



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 Sy. No. **27**, which measuring **3 acres 33 guntas** and exclusive of **04 guntas** of Kharab land, from which a portion of **2 acres 39 guntas** for residential use, **13 guntas** for road buffer and **21 guntas** for proposed road, situated at **Navarathna Agrahara Village**, Jala Hobli, Bangalore North Taluk, in vide; Conversion Order dated **15/07/2017**, Order No. **ALN:(JALA):SR:54/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District, Bangalore and referred to as schedule property of **Item No. I** and whereas converted land property bearing Sy. No. **26**, which measuring **2 acres 36 guntas** and exclusive of **05 guntas** of Kharab land, from which a portion of **2 acres 03 guntas** for residential use, **12 guntas** for road buffer and **21 guntas** for proposed road, situated at **Navarathna Agrahara Village**, Jala Hobli, Bangalore North Taluk, in vide; Conversion Order dated **15/07/2017**, Order No. **ALN:(JALA):SR:55/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District, Bangalore and referred to as schedule property of **Item No. II** which total measuring of **Item No. I & II = 3 acres 33 guntas + 2 acres 36 guntas = 6 acres 29 guntas** and exclusive of **09 guntas** of Kharab land and called as "**Composite Schedule Property**", which is subject matter of property.

To,

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.





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NAME OF THE LAND OWNER/S:

- 1. SRI. A.P. KRISHNAPPA**
S/o Sri. Muthappa
Aged about **72** years.
PAN NO. AMFPK3532N.
AADHAR NO.4186 3929 2669.
 - 2. SMT. A.C. GOWRAMMA**
W/o Sri. A.P. Krishnappa
Aged about **60** years.
PAN NO. CKEPG0177L.
AADHAR NO.8334 0031 3994.
 - 3. SRI. MAHESH KUMAR. N.K.**
S/o Sri. A.P. Krishnappa
Aged about **42** years.
PAN NO. APYPM4010R.
AADHAR NO.8446 6560 9958.
 - 4. SMT. SARITHA KUMARI SHRIJITH**
D/o Sri. A.P. Krishnappa
Aged about **41** years.
PAN NO. FKSPS9903M.
AADHAR NO.8478 3476 1283.
 - 5. SRI. NAVEEN KUMAR. N.K.**
S/o Sri. A.P. Krishnappa
Aged about **39** years.
PAN NO. AWUPN0524E.
AADHAR NO. 9879 4951 8057.
- All are residing at # 99,
Sri. Nandagokula Nivasa,
Navaratna Agrahara, Jala Hobli,
Sadahalli Post, Bangalore North Taluk.





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In respect of the marketable title pertaining to converted land property bearing Sy. No. **27**, which measuring **3 acres 33 guntas** and exclusive of **04 guntas** of Kharab land, from which a portion of **2 acres 39 guntas** for residential use, **13 guntas** for road buffer and **21 guntas** for proposed road, situated at **Navarathna Agrahara Village**, Jala Hobli, Bangalore North Taluk, in vide; Conversion Order dated **15/07/2017**, Order No. **ALN:(JALA):SR:54/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District, Bangalore and referred to as schedule property of **Item No. I** and whereas converted land property bearing Sy. No. **26**, which measuring **2 acres 36 guntas** and exclusive of **05 guntas** of Kharab land, from which a portion of **2 acres 03 guntas** for residential use, **12 guntas** for road buffer and **21 guntas** for proposed road, situated at **Navarathna Agrahara Village**, Jala Hobli, Bangalore North Taluk, in vide; Conversion Order dated **15/07/2017**, Order No. **ALN:(JALA):SR:55/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District, Bangalore and referred to as schedule property of **Item No. II** which total measuring of **Item No. I & II = 3 acres 33 guntas + 2 acres 36 guntas = 6 acres 29 guntas** and exclusive of **09 guntas** of Kharab land and called as **"Composite Schedule Property"**.

