TITLE SCRUTINY REPORT

PREPARED FOR M/S DAIWIK HOUSING PVT LTD.AND M/S DAIWIK SHELTERS PVT. LTD., BANGALORE

MARCH 6, 2025

ABHAYA LAW CHAMBERS
NO 15/5, 1st Floor, Wood Street, Richmond Town, Ashok Nagar, Bengaluru- 560025

SL NO	PARTICULARS		PAGE NO
1.	I.	SCHEDULE OF PROPERTIES	1-8
2.	II.	DESCRIPTION OF THE DOCUMENTS SUBMITTED	9-34
3.	III.	TRACING OF THE TITLE & OPINION	35-71
4.	IV.	IMPORTANT NOTE	72-73
5.	V.	APPLICABLE ASUMPTIONS	74
6.	VI.	DISCLAIMERS	74

CHANDAN SANJAY BHAT ADVOCATE

CHANDAN SANJAY BHAT
BA LLB (Hons), LLM, PGD-EL
ADVOCATE
HIGH COURT OF KARNATAKA

ABHAYA LAW CHAMBERS
Office No. 15/5, First Floor,
Wood Street, Richmond Town, Ashok Nagar, Bengaluru-560025.
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To,

Date:06/03/2025

DAIWIK HOUSING PVT LTD.
AND DAIWIK SHELTERS PVT. LTD.,
Bangalore

Respected Sir,

Subject: Legal Opinion in respect of the property bearing Survey Nos 67/1, 67/2, 67/3, 67/4, 67/5, 69/1, 69/2, 69/3, 69/4, 70/1, 70/2, 70/3, 71, 72/3, 72/4, 74/2, 75/1, 75/2, 75/3, 75/4 situated at Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore.

I have examined the copies of the documents and other records and my observations are as under;

I. SCHEDULE OF PROPERTIES

ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 67/1 measuring **0-39 guntas**, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the :-

East by	:	Land Belonging to Sri. Narayanappa in the same Sy. No. 67
West by	:	Land Belonging to Sri. Narayana Gowda and Road
North by	:	Land Belonging to Sri Munishami Reddy
South by	:	Land Belonging to Thimmahiah

Hereinafter referred to as SCHEDULE-A/ Sy No 67/1 Property.

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FOR ABHAYA LAW CHAMBERS

ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 67/2 measuring **0-38.5** guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the

East by	:	Land belonging to Sr. Venkaaramanappa in the same Sy. No 67
West by	:	Land Belonging to M. Sonnapa in the same Sy.no. 67
North by	:	Land Belonging to Sri Munishami Reddy
South by	:	Land Belonging to Thimmahiah

Hereinafter referred to as SCHEDULE-B/ Sy No 67/2 Property.

ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 67/3 measuring 0-38.5 guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the

East by	:	Land Belonging to Sri. Ramaiah alias Ramanna in the same Sy. No. 67
West by	:	Land Belonging to Sri. Naryanappa in the same Sy.no. 67
North by	:	Land Belonging to Sri Munishami Reddy
South by	:	Land Belonging to Thimmahiah

Hereinafter referred to as SCHEDULE-C/ Sy No 67/3 Property.

ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 67/4 measuring 0-38.5 guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the

East by	:	Land Belonging to Sri. Sonnappa in the same Sy. No. 67
West by	:	Land Belonging to Sri. Venkatramanappa in the same Sy.no. 67
North by	:	Land Belonging to Sri Munishami Reddy
South by	:	Land Belonging to Thimmahiah

Hereinafter referred to as SCHEDULE-D/ Sy No 67/4 Property.

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ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 67/5 measuring 0-38.5 guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the

East by	:	Land Belonging to Sri. Narayanappa.
West by	:	Land Belonging to Sri. Ramaiah in the same Sy.no. 67
North by	:	Land Belonging to Sri Munishami Reddy
South by	:	Land Belonging to Thimmahiah

Hereinafter referred to as SCHEDULE-E/ Sy No 67/5 Property.

ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 69/1 measuring 1 Acre-12 guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the:

East by	:	Land in Sy. No. 70/1 of Bhodanahosahalli Village
West by	:	Land Belonging to Smt. Munyellamma in Sy. No. 68 Bodana Hosahalli Village
North by	:	Land in Sy. No. 67 of Bodana Hosahalli Village.
South by	:	Land in Sy. 72 of Bodana Hosahalli Village.

Hereinafter referred to as SCHEDULE-F/ Sy No 69/1 Property.

ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 69/2 measuring 1 Acre-12 guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the:

East by	:	Land in Sy. No. 70/1 of Bhodanahosahalli Village
West by	:	Land Belonging to Smt. Munyellamma in Sy. No. 68 Bodana Hosahalli Village
North by	:	Land in Sy. No. 67 of Bodana Hosahalli Village.
South by	:	Land in Sy. 72 of Bodana Hosahalli Village.

Hereinafter referred to as SCHEDULE-G/ Sy No 69/2 Property.

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ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 69/3 measuring 1 Acre-12 guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the:

East by	:	Land in Sy. No. 70/1 of Bhodanahosahalli Village
West by	:	Land Belonging to Smt. Munyellamma in Sy. No. 68 Bodana Hosahalli Village
North by	:	Land in Sy. No. 67 of Bodana Hosahalli Village.
South by	:	Land in Sy. 72 of Bodana Hosahalli Village.

Hereinafter referred to as SCHEDULE-H/ Sy No 69/3 Property.

ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 69/4 measuring 1 Acre-12 guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the:

East by	:	Land in Sy. No. 70/1 of Bhodanahosahalli Village
West by	:	Land Belonging to Smt. Munyellamma in Sy. No. 68 Bodana Hosahalli Village
North by	:	Land in Sy. No. 67 of Bodana Hosahalli Village.
South by	:	Land in Sy. 72 of Bodana Hosahalli Village.

Hereinafter referred to as SCHEDULE-J/ Sy No 69/4 Property.

ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 70/1 measuring 1 Acre-15 guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the

East by	:	Private Property bearing Sy. No. 70/2 and 70/3 of Bodhana hosahalli.
West by	:	Private property bearing Sy. No. 69 of Bodhana Hosahalli.
North by	:	Private property bearing Sy. No. 67 of Bodhana Hosahalli.
South by	:	Private property bearing Sy. No. 72 of Bodhana Hosahalli.

Hereinafter referred to as SCHEDULE-K/ Sy No 70/1 Property.

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ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 70/2 measuring 28 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the

East by	:	Private Property bearing Sy. No. 71 of Bodhana hosahalli.
West by	:	Private property bearing Sy. No. 70/1 of Bodhana Hosahalli.
North by	:	Private property bearing Sy. No. 67 of Bodhana Hosahalli.
South by	:	Private property bearing Sy. No. 70/3 of Bodhana Hosahalli.

Hereinafter referred to as SCHEDULE-L/ Sy No 70/2 Property.

ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 70/3 measuring 28 guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the

East by	:	Private Property bearing Sy. No. 71/2 of Bodhana hosahalli.
West by	:	Private property bearing Sy. No. 71/1 of Bodhana Hosahalli.
North by	:	Private property bearing Sy. No. 70/2 of Bodhana Hosahalli.
South by	:	Private property bearing Sy. No. 72 of Bodhana Hosahalli.

Hereinafter referred to as SCHEDULE-M/ Sy No 70/3 Property.

ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 71/1 measuring 1 Acre 7 guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the

East by	:	Land Belonging to Thimmarayappa in Doddadunnasandra Village. SCHEDULE-N/ Sy No 71/1 Property.
West by	:	Land Belonging to Sri Veranna

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North by	:	Land Belonging to Sri Ramaiah in Sy. No. 67.
South by	:	Land Belonging to Sri Panchaksharappa.

Hereinafter referred to as SCHEDULE-N/ Sy No 71/1 Property

ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 72/3 measuring 22 guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the

East by	:	Remaining Land in Sy No. 72/1 and remaining land in Sy. No. 72/3
West by	:	Land Bearing Sy No. 38.
North by	:	Land Bearing Sy No. 39,68 and 69.
South by	:	Land Bearing Sy No. 72/3 and remaining land in Sy. No. 72/3.

Hereinafter referred to as SCHEDULE-P/ Sy No 72/4 Property.

ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 72/4 measuring 22 guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the

East by	:	Remaining Land in Sy No. 72/1 and remaining land in Sy. No. 72/3
West by	:	Land Bearing Sy No. 38.
North by	:	Land Bearing Sy No. 39,68 and 69.
South by	:	Land Bearing Sy No. 72/3 and remaining land in Sy. No. 72/3.

Hereinafter referred to as SCHEDULE-Q/ Sy No 72/4 Property.

ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 74/2 measuring 3.5 guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the

East by	:	Remaining Property bearing Sy. No. 74 and Sy No. 73.
West by	:	Land bearing Sy. No. 75/1
North by	:	Land bearing Sy. No. 72/1.
South by	:	National Highway 207

Hereinafter referred to as SCHEDULE-R/ Sy No 74/2 Property.

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ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 75/1 measuring 16 guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the

East by	:	Property bearing Sy. No. 75/2
West by	:	Remaining Portion of Property bearing Sy. No. 75/1. as SCHEDULE-S/ Sy No 75/1 Property.
North by	:	Property bearing Sy. No. 38 and 72.
South by	:	National Highway 207.

Hereinafter referred to SCHEDULE-S/ Sy No 75/1 Property.

ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 75/2 measuring 30 guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the

East by	:	Remaining Property bearing Sy. No. 74 and Sy No. 73.
West by	:	Land bearing Sy. No. 75/1
North by	:	Land bearing Sy. No. 72/1.
South by	:	National Highway 207

Hereinafter referred to as SCHEDULE-T/ Sy No 75/2 Property.

ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 75/14 measuring 7 guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the

East by	:	Remaining Property bearing Sy. No. 74 and Sy No. 73.
West by	:	Land bearing Sy. No. 75/1
North by	:	Land bearing Sy. No. 72/1.
South by	:	National Highway 207

Hereinafter referred to as SCHEDULE-U/ Sy No 75/14 Property.

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ALL THAT PIECE AND PARCEL OF THE immovable properties bearing Sy. No's. 75/15 measuring 10 guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural district, Bangalore and bounded on the

East by	:	Remaining Property bearing Sy. No. 74 and Sy No. 73.
West by	:	Land bearing Sy. No. 75/1
North by	:	Land bearing Sy. No. 72/1.
South by	:	National Highway 207

Hereinafter referred to as SCHEDULE-V/ Sy No 75/15 Property.

