS MAX PROPERTIES PVT. LTD.</b></p> <p>2. Board Resolution dated 02.03.2023 of <b>M/s DS MAX PROPERTIES PVT. LTD.</b></p>



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7	Absolute Sale Deed dated 10.03.2023 executed by A.Chandrashekar & his family members namely Lakshmi R., Adarsh C. (minor represented by natural guardian), C.Akash (minor represented by natural guardian), A.Narayanaswamy & his family members namely R.Lakshmi, Vidya N., Varun N., A.Sanjeevaraju & his family members namely Saraswathi P., Bharath Raj S. & Tejus Raju S. in favour of <b>M/s DS MAX PROPERTIES PVT. LTD.</b> registered as document No. HSK-1-18451/2022-23 of Book I, stored in CD HSKD 1799 in the office of Sub Registrar, Hosakote. (In respect of Sy. No. 234/1 measuring 1 acre 10 ½ guntas and exclusive of 1 guntas A Kharab, Sy. No. 234/2 measuring 2 acres 8 guntas and exclusive of 6.12 guntas A Kharab & Sy. No. 234/3 measuring 1 acre 10 ½ guntas and exclusive of 1 guntas A Kharab)
8	1. E-Khatha dated 02.01.2024, issued by Samethanahalli Village Panchayath infavour of <b>M/s DS MAX PROPERTIES PVT. LTD.</b> (assigned new Khatha No. 150300402500522781 & Property No. 1811) 2. Property tax paid Receipt for the year 2023-24.
9	1. No Objection Certificate issued by Airports Authority of India, BESCOM, Karnataka State Fire & Emergency Services, Karnataka State Pollution Control Board & State Level Environment Impact Assessment Authority-Karnataka. 2. Approved Building Plan dated 06.07.2024 bearing LP No. 439/2023-24 issued by Satellite Town Ring Road Planning Authority for the construction of 2 Basement Floor, Ground Floor & 14 Upper Floors.
10	Encumbrance Certificate for the period <b>01.04.1950 to 31.03.2004, 01.04.2004 to 24.07.2020, 01.04.2004 to 20.03.2023 &amp; 01.01.2023 to 31.07.2024.</b>

The Certified copies /Photocopies of the following documents may be taken for the file:

1	Grant Order dated 26.02.1981 in Case No. LRF(A)SH/217/75-76 passed by Tahsildar, Hosakoe Taluk in the name of T.V.Ramaswamy Iyengar. (In respect of Sy. No. 234 measuring 4 acres 29 guntas)
2	1. Will dated 21.04.1981 executed by T.V.Ramaswamy Iyengar in favour of his daughter Rathamma registered as document No. 4/1981-82 of Book III, Volume 25 at Pages 222-224 in the office of Sub Registrar, Hosakote. (In respect of Sy. No. 234 measuring 4 acres 29 guntas) 2. Inheritance Register Extract in IHC 31/1994-95.



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3	Partition Deed dated 05.11.2005 entered among Chinnamma (W/o late K.Anjinappa) & her children A.Sanjeevaraju & A.Chandrashekar registered as document No. HSK-1-03479/2005-06 of Book I, stored in CD HSKD 50 in the office of Sub Registrar, Hosakote. (In the said Partition, Sy. No. 234/1 measuring 1 acre 10 ½ guntas was allotted to the share of A.Sanjeevaraju & Sy. No. 234/1 measuring 1 acre 10 ½ guntas was allotted to the share of A.Chandrashekar)
4	Endorsement dated 13.10.2021 bearing No. PTCL(Ho)CR/129/2021 issued by Assistant Commissioner, Doddaballapura Sub Division.
5	Relinquishment Deed dated 02.10.2023 executed by <b>M/s DS MAX PROPERTIES PVT. LTD.</b> in favour of Satellite Town Ring Road Planning Authority registered as document No. HSK-1-10824/2023-24 of Book I, in the office of Sub Registrar, Hosakote. (an extent of 2025.57 Sq. Mtrs. Was relinquished for Park and Open Space)

- Encl : 1. Special Report  
2. Chain of Title  
3. Certified Copy of Title Deed  
4. Search Report

ADVOCATE

Advocate

No. 787 / 1989

Annexure VA

**SEARCH REPORT**

**Account**

BO: CPC  
Bangalore

Search report relates to searches made in :

- a) Sub Registrar Office. J.P.NAGAR  
b) Registrar of Companies. N.A  
c) Courts. NA  
d) Other offices : NA  
a) Office of the Co-operative Society.  
b) NA Development Authority.  
(DDA/HUDA/and the like)
- e) **Any other documents**  
i) Receipt for payment of Municipal Taxes etc.

**1. Sub Registrar /Registrar of Assurance Office**

The encumbrance certificate was obtained from the Sub Registrar, Hosakote for the period from 01.04.2010 to 02.08.2024 and the same disclosed following encumbrances :

\*\*\*\*\*



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(If there is no system of issue of encumbrance certificate in the office of Sub registrar, it be stated accordingly)

2. Besides obtaining **encumbrance certificate from the Sub Registrar**, personal search was carried out by me for the purpose. Inspection was made on 02.08.2024 for the period from **01.04.2010 to 02.08.2024** at the following sub registrar / offices:-

The search report disclosed the followings encumbrances:-

1	Absolute Sale Deed dated 10.03.2023 executed by A.Chandrashekar & his family members namely Lakshmi R., Adarsh C. (minor represented by natural guardian), C.Akash (minor represented by natural guardian), A.Narayanaswamy & his family members namely R.Lakshmi, Vidya N., Varun N., A.Sanjeeraju & his family members namely Saraswathi P., Bharath Raj S. & Tejus Raju S. in favour of <b>M/s DS MAX PROPERTIES PVT. LTD.</b> registered as document No. HSK-1-18451/2022-23 of Book I, stored in CD HSKD 1799 in the office of Sub Registrar, Hosakote.
---	--

The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies: -

The search made out in the office of Registrar of Companies disclosed:-

ROC	INFORMATION
NA	NA

2. **Inspection of Court records disclosed :-**

(This may detail Suit pending, Decrees, Attachment before Judgment Injunction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of Order	Nature of Order
NA	NA	NA

3. **Searches made / Inspections carried out in the following offices disclosed :**

Office	Date of search / Inspection	Information
Hosakote Sub Registrar	02.08.2024	-

6. **A study of the following documents disclosed :**

Details of documents perused	Information
As stated above	Discussed above

Defects noticed are indicated in the Certificate given by me.

*Sudhamani S.T.*  
(ADVOCATE)



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