DOCUMENTS FURNISHED FOR LEGAL SCRUTINY:

1. Copy of **Joint Development Agreement** dated **29/02/2024**, which is regd as doc No. **YAN-1-16128/2023-24**, dated **07/03/2024**, before sub-registrar office, Yelahanka, Bangalore in respect to Sy. No. **27**, which measuring **3 acres 33 guntas** and exclusive of **04 guntas** of Kharab land & Sy. No. **26**, which measuring **2 acres 36 guntas** and exclusive of **05 guntas** of Kharab land, executed by **Owner/s** in favour of **DS-Max Properties Pvt. Ltd. (ORIGINAL)**.
2. Copy of **General Power of Attorney** dated **29/02/2024**, which is regd as doc No. **YAN-4-00620/2023-24**, dated **07/03/2024**, before sub-registrar office, Yelahanka, Bangalore in respect to Sy. No. **27**, which measuring **3 acres 33 guntas** and exclusive of **04 guntas** of Kharab land & Sy. No. **26**, which measuring **2 acres 36 guntas** and exclusive of **05 guntas** of Kharab land, executed by **Owner/s** in favour of **DS-Max Properties Pvt. Ltd. (ORIGINAL)**.
3. Copy of **Sale Deed** Dated **19/06/1981**, executed by Mr. Bojanna in favour of A.P. Krishnappa, Doc No. **424/81-82**, Pages-174-176, Vol-1265, Book-I, Before Sub-Registrar Office, Devanahalli, Bangalore. **(ORIGINAL)**.





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4. Copy of **Sale Deed** Dated **08/06/1992**, executed by Sri.A.P.Krishnappa & Mr. Muniraj in favour of Smt.Gowramma, Doc No. **1031/91-92**, Pages-166-169, Vol-2754, Book-I, Before Sub-Registrar Office, Devanahalli, Bangalore. . **(ORIGINAL)**.
5. Copy of **Sale Deed** Dated **01/07/1980**, executed By Kamalamma In Favour Of Muniraj, Doc No. **510/80-581**, Pages-155-157, Vol-1250, Book-I, Before Sub-Registrar Office, Devanahalli, Bangalore. **(ORIGINAL)**.
6. Copy of **Sale Deed** Dated **10/04/1963**, executed By Shyamaiah Pappamma In Favour Of Kamalamma, Doc No. **129/63-64**, Pages-113-115, Vol-869, Book-I, Before Sub-Registrar Office, Devanahalli, Bangalore. **(ORIGINAL)**.
7. Copy of **Sale Deed** Dated **16/10/1965**, executed By Mutthaiah In Favour Of Bojanna, Doc No. **2253/65-66**, Pages-149-151, Vol-945, Book-I, Before Sub-Registrar Office, Devanahalli, Bangalore. **(ORIGINAL)**.
8. Copy of Conversion Order Dated 15/07/2017, ALN:SR/55/16-17, Sy. No. 26, 2acres 36 Guntas in the name of Smt.Gowramma. **(ORIGINAL)**.
9. Copy of Conversion Order Dated 15/07/2017, ALN:SR/54/16-17, Sy. No. 27, 2 Acres 39 Guntas in the name of Sri.A.P. Krishnappa. **(Original)**.
10. Copy of Index of Land & Records Of Rights Sy. No. 26. **(Certified)**.
11. Copy of Form-VIII Extract. **(Certified)**.
12. Copy of E-Khatha. **(Colour Xerox)**.
13. Copy of EC From 1960 To 1986, 1986 To 1999, 1989 To 2004, 2004 To 2022. **(Photo Copies)**.
14. Copy of EC From 1951 To 1960, 1960 To 1986, 1975 To 1976, 1981 To 1986, 1989 To 1994, 1989 To 2004, 2004 To 2020. **(Photo Copies)**.





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-
15. Copy of MR-5/92-93. **(Certified).**
 16. Copy of MR-5/79-80. **(Certified).**
 17. Copy of MR-18/94-95. **(Certified).**
 18. Copy of MR-15/17-18. **(Certified).**
 19. Copy of MR-T4/17-18, **(Certified).**
 20. Tippani Copies & Akarbandh. **(Certified).**
 21. Copy of Case No. 37/1958-59. **(Certified)**
 22. Copy of Case No. 50/1958-59. **(Certified).**
 23. RTC from 1980 To 1998. **(Photo Copies).**
 24. RTC From 1980-81 to 2017-18, 2018-2025 **(Photo Copies).**