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CHANDAN SANJAY SHAH ADVOCATE

II. DESCRIPTION OF THE DOCUMENTS SUBMITTED

SL NO.	DOCUMENTS PERTAINING TO SY NO 67.1
1.	Registered General Power of Attorney dated 05.09.2013 bearing Registration no. HSK-4-00275-2013-14, CD No. HSKD425 Registered in Book No. 4 registered on 05.09.2013 before the Sub-registrar Hoskote executed by M Sonnappa, Smt. Sowbhagya, Chanukya B S, Archana B S and Manoj Kumar B S in favour of Daiwik housing Pvt. Ltd.
2.	Registered Joint Development Agreement dated 05.09.2013 bearing Registration no. HSK-1-05061-2013-14, CD No. HSKD425 Registered in Book No. 1 registered on 05.09.2013 before the Sub-registrar Hoskote executed by M Sonnappa, Smt. Sowbhagya, Chanukya B S, Arhcana B S and Manoj Kumar B S in favour of Daiwik housing Pvt. Ltd.
3.	Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 67/1.
4.	Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 67/1 measuring 39 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore.
5.	Draft residential layout plan in Sy No's. 67/1(0-39 guntas), 67/2(0-38.5 Guntas), 67/3(0-38.5 Guntas), 67/4(0-38.5 Guntas), 67/5(0-38.5 Guntas), 69/1(0-26 Guntas), 69/2(0-16 Guntas), 69/3(0-31 Guntas), 69/4(0-26 Guntas), 70/1(1 acre-15 Guntas), 70/2(0-28 Guntas), 70/3(0-28 Guntas), 71/1(1 Acre-7 Guntas), 72/3(0-8 Guntas), 72/4(0-22 Guntas), 74/2(0-3.5 Guntas), 75/1(0-16 Guntas), 75/2(0-30 Guntas), 75/14(0-7 Guntas) and 75/15(0-10 Guntas) totally measuring 13 Acres 26.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore dated 12.09.2024 issued by Satellite Town, Ring Road (STRR) Planning Authority.
6.	Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and

	Daiwik shelters Pvt. Ltd. (GPA Holders in favour of M Sonnappa, Smt. Sowbhagya, Chanukya B S, Arhcana B S and Manoj Kumar B S) in favour of Government of Karnataka in furtherance of the orders of Governor.
7.	Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 67/1 measuring 39 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority.
8.	RTC with respect to the property bearing Sy. No. 67/1 measuring 1 Acres 2.4 Guntas, valid from 03.08.2022 to till date.
9.	RTC with respect to the undivided property bearing Sy. No. 67 measuring 5 Acres 5 Guntas.
10.	Encumbrances Certificate with respect to the property Sy. No. 67/1 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

SL NO.	DOCUMENTS PERTAINING TO SY NO 67/2
1.	Registered General Power of Attorney dated 05.09.2013 bearing Registration no. HSK-4-00275-2013-14, CD No. HSKD425 Registered in Book No. 4 registered on 05.09.2013 before the Sub-registrar Hoskote executed by M Sonnappa, Smt. Sowbhagya, Chanukya B S, Archana B S and Manoj Kumar B S in favour of Daiwik housing Pvt. Ltd.
2.	Registered Joint Development Agreement dated 05.09.2013 bearing Registration no. HSK-1-05061-2013-14, CD No. HSKD425 Registered in Book No. 1 registered on 05.09.2013 before the Sub-registrar Hoskote executed by M Sonnappa, Smt. Sowbhagya, Chanukya B S, Arhcana B S and Manoj Kumar B S in favour of Daiwik housing Pvt. Ltd.
3.	Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 67/1.
4.	Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 67/1 measuring 39

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FOR ABHAYA LAW CHAMBERS

	Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore.
5.	Draft residential layout plan in Sy No's. 67/1(0-39 guntas), 67/2(0-38.5 Guntas), 67/3(0-38.5 Guntas), 67/4(0-38.5 Guntas), 67/5(0-38.5 Guntas), 69/1(0-26 Guntas), 69/2(0-16 Guntas), 69/3(0-31 Guntas), 69/4(0-26 Guntas), 70/1(1 acre-15 Guntas), 70/2(0-28 Guntas), 70/3(0-28 Guntas), 71/1(1 Acre-7 Guntas), 72/3(0-8 Guntas), 72/4(0-22 Guntas), 74/2(0-3.5 Guntas), 75/1(0-16 Guntas), 75/2(0-30 Guntas), 75/14(0-7 Guntas) and 75/15(0-10 Guntas) totally measuring 13 Acres 26.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore dated 12.09.2024 issued by Satellite Town, Ring Road (STRR) Planning Authority.
6.	Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of M Sonnappa, Smt. Sowbhagya, Chanukya B S, Arhcana B S and Manoj Kumar B S) in favour of Government of Karnataka in furtherance of the orders of Governor.
7.	Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 67/1 measuring 39 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority.
8.	RTC with respect to the property bearing Sy. No. 67/1 measuring 1 Acres 2.4 Guntas, valid from 03.08.2022 to till date.
9.	RTC with respect to the undivided property bearing Sy. No. 67 measuring 5 Acres 5 Guntas.
10.	Encumbrances Certificate with respect to the property Sy. No. 67/1 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

SL N	DOCUMENTS PERTAINING TO SY NO 67/3
1.	Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 67/3 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore,

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	by Satellite Town Ring Road (STRR) Planning Authority.
2.	Draft residential layout plan in Sy No's. 67/1(0-39 guntas), 67/2(0-38.5 Guntas), 67/3(0-38.5 Guntas), 67/4(0-38.5 Guntas), 67/5(0-38.5 Guntas), 69/1(0-26 Guntas), 69/2(0-16 Guntas), 69/3(0-31 Guntas), 69/4(0-26 Guntas), 70/1(1 acre-15 Guntas), 70/2(0-28 Guntas), 70/3(0-28 Guntas), 71/1(1 Acre-7 Guntas), 72/3(0-8 Guntas), 72/4(0-22 Guntas), 74/2(0-3.5 Guntas), 75/1(0-16 Guntas), 75/2(0-30 Guntas), 75/14(0-7 Guntas) and 75/15(0-10 Guntas) totally measuring 13 Acres 26.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore dated 12.09.2024 issued by Satellite Town, Ring Road (STRR) Planning Authority.
3.	Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. Venkataramanappa, Sri. Ravi Kumar B.V, Smt. Anitha B.V and Smt. Sushma R) in favour of Government of Karnataka in furtherance of the orders of Governor.
4.	Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 67/3 measuring 1 Acre 0.12 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore.
5.	Registered General Power of Attorney dated 03.05.2019 bearing Registration no. HSK-4-00094-2019-20, CD No. HSKD751 Registered in Book No. 4 registered on 03.05.2019 before the Sub-registrar Hoskote executed by Sri. Venkataramanappa, Sri. Ravi Kumar B.V, Smt. Anitha B.V and Smt. Sushma R in favour of Daiwik housing Pvt. Ltd.
6.	Registered Joint Development Agreement dated 03.05.2019 bearing Registration no. HSK-1-00981-2019-20, CD No. HSKD751 Registered in Book No. 1 registered on 03.05.2019 before the Sub-registrar Hoskote executed by Sri. Venkataramanappa, Sri. Ravi Kumar B.V, Smt. Anitha B.V and Smt. Sushma R in favour of Daiwik housing Pvt. Ltd.
7.	Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 67/3.
8.	RTC with respect to the property bearing Sy. No. 67/3 measuring 1 Acres 0.12

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	Guntas, valid from 03.08.2022 to till date.
9.	RTC with respect to the undivided property bearing Sy. No. 67 measuring 5 Acres 5 Guntas, dated 18.11.2005.
10.	Encumbrances Certificate with respect to the property Sy. No. 67/3 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

Sl NO	DOCUMENTS PERTAINING TO SY NO 67/4
1.	Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 67/4 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority.
2.	Draft residential layout plan in Sy No's. 67/1(0-39 guntas), 67/2(0-38.5 Guntas), 67/3(0-38.5 Guntas), 67/4(0-38.5 Guntas), 67/5(0-38.5 Guntas), 69/1(0-26 Guntas), 69/2(0-16 Guntas), 69/3(0-31 Guntas), 69/4(0-26 Guntas), 70/1(1 acre-15 Guntas), 70/2(0-28 Guntas), 70/3(0-28 Guntas), 71/1(1 Acre-7 Guntas), 72/3(0-8 Guntas), 72/4(0-22 Guntas), 74/2(0-3.5 Guntas), 75/1(0-16 Guntas), 75/2(0-30 Guntas), 75/14(0-7 Guntas) and 75/15(0-10 Guntas) totally measuring 13 Acres 26.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore dated 12.09.2024 issued by Satellite Town, Ring Road (STRR) Planning Authority.
3.	Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. Ramaiah alias Ramanna, Smt. Venkatamma, Sri. Rajanna, Smt. Gowramma, Sri. Ananda Murthy, Smt. Shylaja, Smt. Shobha, Sri. Harisha, Smt. Roopa, Sri. Charan and Miss. Nikitha) in favour of Government of Karnataka in furtherance of the orders of Governor.
4.	Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 67/4 measuring 1 Acre 0.4 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore.
5.	Registered General Power of Attorney dated 05.09.2013 bearing Registration

	no. HSK-4-00274-2013-14, CD No. HSKD425 Registered in Book No. 4 registered on 05.09.2013 before the Sub-registrar Hoskote executed by Sri. Ramaiah alias Ramanna, Smt. Venkatamma, Sri. Rajanna, Smt. Gowramma, Sri. Ananda Murthy, Smt. Shylaja, Smt. Shobha, Sri. Harisha, Smt. Roopa, Sri. Charan and Miss. Nikitha in favour of Daiwik housing Pvt. Ltd.
6.	Registered Joint Development Agreement dated 05.09.2013 bearing Registration no. HSK-1-05059-2013-14, CD No. HSKD425 Registered in Book No. 1 registered on 05.09.2013 before the Sub-registrar Hoskote executed by Sri. Ramaiah alias Ramanna, Smt. Venkatamma, Sri. Rajanna, Smt. Gowramma, Sri. Ananda Murthy, Smt. Shylaja, Smt. Shobha, Sri. Harisha, Smt. Roopa, Sri. Charan and Miss. Nikitha in favour of Daiwik housing Pvt. Ltd.
7.	Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 67/4.
8.	RTC with respect to the property bearing Sy. No. 67/4 measuring 1 Acres 0.4 Guntas, valid from 03.08.2022 to till date.
9.	RTC with respect to the undivided property bearing Sy. No. 67 measuring 5 Acres 5 Guntas, dated 18.11.2005
10.	Encumbrances Certificate with respect to the property Sy. No. 67/4 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

SL NO.	DOCUMENTS PERTAINING TO SY NO 67/5
1.	Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 67/5 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority.
2.	Draft residential layout plan in Sy No's. 67/1(0-39 guntas), 67/2(0-38.5 Guntas), 67/3(0-38.5 Guntas), 67/4(0-38.5 Guntas), 67/5(0-38.5 Guntas), 69/1(0-26 Guntas), 69/2(0-16 Guntas), 69/3(0-31 Guntas), 69/4(0-26 Guntas), 70/1(1 acre-15 Guntas), 70/2(0-28 Guntas), 70/3(0-28 Guntas), 71/1(1 Acre-7

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	Guntas), 72/3(0-8 Guntas), 72/4(0-22 Guntas), 74/2(0-3.5 Guntas), 75/1(0-16 Guntas), 75/2(0-30 Guntas), 75/14(0-7 Guntas) and 75/15(0-10 Guntas) totally measuring 13 Acres 26.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore dated 12.09.2024 issued by Satellite Town, Ring Road (STRR) Planning Authority.
3.	Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M) in favour of Government of Karnataka in furtherance of the orders of Governor.
4.	Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 67/5 measuring 1 Acre 0.4 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore.
5.	Registered General Power of Attorney dated 16.09.2013 bearing Registration no. HSK-4-00292-2013-14, CD No. HSKD427 Registered in Book No. 4 registered on 16.09.2013 before the Sub-registrar Hoskote with regards to Sy No. 67/5 measuring 1 Acre 0.4 Guntas executed by Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M. in favour of Daiwik Housing Pvt. Ltd.
6.	Registered Joint Development Agreement dated 16.09.2013 bearing Registration no. HSK-1-05271-2013-14, CD No. HSKD427 Registered in Book No. 1 registered on 16.09.2013 before the Sub-registrar Hoskote with regards to Sy No. 67/5 measuring 1 Acre 0.4 Guntas executed by Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M in favour of Daiwik housing Pvt. Ltd.
7.	Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 67/5.
8.	RTC with respect to the property bearing Sy. No. 67/5 measuring 1 Acres 0.4

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	Guntas, valid from 03.08.2022 to till date.
9.	RTC with respect to the undivided property bearing Sy. No. 67 measuring 5 Acres 5 Guntas, dated 18.11.2005
10.	Encumbrances Certificate with respect to the property Sy. No. 67/5 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

SL NO	DOCUMENTS PERTAINING TO SY NO 69/1
1.	Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 69/1 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority.
2.	Draft residential layout plan in Sy No's. 67/1(0-39 guntas), 67/2(0-38.5 Guntas), 67/3(0-38.5 Guntas), 67/4(0-38.5 Guntas), 67/5(0-38.5 Guntas), 69/1(0-26 Guntas), 69/2(0-16 Guntas), 69/3(0-31 Guntas), 69/4(0-26 Guntas), 70/1(1 acre-15 Guntas), 70/2(0-28 Guntas), 70/3(0-28 Guntas), 71/1(1 Acre-7 Guntas), 72/3(0-8 Guntas), 72/4(0-22 Guntas), 74/2(0-3.5 Guntas), 75/1(0-16 Guntas), 75/2(0-30 Guntas), 75/14(0-7 Guntas) and 75/15(0-10 Guntas) totally measuring 13 Acres 26.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore dated 12.09.2024 issued by Satellite Town, Ring Road (STRR) Planning Authority.
3.	Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Smt. Muthamma, Sri. Nagraj, Smt. Rathnamma, Sri. BN Suman, Miss BN Bhavani, Sri Anjanappa, Smt HK Padmavathi, Sri BA Sagar, Miss BA Prgathi, Sri. M Devaraja, Smt. Manjula, Master S Manosh, Master D. Adithya, Sri M Srinivasa, Smt. Shantamma, Master BS Manoj, Miss BS Monika and Miss BS Bindushree with respect to properties bearing Sy. No. 69/1,69/2,69/3 and 69/4) in favour of Government of Karnataka in furtherance of the orders of Governor.
4.	Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 69/1 measuring 26 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore.