TRACING OF TITLE:-

WHEREAS Sri. A.P. Krishnappa s/o. Sri. Muthappa is the absolute owner of undeveloped converted land property bearing Sy. No. **27**, which measuring **3 acres 33 guntas** and exclusive of **04 guntas** of Kharab land, from which a portion of **2 acres 39 guntas** for residential use, **13 guntas** for road buffer and **21 guntas** for proposed road, situated at **Navarathna Agrahara Village**, Jala Hobli, Bangalore North Taluk, in vide; Conversion Order dated **15/07/2017**, Order No. **ALN:(JALA):SR:54/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District, Bangalore. The said Agricultural land property having acquired through by way of Sale Deed dated **19/06/1981**, which is regd as doc No. **424/1981-82**, of Book-I, Vol-1265, Pages- 174-176, before sub-registrar office, Devanahalli, Bangalore and since then he is in peaceful possession and enjoyment of the property with free from all encumbrances and referred to as **"schedule property"** of **Item No. I.**





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WHEREAS Smt. A.C. Gowramma w/o. Sri. A.P. Krishnappa is the absolute owner of undeveloped converted land property bearing Sy. No. **26**, which measuring **2 acres 36 guntas** and exclusive of **05 guntas** of Kharab land, from which a portion of **2 acres 03 guntas** for residential use, **12 guntas** for road buffer and **21 guntas** for proposed road, situated at **Navarathna Agrahara Village**, Jala Hobli, Bangalore North Taluk, in vide; Conversion Order dated **15/07/2017**, Order No. **ALN:(JALA):SR:55/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District, Bangalore. The said Agricultural land property having acquired through by way of Sale Deed dated **08/06/1992**, which is regd as doc No. **1031/1992-93**, of Book-I, Vol-254, Pages-144-147, before sub-registrar office, Yelahanka, Bangalore 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**.

WHEREAS Sri. Mahesh Kumar. N.K. s/o. Sri. A.P. Krishnappa, **Smt. Saritha Kumari Srijith** d/o. Sri. A.P. Krishnappa and **Sri. Naveen Kumar. N.K.** s/o. Sri. A.P. Krishnappa have made parties to JDA Agreement to give full scope as evident of parties for legal possibilities.

WHEREAS Smt. Yashoda. K.V. @ Yashasvini w/o. Sri. Mahesh Kumar. N.K. and **Smt. Amrutha. A.P.** w/o. Sri. Naveen Kumar. N.K. are made as consenting witnesses to JDA Agreement to give full scope as evident of witnesses for legal possibilities.

AND WHEREAS in the manner stated supra, the **OWNER/S Sri. A.P. Krishnappa** s/o. Sri. Muthappa is the absolute owner of converted land property bearing Sy. No. **27**, which measuring **3 acres 33 guntas** and exclusive of **04 guntas** of Kharab land, from which a portion of **2 acres 39 guntas** for residential use, **13 guntas** for road buffer and **21 guntas** for proposed road, situated at **Navarathna Agrahara Village**, Jala Hobli, Bangalore North Taluk, in vide; Conversion Order dated **15/07/2017**, Order No. **ALN:(JALA):SR:54/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District, Bangalore and referred to as schedule property of **Item No. I** and whereas **Smt. A.C. Gowramma** w/o. Sri. A.P. Krishnappa is the absolute owner of converted land property bearing Sy. No. **26**, which measuring **2 acres 36 guntas** and exclusive of **05 guntas** of Kharab land, from which a portion of **2 acres 03 guntas** for residential use, **12 guntas** for road buffer and **21 guntas** for proposed road, situated at **Navarathna Agrahara Village**, Jala Hobli, Bangalore North Taluk, in vide; Conversion Order dated **15/07/2017**, Order No. **ALN:(JALA):SR:55/2016-17**, for residential use, issued by





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Deputy Commissioner, Bangalore District, Bangalore and referred to as schedule property of **Item No. II** which total measuring of **Item No. I & II = 3 acres 33 guntas + 2 acres 36 guntas = 6 acres 29 guntas** and exclusive of **09 guntas** of Kharab land and called as "**Composite Schedule Property**", which is morefully described in the schedule hereunder 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 **OWNER/S** being the Owner/s of the composite schedule property and intend to develop the composite schedule property and in search of a well-established builder/developer and **OWNER/S** approached the **DEVELOPER** and offered them for the Joint Development of the composite schedule property, for the development of property. The **DEVELOPER** have agreed to develop jointly with the **OWNER/S** on certain terms and conditions herein.

I. POSSESSION CERTIFICATE:

On the basis of the entire above Photo copies and original documents referred that the subject matter of property of undeveloped converted land property bearing Sy. No. **27**, which measuring **3 acres 33 guntas** and exclusive of **04 guntas** of Kharab land, from which a portion of **2 acres 39 guntas** for residential use, **13 guntas** for road buffer and **21 guntas** for proposed road, situated at **Navarathna Agrahara Village**, Jala Hobli, Bangalore North Taluk, in vide; Conversion Order dated **15/07/2017**, Order No. **ALN:(JALA):SR:54/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District, Bangalore and referred to as schedule property of **Item No. I** and whereas undeveloped converted land property bearing Sy. No. **26**, which measuring **2 acres 36 guntas** and exclusive of **05 guntas** of Kharab land, from which a portion of **2 acres 03 guntas** for residential use, **12 guntas** for road buffer and **21 guntas** for proposed road, situated at **Navarathna Agrahara Village**, Jala Hobli, Bangalore North Taluk, in vide; Conversion Order dated **15/07/2017**, Order No. **ALN:(JALA):SR:55/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District, Bangalore and referred to as schedule property of **Item No. II** which total measuring of **Item No. I & II = 3 acres 33 guntas + 2 acres 36 guntas = 6 acres 29 guntas** and exclusive of **09 guntas** of Kharab land and called 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 **29/02/2024** and regd dated **07/03/2024** with Owner/s **Sri. A.P. Krishnappa** s/o. Sri. Muthappa and **Smt. A.C. Gowramma** w/o. Sri. A.P. Krishnappa in respect of converted land property bearing Sy. No. **27**, which measuring **3 acres 33 guntas** and exclusive of **04 guntas** of Kharab land, from which a portion of **2 acres 39 guntas** for residential use, **13 guntas** for road buffer and **21 guntas** for proposed road, situated at **Navarathna Agrahara Village**, Jala Hobli, Bangalore North Taluk, in vide; Conversion Order dated **15/07/2017**, Order No. **ALN:(JALA):SR:54/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District, Bangalore and referred to as schedule property of **Item No. I** and whereas converted land property bearing Sy. No. **26**, which measuring **2 acres 36 guntas** and exclusive of **05 guntas** of Kharab land, from which a portion of **2 acres 03 guntas** for residential use, **12 guntas** for road buffer and **21 guntas** for proposed road, situated at **Navarathna Agrahara Village**, Jala Hobli, Bangalore North Taluk, in vide; Conversion Order dated **15/07/2017**, Order No. **ALN:(JALA):SR:55/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District, Bangalore and referred to as schedule property of **Item No. II** which total measuring of **Item No. I & II = 3 acres 33 guntas + 2 acres 36 guntas = 6 acres 29 guntas** and exclusive of **09 guntas** which is subject matter of property and referred to as "**Composite Schedule**