5.	Registered General Power of Attorney dated 11.06.2019 bearing Registration no. HSK-4-00228-2019-20, CD No. HSKD780 Registered in Book No. 4 registered on 11.06.2019 before the Sub-registrar Hoskote collectively executed by Smt. Muthamma, Sri. Nagraj, Smt. Rathnamma, Sri. BN Suman, Miss BN Bhavani, Sri Anjanappa, Smt HK Padmavathi, Sri BA Sagar, Miss BA Pragathi, Sri. M Devaraja, Smt. Manjula, Master S Manosh, Master D. Adithya, Sri M Srinivasa, Smt. Shantamma, Master BS Manoj, Miss BS Monika and Miss BS Bindushree in favour of Daiwik Housing Pvt. Ltd with respect to properties bearing Sy No.'s 69/1 and 69/2.
6.	Registered Joint Development Agreement dated 11.06.2019 bearing Registration no. HSK-1-02205-2019-20, CD No. HSKD780 Registered in Book No. 1 registered on 11.06.2019 before the Sub-registrar Hoskote collectively executed by Smt. Muthamma, Sri. Nagraj, Smt. Rathnamma, Sri. BN Suman, Miss BN Bhavani, Sri Anjanappa, Smt HK Padmavathi, Sri BA Sagar, Miss BA Prgathi, Sri. M Devaraja, Smt. Manjula, Master S Manosh, Master D. Adithya, Sri M Srinivasa, Smt. Shantamma, Master BS Manoj, Miss BS Monika and Miss BS Bindushree in favour of Daiwik Housing Pvt. Ltd with respect to properties bearing Sy No.'s 69/1 and 69/2.
7.	Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 69/1.
8.	RTC with respect to the property bearing Sy. No. 69/1 measuring 26 Guntas, valid from 03.08.2022 to till date.
9.	Encumbrances Certificate with respect to the property Sy. No. 69/1 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

SL NO	DOCUMENTS PERTAINING TO SY NO 69/2
1.	Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 69/1 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority.
2.	Draft residential layout plan in Sy No's. 67/1(0-39 guntas), 67/2(0-38.5

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	Guntas), 67/3(0-38.5 Guntas), 67/4(0-38.5 Guntas), 67/5(0-38.5 Guntas), 69/1(0-26 Guntas), 69/2(0-16 Guntas), 69/3(0-31 Guntas), 69/4(0-26 Guntas), 70/1(1 acre-15 Guntas), 70/2(0-28 Guntas), 70/3(0-28 Guntas), 71/1(1 Acre-7 Guntas), 72/3(0-8 Guntas), 72/4(0-22 Guntas), 74/2(0-3.5 Guntas), 75/1(0-16 Guntas), 75/2(0-30 Guntas), 75/14(0-7 Guntas) and 75/15(0-10 Guntas) totally measuring 13 Acres 26.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore dated 12.09.2024 issued by Satellite Town, Ring Road (STRR) Planning Authority.
3.	Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Smt. Muthamma, Sri. Nagraj, Smt. Rathnamma, Sri. BN Suman, Miss BN Bhavani, Sri Anjanappa, Smt HK Padmavathi, Sri BA Sagar, Miss BA Prgathi, Sri. M Devaraja, Smt. Manjula, Master S Manosh, Master D. Adithya, Sri M Srinivasa, Smt. Shantamma, Master BS Manoj, Miss BS Monika and Miss BS Bindushree with respect to properties bearing Sy. No. 69/1,69/2,69/3 and 69/4) in favour of Government of Karnataka in furtherance of the orders of Governor.
4.	Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 69/1 measuring 26 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore.
5.	Registered General Power of Attorney dated 11.06.2019 bearing Registration no. HSK-4-00228-2019-20, CD No. HSKD780 Registered in Book No. 4 registered on 11.06.2019 before the Sub-registrar Hoskote collectively executed by Smt. Muthamma, Sri. Nagraj, Smt. Rathnamma, Sri. BN Suman, Miss BN Bhavani, Sri Anjanappa, Smt HK Padmavathi, Sri BA Sagar, Miss BA Pragathi, Sri. M Devaraja, Smt. Manjula, Master S Manosh, Master D. Adithya, Sri M Srinivasa, Smt. Shantamma, Master BS Manoj, Miss BS Monika and Miss BS Bindushree in favour of Daiwik Housing Pvt. Ltd with respect to properties bearing Sy No.'s 69/1 and 69/2.
6.	Registered Joint Development Agreement dated 11.06.2019 bearing Registration no. HSK-1-02205-2019-20, CD No. HSKD780 Registered in Book No. 1 registered on 11.06.2019 before the Sub-registrar Hoskote collectively executed by Smt. Muthamma, Sri. Nagraj, Smt. Rathnamma, Sri. BN Suman, Miss BN Bhavani, Sri Anjanappa, Smt HK Padmavathi, Sri BA Sagar, Miss BA Prgathi, Sri. M Devaraja, Smt. Manjula, Master S Manosh,

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	Master D. Adithya, Sri M Srinivasa, Smt. Shantamma, Master BS Manoj, Miss BS Monika and Miss BS Bindushree in favour of Daiwik Housing Pvt. Ltd with respect to properties bearing Sy No.'s 69/1 and 69/2.
7.	Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 69/1.
8.	RTC with respect to the property bearing Sy. No. 69/1 measuring 26 Guntas, valid from 03.08.2022 to till date.
9.	Encumbrances Certificate with respect to the property Sy. No. 69/1 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

SL NO	DOCUMENTS PERTAINING TO SY NO 69/3
1.	Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 69/1 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority.
2.	Draft residential layout plan in Sy No's. 67/1(0-39 guntas), 67/2(0-38.5 Guntas), 67/3(0-38.5 Guntas), 67/4(0-38.5 Guntas), 67/5(0-38.5 Guntas), 69/1(0-26 Guntas), 69/2(0-16 Guntas), 69/3(0-31 Guntas), 69/4(0-26 Guntas), 70/1(1 acre-15 Guntas), 70/2(0-28 Guntas), 70/3(0-28 Guntas), 71/1(1 Acre-7 Guntas), 72/3(0-8 Guntas), 72/4(0-22 Guntas), 74/2(0-3.5 Guntas), 75/1(0-16 Guntas), 75/2(0-30 Guntas), 75/14(0-7 Guntas) and 75/15(0-10 Guntas) totally measuring 13 Acres 26.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore dated 12.09.2024 issued by Satellite Town, Ring Road (STRR) Planning Authority.
3.	Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Smt. Muthamma, Sri. Nagraj, Smt. Rathnamma, Sri. BN Suman, Miss BN Bhavani, Sri Anjanappa, Smt HK Padmavathi, Sri BA Sagar, Miss BA Prgathi, Sri. M Devaraja, Smt. Manjula, Master S Manosh, Master D. Adithya, Sri M Srinivasa, Smt. Shantamma, Master BS Manoj, Miss BS Monika and Miss BS Bindushree with respect to properties bearing Sy. No. 69/1,69/2,69/3 and 69/4) in favour of

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	Government of Karnataka in furtherance of the orders of Governor.
4.	Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 69/1 measuring 26 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore.
5.	Registered General Power of Attorney dated 11.06.2019 bearing Registration no. HSK-4-00228-2019-20, CD No. HSKD780 Registered in Book No. 4 registered on 11.06.2019 before the Sub-registrar Hoskote collectively executed by Smt. Muthamma, Sri. Nagraj, Smt. Rathnamma, Sri. BN Suman, Miss BN Bhavani, Sri Anjanappa, Smt HK Padmavathi, Sri BA Sagar, Miss BA Pragathi, Sri. M Devaraja, Smt. Manjula, Master S Manosh, Master D. Adithya, Sri M Srinivasa, Smt. Shantamma, Master BS Manoj, Miss BS Monika and Miss BS Bindushree in favour of Daiwik Housing Pvt. Ltd with respect to properties bearing Sy No.'s 69/1 and 69/2.
6.	Registered Joint Development Agreement dated 11.06.2019 bearing Registration no. HSK-1-02205-2019-20, CD No. HSKD780 Registered in Book No. 1 registered on 11.06.2019 before the Sub-registrar Hoskote collectively executed by Smt. Muthamma, Sri. Nagraj, Smt. Rathnamma, Sri. BN Suman, Miss BN Bhavani, Sri Anjanappa, Smt HK Padmavathi, Sri BA Sagar, Miss BA Prgathi, Sri. M Devaraja, Smt. Manjula, Master S Manosh, Master D. Adithya, Sri M Srinivasa, Smt. Shantamma, Master BS Manoj, Miss BS Monika and Miss BS Bindushree in favour of Daiwik Housing Pvt. Ltd with respect to properties bearing Sy No.'s 69/1 and 69/2.
7.	Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 69/1.
8.	RTC with respect to the property bearing Sy. No. 69/1 measuring 26 Guntas, valid from 03.08.2022 to till date.
9.	Encumbrances Certificate with respect to the property Sy. No. 69/1 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

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SL NO	DOCUMENTS PERTAINING TO SY NO 69/4
1.	Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 69/1 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority.
2.	Draft residential layout plan in Sy No's. 67/1(0-39 guntas), 67/2(0-38.5 Guntas), 67/3(0-38.5 Guntas), 67/4(0-38.5 Guntas), 67/5(0-38.5 Guntas), 69/1(0-26 Guntas), 69/2(0-16 Guntas), 69/3(0-31 Guntas), 69/4(0-26 Guntas), 70/1(1 acre-15 Guntas), 70/2(0-28 Guntas), 70/3(0-28 Guntas), 71/1(1 Acre-7 Guntas), 72/3(0-8 Guntas), 72/4(0-22 Guntas), 74/2(0-3.5 Guntas), 75/1(0-16 Guntas), 75/2(0-30 Guntas), 75/14(0-7 Guntas) and 75/15(0-10 Guntas) totally measuring 13 Acres 26.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore dated 12.09.2024 issued by Satellite Town, Ring Road (STRR) Planning Authority.
3.	Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Smt. Muthamma, Sri. Nagraj, Smt. Rathnamma, Sri. BN Suman, Miss BN Bhavani, Sri Anjanappa, Smt HK Padmavathi, Sri BA Sagar, Miss BA Prgathi, Sri. M Devaraja, Smt. Manjula, Master S Manosh, Master D. Adithya, Sri M Srinivasa, Smt. Shantamma, Master BS Manoj, Miss BS Monika and Miss BS Bindushree with respect to properties bearing Sy. No. 69/1,69/2,69/3 and 69/4) in favour of Government of Karnataka in furtherance of the orders of Governor.
4.	Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 69/1 measuring 26 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore.
5.	Registered General Power of Attorney dated 11.06.2019 bearing Registration no. HSK-4-00228-2019-20, CD No. HSKD780 Registered in Book No. 4 registered on 11.06.2019 before the Sub-registrar Hoskote collectively executed by Smt. Muthamma, Sri. Nagraj, Smt. Rathnamma, Sri. BN Suman, Miss BN Bhavani, Sri Anjanappa, Smt HK Padmavathi, Sri BA Sagar, Miss BA Pragathi, Sri. M Devaraja, Smt. Manjula, Master S Manosh, Master D. Adithya, Sri M Srinivasa, Smt. Shantamma, Master BS Manoj, Miss BS Monika and Miss BS Bindushree in favour of Daiwik Housing Pvt. Ltd with

	respect to properties bearing Sy No.'s 69/1 and 69/2.
6.	Registered Joint Development Agreement dated 11.06.2019 bearing Registration no. HSK-1-02205-2019-20, CD No. HSKD780 Registered in Book No. 1 registered on 11.06.2019 before the Sub-registrar Hoskote collectively executed by Smt. Muthamma, Sri. Nagraj, Smt. Rathnamma, Sri. BN Suman, Miss BN Bhavani, Sri Anjanappa, Smt HK Padmavathi, Sri BA Sagar, Miss BA Prgathi, Sri. M Devaraja, Smt. Manjula, Master S Manosh, Master D. Adithya, Sri M Srinivasa, Smt. Shantamma, Master BS Manoj, Miss BS Monika and Miss BS Bindushree in favour of Daiwik Housing Pvt. Ltd with respect to properties bearing Sy No.'s 69/1 and 69/2.
7.	Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 69/1.
8.	RTC with respect to the property bearing Sy. No. 69/1 measuring 26 Guntas, valid from 03.08.2022 to till date.
9.	Encumbrances Certificate with respect to the property Sy. No. 69/1 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

SL NO.	DOCUMENTS PERTAINING TO SY NO 70/3
1.	Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 70/3 measuring 28 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority.
2.	Draft residential layout plan in Sy No's. 67/1(0-39 guntas), 67/2(0-38.5 Guntas), 67/3(0-38.5 Guntas), 67/4(0-38.5 Guntas), 67/5(0-38.5 Guntas), 69/1(0-26 Guntas), 69/2(0-16 Guntas), 69/3(0-31 Guntas), 69/4(0-26 Guntas), 70/1(1 acre-15 Guntas), 70/2(0-28 Guntas), 70/3(0-28 Guntas), 71/1(1 Acre-7 Guntas), 72/3(0-8 Guntas), 72/4(0-22 Guntas), 74/2(0-3.5 Guntas), 75/1(0-16 Guntas), 75/2(0-30 Guntas), 75/14(0-7 Guntas) and 75/15(0-10 Guntas) totally measuring 13 Acres 26.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore dated 12.09.2024 issued by Satellite Town, Ring Road (STRR) Planning Authority.

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3.	Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. Narayana Reddy, Smt. Puttamma, Sri N Ravi, Smt N Renuka and Smt. N Ramaa) in favour of Government of Karnataka in furtherance of the orders of Governor.
4.	Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 70/3 measuring 28 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore.
5.	Registered General Power of Attorney dated 14.08.2019 bearing Registration no. HSK-4-00462-2019-20, CD No. HSKD830 Registered in Book No. 4 registered on 14.08.2019 before the Sub-registrar Hoskote executed by Sri. Narayana Reddy, Smt. Puttamma, Sri N Ravi, Smt N Renuka and Smt. N Ramaa in favour of Daiwik Shelters Pvt. Ltd.
6.	Registered Joint Development Agreement dated 14.08.2019 bearing Registration no. HSK-1-04507-2019-20, CD No. HSKD830 Registered in Book No. 1 registered on 14.08.2019 before the Sub-registrar Hoskote executed by Sri. Narayana Reddy, Smt. Puttamma, Sri N Ravi, Smt N Renuka and Smt. N Ramaa in favour of Daiwik Shelters Pvt. Ltd.
7.	Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 70/3.
8.	RTC with respect to the property bearing Sy. No. 70/3 measuring 28 Guntas, valid from 03.08.2022 to till date.
9.	Encumbrances Certificate with respect to the property Sy. No. 70/3 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

SL NO.	DOCUMENTS PERTAINING TO SY NO 71/1
1.	Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 71/1 measuring 28 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore,

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	by Satellite Town Ring Road (STRR) Planning Authority.
2.	Draft residential layout plan in Sy No's. 67/1(0-39 guntas), 67/2(0-38.5 Guntas), 67/3(0-38.5 Guntas), 67/4(0-38.5 Guntas), 67/5(0-38.5 Guntas), 69/1(0-26 Guntas), 69/2(0-16 Guntas), 69/3(0-31 Guntas), 69/4(0-26 Guntas), 70/1(1 acre-15 Guntas), 70/2(0-28 Guntas), 70/3(0-28 Guntas), 71/1(1 Acre-7 Guntas), 72/3(0-8 Guntas), 72/4(0-22 Guntas), 74/2(0-3.5 Guntas), 75/1(0-16 Guntas), 75/2(0-30 Guntas), 75/14(0-7 Guntas) and 75/15(0-10 Guntas) totally measuring 13 Acres 26.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore dated 12.09.2024 issued by Satellite Town, Ring Road (STRR) Planning Authority.
3.	Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. Narayana Reddy, Smt. Papamma, Sri Nagaraja Reddy, Sri Bhagyamma, Sri Muralidhara, Smt. N Kavya, Sri Muni Reddy, Smt Sudha, Sri Gowtham B M and Master Dhanush M) in favour of Government of Karnataka in furtherance of the orders of Governor.
4.	Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 71/1 measuring 1 Acre 7 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore.
5.	Registered General Power of Attorney dated 24.05.2019 bearing Registration no. HSK-4-00172-2019-20, CD No. HSKD767 Registered in Book No. 4 registered on 24.05.2019 before the Sub-registrar Hoskote executed by Sri. Narayana Reddy, Smt. Papamma, Sri Nagaraja Reddy, Sri Bhagyamma, Sri Muralidhara, Smt. N Kavya, Sri Muni Reddy, Smt Sudha, Sri Gowtham B M and Master Dhanush M in favour of Daiwik Shelters Pvt. Ltd.
6.	Registered Joint Development Agreement dated 24.05.2019 bearing Registration no. HSK-1-01707-2019-20, CD No. HSKD767 Registered in Book No. 1 registered on 24.05.2019 before the Sub-registrar Hoskote executed by Sri. Narayana Reddy, Smt. Papamma, Sri Nagaraja Reddy, Sri Bhagyamma, Sri Muralidhara, Smt. N Kavya, Sri Muni Reddy, Smt Sudha, Sri Gowtham B M and Master Dhanush M in favour of Daiwik Shelters Pvt. Ltd.

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7.	Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 71/1.
8.	RTC with respect to the property bearing Sy. No. 71/1 measuring 1 Acre 7 Guntas, valid from 03.08.2022 to till date.
9.	Encumbrances Certificate with respect to the property Sy. No. 71/1 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

SL NO.	DOCUMENTS PERTAINING TO SY NO 72/3
1.	Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 72/4 measuring 22 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority.
2.	Draft residential layout plan in Sy No's. 67/1(0-39 guntas), 67/2(0-38.5 Guntas), 67/3(0-38.5 Guntas), 67/4(0-38.5 Guntas), 67/5(0-38.5 Guntas), 69/1(0-26 Guntas), 69/2(0-16 Guntas), 69/3(0-31 Guntas), 69/4(0-26 Guntas), 70/1(1 acre-15 Guntas), 70/2(0-28 Guntas), 70/3(0-28 Guntas), 71/1(1 Acre-7 Guntas), 72/3(0-8 Guntas), 72/4(0-22 Guntas), 74/2(0-3.5 Guntas), 75/1(0-16 Guntas), 75/2(0-30 Guntas), 75/14(0-7 Guntas) and 75/15(0-10 Guntas) totally measuring 13 Acres 26.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore dated 12.09.2024 issued by Satellite Town, Ring Road (STRR) Planning Authority.
3.	Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of M/s Gem Estates) in favour of Government of Karnataka in furtherance of the orders of Governor.
4.	Conversion certificate dated 05.07.2024 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 72/4 measuring 38 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore.
5.	Registered General Power of Attorney dated 18.03.2024 bearing Registration no. HSK-4-01037-2023-24, Registered in Book No. 4 registered on

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	18.03.2024 before the Sub-registrar Hoskote executed by M/s Gem Estates in favour of Daiwik Shelters Pvt. Ltd.
6.	Registered Joint Development Agreement dated 18.03.2024 bearing Registration no. HSK-1-19595-2023-24, Registered in Book No. 1 registered on 18.03.2024 before the Sub-registrar Hoskote executed by M/s Gem Estates in favour of Daiwik Shelters Pvt. Ltd.
7.	Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 72/4.
8.	RTC with respect to the property bearing Sy. No. 72/4 measuring 38 guntas valid from 03.08.2022 to till date.
9.	Encumbrances Certificate with respect to the property Sy. No. 72/4 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

SL NO.	DOCUMENTS PERTAINING TO SY NO 72/4
1.	Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 72/4 measuring 22 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority.
2.	Draft residential layout plan in Sy No's. 67/1(0-39 guntas), 67/2(0-38.5 Guntas), 67/3(0-38.5 Guntas), 67/4(0-38.5 Guntas), 67/5(0-38.5 Guntas), 69/1(0-26 Guntas), 69/2(0-16 Guntas), 69/3(0-31 Guntas), 69/4(0-26 Guntas), 70/1(1 acre-15 Guntas), 70/2(0-28 Guntas), 70/3(0-28 Guntas), 71/1(1 Acre-7 Guntas), 72/3(0-8 Guntas), 72/4(0-22 Guntas), 74/2(0-3.5 Guntas), 75/1(0-16 Guntas), 75/2(0-30 Guntas), 75/14(0-7 Guntas) and 75/15(0-10 Guntas) totally measuring 13 Acres 26.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore dated 12.09.2024 issued by Satellite Town, Ring Road (STRR) Planning Authority.
3.	Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of M/s Gem Estates) in favour of Government of Karnataka in furtherance of the orders of Governor.