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Property” and the **OWNER/S** are entitled for **37.5%** of super built-up area in the project and the **DEVELOPER** are entitled for **62.5%** 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 **29/02/2024** and regd dated **07/03/2024** with Owner/s **Sri. A.P. Krishnappa** s/o. Sri. Muthappa and **Smt. A.C. Gowramma** w/o. Sri. A.P. Krishnappa in respect of converted land property bearing Sy. No. **27**, which measuring **3 acres 33 guntas** and exclusive of **04 guntas** of Kharab land, from which a portion of **2 acres 39 guntas** for residential use, **13 guntas** for road buffer and **21 guntas** for proposed road, situated at **Navarathna Agrahara Village**, Jala Hobli, Bangalore North Taluk, in vide; Conversion Order dated **15/07/2017**, Order No. **ALN:(JALA):SR:54/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District, Bangalore and referred to as schedule property of **Item No. I** and whereas converted land property bearing Sy. No. **26**, which measuring **2 acres 36 guntas** and exclusive of **05 guntas** of Kharab land, from which a portion of **2 acres 03 guntas** for residential use, **12 guntas** for road buffer and **21 guntas** for proposed road, situated at **Navarathna Agrahara Village**, Jala Hobli, Bangalore North Taluk, in vide; Conversion Order dated **15/07/2017**, Order No. **ALN:(JALA):SR:55/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District, Bangalore and referred to as schedule property of **Item No. II** which total measuring of **Item No. I & II = 3 acres 33 guntas + 2 acres 36 guntas = 6 acres 29 guntas** and exclusive of **09 guntas** which is subject matter of property and referred to as **“Composite Schedule Property”** and the **OWNER/S** are entitled for **37.5%** of super built-up area in the project and the **DEVELOPER** are entitled for **62.5%** 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 and the Developer is entitled to mortgage of the composite schedule property to any Financial banks or Nationalized Banks or Financial institutions or NBFC and likewise at their absolute discretion.





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SCHEDULE PROPERTY

ITEM NO. I:

All that piece and parcel of undeveloped converted land property bearing Sy. No. **27**, which measuring **3 acres 33 guntas** and exclusive of **04** guntas of Kharab land, from which a portion of **2 acres 39 guntas** for residential use, **13 guntas** for road buffer and **21 guntas** for proposed road, situated at **Navarathna Agrahara Village**, Jala Hobli, Bangalore North Taluk, in vide; Conversion Order dated **15/07/2017**, Order No. **ALN:(JALA):SR:54/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on:

East by	:	Land of Sy. No. 15,
West by	:	Land of Sy. No. 43,
North by	:	Land of Sy. No. 26 and Road,
South by	:	Land of Sy. No. 28 & 29.

ITEM NO. II:

All that piece and parcel of undeveloped converted land property bearing Sy. No. **26**, which measuring **2 acres 36 guntas** and exclusive of **05** guntas of Kharab land, from which a portion of **2 acres 03 guntas** for residential use, **12 guntas** for road buffer and **21 guntas** for proposed road, situated at **Navarathna Agrahara Village**, Jala Hobli, Bangalore North Taluk, in vide; Conversion Order dated **15/07/2017**, Order No. **ALN:(JALA):SR:55/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on:





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East by	:	Land of Sy. No. 15,
West by	:	Land of Sy. No. 25,
North by	:	Land of Sy. No. 21 and Road,
South by	:	Land of Sy. No. 27.

COMPOSITE SCHEDULE PROPERTY

All that piece and parcel of undeveloped converted land property bearing Sy. No. **27**, which measuring **3 acres 33 guntas** and exclusive of **04 guntas** of Kharab land, from which a portion of **2 acres 39 guntas** for residential use, **13 guntas** for road buffer and **21 guntas** for proposed road, situated at **Navarathna Agrahara Village**, Jala Hobli, Bangalore North Taluk, in vide; Conversion Order dated **15/07/2017**, Order No. **ALN:(JALA):SR:54/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District, Bangalore of **Item No. I** and whereas undeveloped converted land property Sy. No. **26**, which measuring **2 acres 36 guntas** and exclusive of **05 guntas** of Kharab land, from which a portion of **2 acres 03 guntas** for residential use, **12 guntas** for road buffer and **21 guntas** for proposed road, situated at **Navarathna Agrahara Village**, Jala Hobli, Bangalore North Taluk, in vide; Conversion Order dated **15/07/2017**, Order No. **ALN:(JALA):SR:55/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District, Bangalore of **Item No. II**, which total measuring of **Item No. I & II = 3 acres 33 guntas + 2 acres 36 guntas = 6 acres 29 guntas** and exclusive of **09 guntas** of Kharab land, which is subject matter of property and commonly bounded on:

East by	:	Land of Sy. No. 15,
West by	:	Land of Sy. No. 25 & 43,
North by	:	Road and Land of Sy. No. 21, .
South by	:	Land of Sy. No. 28 & 29.



Date: 31/01/2025

Place: Bangalore.

Mr. Lingaraj. S. Nadagouda
Advocate