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4.	Conversion certificate dated 05.07.2024 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 72/4 measuring 38 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore.
5.	Registered General Power of Attorney dated 18.03.2024 bearing Registration no. HSK-4-01037-2023-24, Registered in Book No. 4 registered on 18.03.2024 before the Sub-registrar Hoskote executed by M/s Gem Estates in favour of Daiwik Shelters Pvt. Ltd.
6.	Registered Joint Development Agreement dated 18.03.2024 bearing Registration no. HSK-1-19595-2023-24, Registered in Book No. 1 registered on 18.03.2024 before the Sub-registrar Hoskote executed by M/s Gem Estates in favour of Daiwik Shelters Pvt. Ltd.
7.	Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 72/4.
8.	RTC with respect to the property bearing Sy. No. 72/4 measuring 38 guntas valid from 03.08.2022 to till date.
9.	Encumbrances Certificate with respect to the property Sy. No. 72/4 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

SL NO.	DOCUMENTS PERTAINING TO SY NO 74/2
1.	Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 74/2 measuring 3.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority.
2.	Draft residential layout plan in Sy No's. 67/1(0-39 guntas), 67/2(0-38.5 Guntas), 67/3(0-38.5 Guntas), 67/4(0-38.5 Guntas), 67/5(0-38.5 Guntas), 69/1(0-26 Guntas), 69/2(0-16 Guntas), 69/3(0-31 Guntas), 69/4(0-26 Guntas), 70/1(1 acre-15 Guntas), 70/2(0-28 Guntas), 70/3(0-28 Guntas), 71/1(1 Acre-7 Guntas), 72/3(0-8 Guntas), 72/4(0-22 Guntas), 74/2(0-3.5 Guntas), 75/1(0-16 Guntas), 75/2(0-30 Guntas), 75/14(0-7 Guntas) and 75/15(0-10 Guntas)

CHANDAN SANJAY B

	totally measuring 13 Acres 26.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore dated 12.09.2024 issued by Satellite Town, Ring Road (STRR) Planning Authority.
3.	Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R) in favour of Government of Karnataka in furtherance of the orders of Governor.
4.	Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 74/2 measuring 4.8 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore.
5.	Registered General Power of Attorney dated 03.05.2019 bearing Registration no. HSK-4-00093-2019-20, CD No. HSKD751 Registered in Book No. 4 registered on 03.05.2019 before the Sub-registrar Hoskote executed by Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R in favour of Daiwik Shelters Pvt. Ltd.
6.	Registered Joint Development Agreement dated 03.05.2019 bearing Registration no. HSK-1-00979-2019-20, CD No. HSKD751 Registered in Book No. 1 registered on 03.05.2019 before the Sub-registrar Hoskote executed by Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R in favour of Daiwik Shelters Pvt. Ltd.
7.	Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 74/2.
8.	RTC with respect to the property bearing Sy. No. 74/2 measuring 4.8 Guntas, valid from 03.08.2022 to till date.
9.	Encumbrances Certificate with respect to the property Sy. No. 74/2 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

SL NO.	DOCUMENTS PERTAINING TO SY NO 75/1
1.	Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 75/1 measuring 16 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority.
2.	Draft residential layout plan in Sy No's. 67/1(0-39 guntas), 67/2(0-38.5 Guntas), 67/3(0-38.5 Guntas), 67/4(0-38.5 Guntas), 67/5(0-38.5 Guntas), 69/1(0-26 Guntas), 69/2(0-16 Guntas), 69/3(0-31 Guntas), 69/4(0-26 Guntas), 70/1(1 acre-15 Guntas), 70/2(0-28 Guntas), 70/3(0-28 Guntas), 71/1(1 Acre-7 Guntas), 72/3(0-8 Guntas), 72/4(0-22 Guntas), 74/2(0-3.5 Guntas), 75/1(0-16 Guntas), 75/2(0-30 Guntas), 75/14(0-7 Guntas) and 75/15(0-10 Guntas) totally measuring 13 Acres 26.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore dated 12.09.2024 issued by Satellite Town, Ring Road (STRR) Planning Authority.
3.	Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of M/s G M Natura Infrastructure Pvt. Ltd.) in favour of Government of Karnataka in furtherance of the orders of Governor.
4.	Conversion certificate dated 12.01.2016 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 75/1 measuring 16 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore.
5.	Registered General Power of Attorney dated 17.07.2023 bearing Registration no. HSK-4-00208-2023-24, Registered in Book No. 4 registered on 17.07.2023 before the Sub-registrar Hoskote executed by M/s G M Natura Infrastructure Pvt. Ltd. in favour of Daiwik Shelters Pvt. Ltd.
6.	Registered Joint Development Agreement dated 17.07.2023 bearing Registration no. HSK-1-04684-2023-24, Registered in Book No. 1 registered on 17.07.2023 before the Sub-registrar Hoskote executed by M/s G M Natura Infrastructure Pvt. Ltd. in favour of Daiwik Shelters Pvt. Ltd.

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7.	Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 75/1.
8.	RTC with respect to the property bearing Sy. No. 75/1 measuring 1 Acre 22 Guntas, valid from 03.08.2022 to till date.
9.	Encumbrances Certificate with respect to the property Sy. No. 75/1 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

SL NO.	DOCUMENTS PERTAINING TO SY No 75/2
1.	Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 75/2 measuring 30 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority.
2.	Draft residential layout plan in Sy No's. 67/1(0-39 guntas), 67/2(0-38.5 Guntas), 67/3(0-38.5 Guntas), 67/4(0-38.5 Guntas), 67/5(0-38.5 Guntas), 69/1(0-26 Guntas), 69/2(0-16 Guntas), 69/3(0-31 Guntas), 69/4(0-26 Guntas), 70/1(1 acre-15 Guntas), 70/2(0-28 Guntas), 70/3(0-28 Guntas), 71/1(1 Acre-7 Guntas), 72/3(0-8 Guntas), 72/4(0-22 Guntas), 74/2(0-3.5 Guntas), 75/1(0-16 Guntas), 75/2(0-30 Guntas), 75/14(0-7 Guntas) and 75/15(0-10 Guntas) totally measuring 13 Acres 26.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore dated 12.09.2024 issued by Satellite Town, Ring Road (STRR) Planning Authority.
3.	Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R) in favour of Government of Karnataka in furtherance of the orders of Governor.
4.	Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 75/2 measuring 30.8 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore.

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5.	Registered General Power of Attorney dated 03.05.2019 bearing Registration no. HSK-4-00093-2019-20, CD No. HSKD751 Registered in Book No. 4 registered on 03.05.2019 before the Sub-registrar Hoskote executed by Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R in favour of Daiwik Shelters Pvt. Ltd.
6.	Registered Joint Development Agreement dated 03.05.2019 bearing Registration no. HSK-1-00979-2019-20, CD No. HSKD751 Registered in Book No. 1 registered on 03.05.2019 before the Sub-registrar Hoskote executed by Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R in favour of Daiwik Shelters Pvt. Ltd.
7.	Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 75/2.
8.	RTC with respect to the property bearing Sy. No. 75/2 measuring 30 Guntas, valid from 03.08.2022 to till date.
9.	Encumbrances Certificate with respect to the property Sy. No. 75/2 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

SL NO.	DOCUMENTS PERTAINING TO SY No 75/14
1.	Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 75/14 measuring 7 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority.
2.	Draft residential layout plan in Sy No's. 67/1(0-39 guntas), 67/2(0-38.5 Guntas), 67/3(0-38.5 Guntas), 67/4(0-38.5 Guntas), 67/5(0-38.5 Guntas), 69/1(0-26 Guntas), 69/2(0-16 Guntas), 69/3(0-31 Guntas), 69/4(0-26 Guntas), 70/1(1 acre-15 Guntas), 70/2(0-28 Guntas), 70/3(0-28 Guntas), 71/1(1 Acre-7 Guntas), 72/3(0-8 Guntas), 72/4(0-22 Guntas), 74/2(0-3.5 Guntas), 75/1(0-16 Guntas), 75/2(0-30 Guntas), 75/14(0-7 Guntas) and 75/15(0-10 Guntas) totally measuring 13 Acres 26.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore dated 12.09.2024 issued by Satellite Town, Ring

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	Road (STRR) Planning Authority.
3.	Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R) in favour of Government of Karnataka in furtherance of the orders of Governor.
4.	Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 75/14 measuring 8 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore.
5.	Registered General Power of Attorney dated 03.05.2019 bearing Registration no. HSK-4-00093-2019-20, CD No. HSKD751 Registered in Book No. 4 registered on 03.05.2019 before the Sub-registrar Hoskote executed by Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R in favour of Daiwik Shelters Pvt. Ltd.
6.	Registered Joint Development Agreement dated 03.05.2019 bearing Registration no. HSK-1-00979-2019-20, CD No. HSKD751 Registered in Book No. 1 registered on 03.05.2019 before the Sub-registrar Hoskote executed by Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R in favour of Daiwik Shelters Pvt. Ltd.
7.	Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 75/14.
8.	RTC with respect to the property bearing Sy. No. 75/14 measuring 8 Guntas, valid from 03.08.2022 to till date.
9.	Encumbrances Certificate with respect to the property Sy. No. 75/14 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

SL NO.	DOCUMENTS PERTAINING TO SY No 75/15
1.	Sanction Letter dated 09.12.2024, given to residential layout formed in, inter

	alia, Sy. No's. 75/15 measuring 10 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority.
2.	Draft residential layout plan in Sy No's. 67/1(0-39 guntas), 67/2(0-38.5 Guntas), 67/3(0-38.5 Guntas), 67/4(0-38.5 Guntas), 67/5(0-38.5 Guntas), 69/1(0-26 Guntas), 69/2(0-16 Guntas), 69/3(0-31 Guntas), 69/4(0-26 Guntas), 70/1(1 acre-15 Guntas), 70/2(0-28 Guntas), 70/3(0-28 Guntas), 71/1(1 Acre-7 Guntas), 72/3(0-8 Guntas), 72/4(0-22 Guntas), 74/2(0-3.5 Guntas), 75/1(0-16 Guntas), 75/2(0-30 Guntas), 75/14(0-7 Guntas) and 75/15(0-10 Guntas) totally measuring 13 Acres 26.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore dated 12.09.2024 issued by Satellite Town, Ring Road (STRR) Planning Authority.
3.	Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R) in favour of Government of Karnataka in furtherance of the orders of Governor.
4.	Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 75/15 measuring 10 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore.
5.	Registered General Power of Attorney dated 03.05.2019 bearing Registration no. HSK-4-00093-2019-20, CD No. HSKD751 Registered in Book No. 4 registered on 03.05.2019 before the Sub-registrar Hoskote executed by Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R in favour of Daiwik Shelters Pvt. Ltd.
6.	Registered Joint Development Agreement dated 03.05.2019 bearing Registration no. HSK-1-00979-2019-20, CD No. HSKD751 Registered in Book No. 1 registered on 03.05.2019 before the Sub-registrar Hoskote executed by Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R in favour of Daiwik Shelters Pvt. Ltd.
7.	Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to

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	be developed in inter alia Sy No. 75/15.
8.	RTC with respect to the property bearing Sy. No. 75/15 measuring 10 Guntas, valid from 03.08.2022 to till date.
9.	Encumbrances Certificate with respect to the property Sy. No. 75/15 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

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III. TRACING OF THE TITLE & OPINION

A. SCHEDULE-A/ Sy No 67/1 Property.

1. The title relating to the property in question i.e., Sy. No 67/1 measuring 39 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore Rural, Bangalore has been duly examined and the examination indicates that Shri M. Sonappa, Smt. Sowbhagya, Chanukya B S, Archana B S and Manoj Kumar B S have absolute Title over the property.

2. The RTC with respect to the land dating Sy. No. 67/1 from 03.08.2022 to till date, measuring 1 Acre 2.4 Guntas has been duly examined and is in the name of N.S Sowbhagya wife of Late M. Sonnappa.

3. The examination of registered General Power of Attorney dated 05.09.2013 bearing Registration no. HSK-4-00275-2013-14, CD No. HSKD425 Registered in Book No. 4 registered before the Sub-registrar Hoskote with respect to property bearing Sy No. 67/1 measuring 39 Guntas indicate that M. Sonnappa, Smt. Sowbhagya, Chanukya B S, Arhcana B S and Manoj Kumar B S have executed the General Power of Attorney in favour of M/s Daiwik Housing Pvt. Ltd.

4. The examination of registered Joint Development Agreement dated 05.09.2013 bearing Registration no. HSK-1-05061-2013-14, CD No. HSKD425 Registered in Book No. 1 registered before the Sub-registrar Hoskote with respect to property bearing Sy No. 67/1 measuring 39 Guntas indicate that M. Sonnappa, Smt. Sowbhagya, Chanukya B S, Arhcana B S and Manoj

Kumar B S have executed the Joint Development Agreement in favour of M/s Daiwik Housing Pvt. Ltd.

5. The Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 67/1 measuring 39 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority and the draft layout plan indicate the approval been given to the residential layout plan developed, inter alia in Sy. No. 67/1.

6. The Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of M Sonnappa, Smt. Sowbhagya, Chanukya B S, Arhcana B S and Manoj Kumar B S) in favour of Hon'ble Governor, Government of Karnataka.

7. The Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 67/1 totally measuring 1 acre 2.4 guntas out of which 3.4 guntas are kharab, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore indicates that the said agricultural land is deemed to be converted to residential land for layouts-residential purposes.

8. The Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 67/1 indicates the permission to commence with the development of proposed residential layout.

9. The RTC is reflected in the name of N S Sowbhagya wife of Late M Sonnappa.

10. The Encumbrance Certificate with respect to the property Sy. No. 67/1 from 01.04.2004 to 25.12.2024 are furnished.

OPINION

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FOR ABHAYA LAW CHAMBERS

From the available documents and records, we are of the opinion that M Sonnappa, Smt. Sowbhagya, Chanukya B S, Archana B S and Manoj Kumar B S and their GPA holders M/s Daiwik Housing Pvt Ltd and Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property.

SCHEDULE-B/ Sy No 67/2 Property.

1. Since only the Photocopies of the documents pertaining to the property were furnished, we have not conducted an original document verification and the title scrutiny has been done on the basis of the Photocopies of the documents furnished to us.

2. The title relating to the property in question i.e., Sy. No 67/1 measuring 39 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore Rural, Bangalore has been duly examined and the examination indicates that Shri M. Sonappa, Smt. Sowbhagya, Chanukya B S, Archana B S and Manoj Kumar B S have absolute Title over the property.

3. The RTC with respect to the land dating Sy. No. 67/1 from 03.08.2022 to till date, measuring 1 Acre 2.4 Guntas has been duly examined and is in the name of N.S Sowbhagya wife of Late M. Sonnappa.

4. The examination of registered General Power of Attorney dated 05.09.2013 bearing Registration no. HSK-4-00275-2013-14, CD No. HSKD425 Registered in Book No. 4 registered before the Sub-registrar Hoskote with respect to property bearing Sy No. 67/1 measuring 39 Guntas indicate that M. Sonnappa, Smt. Sowbhagya, Chanukya B S, Arhcana B S and Manoj Kumar B S have executed the General Power of Attorney in favour of M/s Daiwik Housing Pvt. Ltd.

5. The examination of registered Joint Development Agreement dated 05.09.2013 bearing Registration no. HSK-1-05061-2013-14, CD No. HSKD425 Registered in Book No. 1 registered before the Sub-registrar Hoskote with respect to property bearing Sy No. 67/1 measuring 39 Guntas indicate that M. Sonnappa, Smt. Sowbhagya, Chanukya B S, Arhcana B S and Manoj Kumar B S have executed the Joint Development Agreement in favour of M/s Daiwik Housing Pvt. Ltd.

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6. The Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 67/1 measuring 39 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority and the draft layout plan indicate the approval been given to the residential layout plan developed, inter alia in Sy. No. 67/1.

7. The Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of M Sonnappa, Smt. Sowbhagya, Chanukya B S, Arhcana B S and Manoj Kumar B S) in favour of Hon'ble Governor, Government of Karnataka.

8. The Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 67/1 totally measuring 1 acre 2.4 guntas out of which 3.4 guntas are kharab, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore indicates that the said agricultural land is deemed to be converted to residential land for layouts-residential purposes.

9. The Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 67/1 indicates the permission to commence with the development of proposed residential layout.

10. The RTC is reflected in the name of N S Sowbhagya wife of Late M Sonnappa.

11. The Encumbrance Certificate with respect to the property Sy. No. 67/1 from 01.04.2004 to 25.12.2024 are furnished

OPINION

From the available documents and records, we are of the opinion that M Sonnappa, Smt. Sowbhagya, Chanukya B S, Archana B S and Manoj

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Kumar B S and their GPA holders M/s Daiwik Housing Pvt Ltd and Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property.

C. SCHEDULE-C/ Sy No 67/3 Property.

1. Since only the Photocopies of the documents pertaining to the property were furnished, we have not conducted an original document verification and the title scrutiny has been done on the basis of the Photocopies of the documents furnished to us.
2. The title relating to the property in question i.e., Sy. No 67/3 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore has been duly examined and the examination indicates that of Sri. Venkataramanappa, Sri. Ravi Kumar B.V, Smt. Anitha B.V and Smt. Sushma R have absolute Title over the property.

3. The RTC with respect to the land dating Sy. No. 67/3 from 03.08.2022 to till date, measuring 1 Acre 0.12 Guntas has been duly examined and is in the name of Ventaramanappa son of Late Munishamppa. The examination of registered General Power of Attorney dated 03.05.2019 bearing Registration no. HSK-4-00094-2019-20, CD No. HSKD751 Registered in Book No. 4 registered on 03.05.2019 before the Sub-registrar Hoskote with respect to property bearing Sy No. 67/3 measuring 38.5 Guntas indicate that of Sri. Venkataramanappa, Sri. Ravi Kumar B.V, Smt. Anitha B.V and Smt. Sushma R have executed the General Power of Attorney in favour of M/s Daiwik Housing Pvt. Ltd.

4. The examination of registered Join Development Agreement dated 03.05.2019 bearing Registration no. HSK-1-00981-2019-20, CD No. HSKD751 Registered in Book No. 1 registered on 03.05.2019 before the Sub-registrar Hoskote with respect to property bearing Sy No. 67/3 measuring 38.5 Guntas indicate that of Sri. Venkataramanappa, Sri. Ravi Kumar B.V, Smt. Anitha B.V and Smt. Sushma R have executed the Joint Development Agreement in favour of M/s Daiwik Housing Pvt. Ltd.

5. The Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 67/3 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority and the draft layout plan indicate the approval been given to the residential layout plan developed, inter alia in Sy. No. 67/3.

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FOR ABHAYA LAW CHAMBERS

6. The Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. Venkataramanappa, Sri. Ravi Kumar B.V, Smt. Anitha B.V and Smt. Sushma R) in favour of Hon'ble Governor, Government of Karnataka.

7. The Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 67/3 totally measuring 1 Acre 0.12 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore indicates that the said agricultural land is deemed to be converted to residential land for layouts-residential purposes.

8. The Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 67/3 indicates the permission to commence with the development of proposed residential layout.

9. The Encumbrance Certificate with respect to the property Sy. No. 67/3 from 01.04.2004 to 25.12.2024.

OPINION

From the available documents and records, we are of the opinion that of Sri. Venkataramanappa, Sri. Ravi Kumar B.V, Smt. Anitha B.V and Smt. Sushma R and their GPA holders M/s Daiwik housing pvt ltd and Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property, subject to the condition that the above-mentioned persons are the only family members which is to be verified after obtaining the family tree of the concerned persons.

D. SCHEDULE-D/ Sy No 67/4 Property.

1. Since only the Photocopies of the documents pertaining to the property were furnished, we have not conducted an original document verification and the title scrutiny has been done on the basis of the Photocopies of the documents furnished to us.

2. The title relating to the property in question i.e., Sy. No 67/4 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli,

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FOR ABHAYA LAW CHAMBERS

Hoskote Taluk, Bangalore rural, Bangalore has been duly examined and the examination indicates that Sri. Ramaiah alias Ramanna, Smt. Venkatamma, Sri. Rajanna, Smt. Gowramma, Sri. Ananda Murthy, Smt. Shylaja, Smt. Shobha, Sri. Harisha, Smt. Roopa, Sri. Charan and Miss. Nikithahave absolute Title over the property.

3. The RTC with respect to the land dating Sy. No. 67/4 from 03.08.2022 to till date, measuring 1 Acre 0.4 Guntas has been duly examined and is in the name of Ramaiah son of Late Munishamappa.

4. The examination of registered General Power of Attorney dated 05.09.2013 bearing Registration no. HSK-4-00274-2013-14, CD No. HSKD425 Registered in Book No. 4 registered on 05.09.2013 before the Sub-registrar Hoskote with respect to property bearing Sy No. 67/4 measuring 38.5 Guntas indicate that of Sri. Ramaiah alias Ramanna, Smt. Venkatamma, Sri. Rajanna, Smt. Gowramma, Sri. Ananda Murthy, Smt. Shylaja, Smt. Shobha, Sri. Harisha, Smt. Roopa, Sri. Charan and Miss. Nikithahave executed the General Power of Attorney in favour of M/s Daiwik Housing Pvt. Ltd.

5. The examination of registered Join Development Agreement dated 05.09.2013 bearing Registration no. HSK-1-05059-2013-14, CD No. HSKD425 Registered in Book No. 1 registered on 05.09.2013 before the Sub-registrar Hoskote with respect to property bearing Sy No. 67/4 measuring 38.5 Guntas indicate that of Sri. Ramaiah alias Ramanna, Smt. Venkatamma, Sri. Rajanna, Smt. Gowramma, Sri. Ananda Murthy, Smt. Shylaja, Smt. Shobha, Sri. Harisha, Smt. Roopa, Sri. Charan and Miss. Nikithahave executed the Joint Development Agreement in favour of M/s Daiwik Housing Pvt. Ltd.

6. The Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 67/4 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority and the draft layout plan indicate the approval been given to the residential layout plan developed, inter alia in Sy. No. 67/4.

7. The Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. Ramaiah alias Ramanna, Smt. Venkatamma, Sri.

Rajanna, Smt. Gowramma, Sri. Ananda Murthy, Smt. Shylaja, Smt. Shobha, Sri. Harisha, Smt. Roopa, Sri. Charan and Miss. Nikitha) in favour of Hon'ble Governor, Government of Karnataka.

8. The Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 67/4 totally measuring 1 Acre 0.4 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore indicates that the said agricultural land is deemed to be converted to residential land for layouts-residential purposes.

9. The Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 67/4 indicates the permission to commence with the development of proposed residential layout.

10. The Encumbrance Certificate with respect to the property Sy. No. 67/4 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

OPINION

From the available documents and records, we are of the opinion that of Sri. Ramaiah alias Ramanna, Smt. Venkatamma, Sri. Rajanna, Smt. Gowramma, Sri. Ananda Murthy, Smt. Shylaja, Smt. Shobha, Sri. Harisha, Smt. Roopa, Sri. Charan and Miss. Nikitha and their GPA holders M/s Daiwik housing pvt ltd and Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property subject to the condition that the above mentioned persons are the only family members which is to be verified after obtaining the family tree of the concerned persons.

E. SCHEDULE-E/ Sy No 67/5 Property.

1. Since only the Photocopies of the documents pertaining to the property were furnished, we have not conducted an original document verification and the title scrutiny has been done on the basis of the Photocopies of the documents furnished to us.

2. The title relating to the property in question i.e., Sy. No 67/5 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore has been duly examined and the examination indicates that Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri.

Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M have absolute Title over the property.

3. The RTC with respect to the land dating Sy. No. 67/5 from 03.08.2022 to till date, measuring 1 Acre 0.4 Guntas has been duly examined and is in the name of Chikkamuniyamma wife of Late Sonnappa.

4. The examination of registered General Power of Attorney dated 16.09.2013 bearing Registration no. HSK-4-00292-2013-14, CD No. HSKD427 Registered in Book No. 4 registered on 16.09.2013 before the Sub-registrar Hoskote measuring 38.5 Guntas indicate that Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M have executed the General Power of Attorney in favour of M/s Daiwik Housing Pvt. Ltd.

5. The examination of registered Joint Development Agreement dated 16.09.2013 bearing Registration no. HSK-1-05271-2013-14, CD No. HSKD427 Registered in Book No. 1 registered on 16.09.2013 before the Sub-registrar Hoskote measuring 38.5 Guntas indicate that of Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M have executed the Joint Development Agreement in favour of M/s Daiwik Housing Pvt. Ltd.

6. The Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 67/5 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority and the draft layout plan indicate the approval been given to the residential layout plan developed, inter alia in Sy. No. 67/5.

7. The Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M) in favour of Hon'ble Governor, Government of Karnataka.

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8. The Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 67/5 totally measuring 1 Acre 0.4 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore indicates that the said agricultural land is deemed to be converted to residential land for layouts-residential purposes.

9. The Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 67/5 indicates the permission to commence with the development of proposed residential layout.

10. The Encumbrance Certificate with respect to the property Sy. No. 67/5 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

OPINION

From the available documents and records, we are of the opinion that of Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M and their GPA holders M/s Daiwik housing pvt ltd and Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property subject to the condition that the above-mentioned persons are the only family members which is to be verified after obtaining the family tree of the concerned persons.

F. SCHEDULE-F/ Sy No 69/1 Property.

1. Since only the Photocopies of the documents pertaining to the property were furnished, we have not conducted an original document verification and the title scrutiny has been done on the basis of the Photocopies of the documents furnished to us.

2. The title relating to the property in question i.e., Sy. No 69/1 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore has been duly examined and the examination indicates that Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, Smt. Munirathnamma, Sri. Muniraju, Smt.

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Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M have absolute Title over the property.

3. The RTC with respect to the land dating Sy. No. 69/1 from 03.08.2022 to till date, measuring 1 Acre 0.4 Guntas has been duly examined and is in the name of Chikkamuniyamma wife of Late Sonnappa.

4. The examination of registered General Power of Attorney dated 16.09.2013 bearing Registration no. HSK-4-00292-2013-14, CD No. HSKD427 Registered in Book No. 4 registered on 16.09.2013 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 69/1 measuring 38.5 Guntas indicate that Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M have executed the General Power of Attorney in favour of M/s Daiwik Housing Pvt. Ltd.

5. The examination of registered Joint Development Agreement dated 16.09.2013 bearing Registration no. HSK-1-05271-2013-14, CD No. HSKD427 Registered in Book No. 1 registered on 16.09.2013 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 69/1 measuring 38.5 Guntas indicate that of Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M have executed the Joint Development Agreement in favour of M/s Daiwik Housing Pvt. Ltd.

6. The Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 69/1 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority and the draft layout plan indicate the approval been given to the residential layout plan developed, inter alia in Sy. No. 69/1.

7. The Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M) in favour of Hon'ble Governor, Government of Karnataka.

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FOR AUTHORIZED USE OF
M/s DAIWIK HOUSING PVT LTD&
M/s DAIWIK SHELTERS PVT LTD

FOR ABHAYA LAW CHAMBERS

8. The Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 69/1 totally measuring 1 Acre 0.4 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore indicates that the said agricultural land is deemed to be converted to residential land for layouts-residential purposes.

9. The Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 69/1 indicates the permission to commence with the development of proposed residential layout.

10. The Encumbrance Certificate with respect to the property Sy. No. 69/1 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

OPINION

From the available documents and records, we are of the opinion that of Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M and their GPA holders M/s Daiwik housing pvt ltd and Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property subject to the condition that the above mentioned persons are the only family members which is to be verified after obtaining the family tree of the concerned persons.

G. SCHEDULE-G/ Sy No 69/2 Property.

1. Since only the Photocopies of the documents pertaining to the property were furnished, we have not conducted an original document verification and the title scrutiny has been done on the basis of the Photocopies of the documents furnished to us.

2. The title relating to the property in question i.e., Sy. No 69/1 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore has been duly examined and the examination indicates that Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, Smt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M have absolute Title over the property.

3. The RTC with respect to the land dating Sy. No. 69/1 from 03.08.2022 to till date, measuring 1 Acre 0.4 Guntas has been duly examined and is in the name of Chikkamuniyamma wife of Late Sonnappa.

4. The examination of registered General Power of Attorney dated 16.09.2013 bearing Registration no. HSK-4-00292-2013-14, CD No. HSKD427 Registered in Book No. 4 registered on 16.09.2013 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 69/1 measuring 38.5 Guntas indicate that Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M have executed the General Power of Attorney in favour of M/s Daiwik Housing Pvt. Ltd.

5. The examination of registered Joint Development Agreement dated 16.09.2013 bearing Registration no. HSK-1-05271-2013-14, CD No. HSKD427 Registered in Book No. 1 registered on 16.09.2013 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 69/1 measuring 38.5 Guntas indicate that of Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M have executed the Joint Development Agreement in favour of M/s Daiwik Housing Pvt. Ltd.

6. The Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 69/1 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority and the draft layout plan indicate the approval been given to the residential layout plan developed, inter alia in Sy. No. 69/1.

7. The Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M) in favour of Hon'ble Governor, Government of Karnataka.

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M/s DAIWIK SHELTERS PVT LTD

CHANDAN SANJAY BHAT

FOR ABHAYA LAW CHAMBERS

8. The Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 69/1 totally measuring 1 Acre 0.4 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore indicates that the said agricultural land is deemed to be converted to residential land for layouts-residential purposes.

9. The Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 69/1 indicates the permission to commence with the development of proposed residential layout.

10. The Encumbrance Certificate with respect to the property Sy. No. 69/1 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

OPINION

From the available documents and records, we are of the opinion that of Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M and their GPA holders M/s Daiwik housing pvt ltd and Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property subject to the condition that the above mentioned persons are the only family members which is to be verified after obtaining the family tree of the concerned persons.

H. SCHEDULE-H/ Sy No 69/3 Property

1. Since only the Photocopies of the documents pertaining to the property were furnished, we have not conducted an original document verification and the title scrutiny has been done on the basis of the Photocopies of the documents furnished to us.

2. The title relating to the property in question i.e., Sy. No 69/1 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore has been duly examined and the examination indicates that Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, Smt. Munirathnamma, Sri. Muniraju,

CHANDAN SANJAY

Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M have absolute Title over the property.

3. The RTC with respect to the land dating Sy. No. 69/1 from 03.08.2022 to till date, measuring 1 Acre 0.4 Guntas has been duly examined and is in the name of Chikkamuniyamma wife of Late Sonnappa.

4. The examination of registered General Power of Attorney dated 16.09.2013 bearing Registration no. HSK-4-00292-2013-14, CD No. HSKD427 Registered in Book No. 4 registered on 16.09.2013 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 69/1 measuring 38.5 Guntas indicate that Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M have executed the General Power of Attorney in favour of M/s Daiwik Housing Pvt. Ltd.

5. The examination of registered Joint Development Agreement dated 16.09.2013 bearing Registration no. HSK-1-05271-2013-14, CD No. HSKD427 Registered in Book No. 1 registered on 16.09.2013 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 69/1 measuring 38.5 Guntas indicate that of Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M have executed the Joint Development Agreement in favour of M/s Daiwik Housing Pvt. Ltd.

6. The Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 69/1 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority and the draft layout plan indicate the approval been given to the residential layout plan developed, inter alia in Sy. No. 69/1.

7. The Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS

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ADVOCATE

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FOR AUTHORIZED USE OF
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M/s DAIWIK SHELTERS PVT LTD

FOR ABHAYA LAW CHAMBERS

and Smt. Mamta M) in favour of Hon'ble Governor, Government of Karnataka.

8. Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 69/1 totally measuring 1 Acre 0.4 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore indicates that the said agricultural land is deemed to be converted to residential land for layouts-residential purposes.

9. The Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 69/1 indicates the permission to commence with the development of proposed residential layout.

10. The Encumbrance Certificate with respect to the property Sy. No. 69/1 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

OPINION

From the available documents and records, we are of the opinion that of Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M and their GPA holders M/s Daiwik housing pvt ltd and Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property subject to the condition that the above-mentioned persons are the only family members which is to be verified after obtaining the family tree of the concerned persons.

J. SCHEDULE-J/ Sy No 69/4 Property

1. Since only the Photocopies of the documents pertaining to the property were furnished, we have not conducted an original document verification and the title scrutiny has been done on the basis of the Photocopies of the documents furnished to us.

2. The title relating to the property in question i.e., Sy. No 69/1 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore has been duly examined and the

examination indicates that Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, Smt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M have absolute Title over the property.

3. The RTC with respect to the land dating Sy. No. 69/1 from 03.08.2022 to till date, measuring 1 Acre 0.4 Guntas has been duly examined and is in the name of Chikkamuniyamma wife of Late Sonnappa.

4. The examination of registered General Power of Attorney dated 16.09.2013 bearing Registration no. HSK-4-00292-2013-14, CD No. HSKD427 Registered in Book No. 4 registered on 16.09.2013 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 69/1 measuring 38.5 Guntas indicate that Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M have executed the General Power of Attorney in favour of M/s Daiwik Housing Pvt. Ltd.

5. The examination of registered Joint Development Agreement dated 16.09.2013 bearing Registration no. HSK-1-05271-2013-14, CD No. HSKD427 Registered in Book No. 1 registered on 16.09.2013 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 69/1 measuring 38.5 Guntas indicate that of Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M have executed the Joint Development Agreement in favour of M/s Daiwik Housing Pvt. Ltd.

6. The Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 69/1 measuring 38.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority and the draft layout plan indicate the approval been given to the residential layout plan developed, inter alia in Sy. No. 69/1.

7. The Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M) in favour of Hon'ble Governor, Government of Karnataka.

CHANDAN SANJAY BHAT ADVOCATE

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M/s DAIWIK SHELTERS PVT LTD

FOR ABHAYA LAW CHAMBERS

8. The Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 69/1 totally measuring 1 Acre 0.4 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore indicates that the said agricultural land is deemed to be converted to residential land for layouts-residential purposes.

9. The Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 69/1 indicates the permission to commence with the development of proposed residential layout.

10. The Encumbrance Certificate with respect to the property Sy. No. 69/1 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

OPINION

From the available documents and records, we are of the opinion that of Sri. Sonappa HM, Smt. Chikkamuniyamma, Sri. Narayaswamy HS, Smt. Rajeshwari, SMt. Munirathnamma, Sri. Muniraju, Smt. Munirathnamma M, Sri. Mahesh HS and Smt. Mamta M and their GPA holders M/s Daiwik housing pvt ltd and Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property subject to the condition that the above-mentioned persons are the only family members which is to be verified after obtaining the family tree of the concerned persons.

K. SCHEDULE-K/ Sy No 70/1 Property.

1. Since only the Photocopies of the documents pertaining to the property were furnished, we have not conducted an original document verification and the title scrutiny has been done on the basis of the Photocopies of the documents furnished to us.

2. The title relating to the property in question i.e., Sy. No 70/1 measuring 1 Acre 15 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore has been duly examined and the examination indicates that, Sri. Munishami Reddy, Smt. Gowramma, Smt. Jayamma, Sri. Manjunath M, Smt. Deepa and Sri. Ashwath Reddy have absolute Title over the property.

CHANDAN SANJAY BHAT ADVOCATE

3. The RTC with respect to the land dating Sy. No. 70/1 from 03.08.2022 to till date, measuring 1 Acre 15 Guntas has been duly examined and is in the name of Munishami Reddy Son of Late Thimmaraya Reddy.

4. The examination of registered General Power of Attorney dated 30.12.2019 bearing Registration no. HSK-4-01014-2019-20, CD No. HSKD926 Registered in Book No. 4 registered on 30.12.2019 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 70/1 measuring 1 Acre 15 Guntas indicate that Sri. Munishami Reddy, Smt. Gowramma, Smt. Jayamma, Sri. Manjunath M, Smt. Deepa and Sri. Ashwath Reddyhave executed the General Power of Attorney in favour of M/s Daiwik Housing Pvt. Ltd.

5. The examination of registered Joint Development Agreement dated 30.12.2019 bearing Registration no. HSK-1-09175-2019-20, CD No. HSKD926 Registered in Book No. 1 registered on 30.12.2019 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 69/1 measuring 1 Acre 15 Guntas indicate that of Sri. Munishami Reddy, Smt. Gowramma, Smt. Jayamma, Sri. Manjunath M, Smt. Deepa and Sri. Ashwath Reddy have executed the Joint Development Agreement in favour of M/s Daiwik Housing Pvt. Ltd.

6. The Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 70/1 measuring 1 Acre 15 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority and the draft layout plan indicate the approval been given to the residential layout plan developed, inter alia in Sy. No. 70/1.

7. The Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. Munishami Reddy, Smt. Gowramma, SMt. Jayamma, Sri. Manjunath M, Smt. Deepa and Sri. Ashwath Reddy) in favour of, Government of Karnataka in furtherance of the Hon'ble Governor's orders.

8. The Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 70/1 totally measuring 1 Acre 15 Guntas located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore indicates that the said agricultural land is deemed to be converted to residential land for layouts-residential purposes.

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FOR ABHAYA LAW CHAMBERS

9. The Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 70/1 indicates the permission to commence with the development of proposed residential layout.

10. The Encumbrance Certificate with respect to the property Sy. No. 70/1 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

OPINION

From the available documents and records, we are of the opinion that of Sri. Munishami Reddy, Smt. Gowramma, Smt. Jayamma, Sri. Manjunath M, Smt. Deepa and Sri. Ashwath Reddy and their GPA holders M/s Daiwik housing pvt ltd and Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property subject to the condition that the above mentioned persons are the only family members which is to be verified after obtaining the family tree of the concerned persons.

L. SCHEDULE-L/ Sy No 70/2 Property.

1. Since only the Photocopies of the documents pertaining to the property were furnished, we have not conducted an original document verification and the title scrutiny has been done on the basis of the Photocopies of the documents furnished to us.

2. The title relating to the property in question i.e., Sy. No 70/2 measuring 28 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore has been duly examined and the examination indicates that Sri. Manjunatha N V, Veena Manjunatha, Vinit Gowda N M, Chiraswini M, Rajamma, Vishwanatha, V Byregowda, Savithramma, Nalina N B, Bhavya Sree and Dhushayanth Gowda N B have conveyed their title over the property to Daiwik Shelters Pvt. Ltd through a Registered Agreement of sale (with Possession) dated 14.06.2024 bearing Registration no. HSK-1-04277-2024-25, Registered in Book No. 1 registered on 14.06.2024 before the Sub-registrar Hoskote.

3. The RTC with respect to the land dating Sy. No. 70/2 from 03.08.2022 to till date, measuring 28 Guntas has been duly examined and is in the name of N V

Manjunatha S/o Late B Veeranna.

4. The examination of registered General Power of Attorney dated 14.06.2024 bearing Registration no. HSK-4-00253-2024-25, Registered in Book No. 4 registered on 14/06/2024 before the Sub-registrar Hoskote with respect to property bearing Sy No. 70/2 measuring 28 Guntas indicate that Sri. Manjunatha N V, Veena Manjunatha, Vinit Gowda N M, Chiraswini M, Rajamma, Vishwanatha, V Byregowda, Savithramma, Nalina N B, Bhavya Sree and Dhushayanth Gowda N B have executed the General Power of Attorney in favour of M/s Daiwik Shelters Pvt. Ltd.

5. The examination of Registered Agreement of sale (with Possession) dated 14.06.2024 bearing Registration no. HSK-1-04277-2024-25, Registered in Book No. 1 registered on 14.06.2024 before the Sub-registrar Hoskote with respect to property bearing Sy No. 70/2 measuring 28 Guntas indicate that of Sri. Manjunatha N V, Veena Manjunatha, Vinit Gowda N M, Chiraswini M, Rajamma, Vishwanatha, V Byregowda, Savithramma, Nalina N B, Bhavya Sree and Dhushayanth Gowda N B have agreed to sell the schedule property and to register the absolute sale deed when the second party(Daiwik Shelters Pvt. Ltd.) invites.

6. The Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 70/2 measuring 28 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority and the draft layout plan indicate the approval been given to the residential layout plan developed, inter alia in Sy. No. 70/2.

7. The Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. in favour of Government of Karnataka in furtherance of the Hon'ble Governor's orders.

8. The Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 70/2 totally measuring 28 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore indicates that the said agricultural land is deemed to be converted to residential land for layouts-residential purposes.

9. The Certificate of Commencement dated 25.05.2022 issued by Satellite town,

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FOR ABHAYA LAW CHAMBERS

Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 70/2 indicates the permission to commence with the development of proposed residential layout.

10. The Encumbrance Certificate with respect to the property Sy. No. 70/2 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

OPINION

From the available documents and records, we are of the opinion that of M/s Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property subject to the condition that the above-mentioned persons are the only family members which is to be verified after obtaining the family tree of the concerned persons.

M. SCHEDULE-M/ Sy No 70/3 Property

1. Since only the Photocopies of the documents pertaining to the property were furnished, we have not conducted an original document verification and the title scrutiny has been done on the basis of the Photocopies of the documents furnished to us.

2. The title relating to the property in question i.e., Sy. No 70/3 measuring 28 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore has been duly examined and the examination indicates that Sri. Narayana Reddy, Smt. Puttamma, Sri N Ravi, Smt N Renuka and Smt. N Ramaa have absolute Title over the property.

3. The RTC with respect to the land dating Sy. No. 70/3 from 03.08.2022 to till date, measuring 28 Guntas has been duly examined and is in the name of Narayana Reddy Son of Late Muniyappa.

4. The examination of registered General Power of Attorney dated 14.08.2019 bearing Registration no. HSK-4-00462-2019-20, CD No. HSKD830 Registered in Book No. 4 registered on 14.08.2019 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 70/3 measuring 28 Guntas indicate that Sri. Narayana Reddy, Smt. Puttamma, Sri N Ravi, Smt N Renuka and Smt. N Ramaa have executed the General Power of Attorney in favour of M/s Daiwik Shelters Pvt. Ltd.

CHANDAN SANJAY BHAT

5. The examination of Registered Joint Development Agreement dated 14.08.2019 bearing Registration no. HSK-1-04507-2019-20, CD No. HSKD830 Registered in Book No. 1 registered on 14.08.2019 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 70/3 measuring 28 Guntas indicate that of Sri. Narayana Reddy, Smt. Puttamma, Sri N Ravi, Smt N Renuka and Smt. N Ramaa have executed the Joint Development Agreement in favour of M/s Daiwik Shelters Pvt. Ltd.

6. The Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 70/3 measuring 28 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority and the draft layout plan indicate the approval been given to the residential layout plan developed, inter alia in Sy. No. 70/3.

7. The Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. Narayana Reddy, Smt. Puttamma, Sri N Ravi, Smt N Renuka and Smt. N Ramaa) in favour of, Government of Karnataka in furtherance of the Hon'ble Governor's orders.

8. The Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 70/3 totally measuring 28 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore indicates that the said agricultural land is deemed to be converted to residential land for layouts-residential purposes.

9. The Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 70/3 indicates the permission to commence with the development of proposed residential layout.

10. The Encumbrance Certificate with respect to the property Sy. No. 70/3 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

OPINION

From the available documents and records, we are of the opinion that of Sri. Narayana Reddy, Smt. Puttamma, Sri N Ravi, Smt N Renuka and Smt. N

CHANDAN SANJAY BHAT ADVOCATE

Ramaa and their GPA holders M/s Daiwik housing pvt ltd and Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property subject to the condition that the above mentioned persons are the only family members which is to be verified after obtaining the family tree of the concerned persons.

N. SCHEDULE-N/ Sy No 71/1 Property.

1. Since only the Photocopies of the documents pertaining to the property were furnished, we have not conducted an original document verification and the title scrutiny has been done on the basis of the Photocopies of the documents furnished to us.

2. The title relating to the property in question i.e., Sy. No 71/1 measuring 1 Acre 7 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore has been duly examined and the examination indicates that Sri. Narayana Reddy, Smt. Papamma, Sri Nagaraja Reddy, Sri Bhagyamma, Sri Muralidhara, Smt. N Kavya, Sri Muni Reddy, Smt Sudha, Sri Gowtham B M and Master Dhanush M have absolute Title over the property.

3. The RTC with respect to the land dating Sy. No. 71/1 from 03.08.2022 to till date, measuring 1 Acre 7 Guntas has been duly examined and is in the name of Narayana Reddy Son of Muninanjappa.

4. The examination of Registered General Power of Attorney dated 24.05.2019 bearing Registration no. HSK-4-00172-2019-20, CD No. HSKD767 Registered in Book No. 4 registered on 24.05.2019 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 71/1 measuring 1 Acre 7 Guntas indicate that Sri. Narayana Reddy, Smt. Papamma, Sri Nagaraja Reddy, Sri Bhagyamma, Sri Muralidhara, Smt. N Kavya, Sri Muni Reddy, Smt Sudha, Sri Gowtham B M and Master Dhanush M have executed the General Power of Attorney in favour of M/s Daiwik Shelters Pvt. Ltd.

5. The examination of Registered Joint Development Agreement dated 24.05.2019 bearing Registration no. HSK-1-01707-2019-20, CD No. HSKD767 Registered in Book No. 1 registered on 24.05.2019 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 71/1 measuring 1 Acre 7 Guntas indicate that of Sri. Narayana Reddy, Smt. Papamma, Sri

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Nagaraja Reddy, Sri Bhagyamma, Sri Muralidhara, Smt. N Kavya, Sri Muni Reddy, Smt Sudha, Sri Gowtham B M and Master Dhanush M have executed the Joint Development Agreement in favour of M/s Daiwik Shelters Pvt. Ltd.\

6. The Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 71/1 measuring 1 Acre 7 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority and the draft layout plan indicate the approval been given to the residential layout plan developed, inter alia in Sy. No. 71/1.

7. The Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. Narayana Reddy, Smt. Papamma, Sri Nagaraja Reddy, Sri Bhagyamma, Sri Muralidhara, Smt. N Kavya, Sri Muni Reddy, Smt Sudha, Sri Gowtham B M and Master Dhanush M) in favour of, Government of Karnataka in furtherance of the Hon'ble Governor's orders.

8. The Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 71/1 totally measuring 1 Acre 7 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore indicates that the said agricultural land is deemed to be converted to residential land for layouts-residential purposes.

9. The Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 71/1 indicates the permission to commence with the development of proposed residential layout.

10. The Encumbrance Certificate with respect to the property Sy. No. 71/1 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

OPINION

From the available documents and records, we are of the opinion that of Sri. Narayana Reddy, Smt. Papamma, Sri Nagaraja Reddy, Sri Bhagyamma, Sri Muralidhara, Smt. N Kavya, Sri Muni Reddy, Smt Sudha, Sri Gowtham B M and Master Dhanush M and their GPA holders M/s Daiwik housing pvt ltd

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and Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property subject to the condition that the above mentioned persons are the only family members which is to be verified after obtaining the family tree of the concerned persons.

P. SCHEDULE-P/ Sy No 72/4 Property.

1. Since only the Photocopies of the documents pertaining to the property were furnished, we have not conducted an original document verification and the title scrutiny has been done on the basis of the Photocopies of the documents furnished to us.

2. The title relating to the property in question i.e., Sy. No 72/4 measuring 38 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore has been duly examined and the examination indicates that M/s GEM Estates have absolute Title over the property.

3. The RTC with respect to the land dating Sy. No. 72/4 from 03.08.2022 to till date, measuring 38 Guntas has been duly examined and is in the name of GEM Estates Represented by its Partner Sri Mallikarjuna G P S/o Prasanna Kumar.

4. The examination of Registered General Power of Attorney dated 18.03.2024 bearing Registration no. HSK-4-01037-2023-24, Registered in Book No. 4 registered on 18.03.2024 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 72/4 measuring 22 Guntas indicate that M/s GEM Estates has executed the General Power of Attorney in favour of M/s Daiwik Shelters Pvt. Ltd.

5. The examination of Registered Joint Development Agreement dated 18.03.2024 bearing Registration no. HSK-1-19595-2023-24, Registered in Book No. 1 registered on 18.03.2024 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 72/4 measuring 22 Guntas indicate that M/s GEM Estates has executed the Joint Development Agreement in favour of M/s Daiwik Shelters Pvt. Ltd.

6. The Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 72/4 measuring 22 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority and the draft layout

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plan indicate the approval been given to the residential layout plan developed, inter alia in Sy. No. 72/4.

7. The Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of M/s GEM Estates) in favour of, Government of Karnataka in furtherance of the Hon'ble Governor's orders.

8. The Conversion certificate dated 05.07.2024 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 72/4 totally measuring 38 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore indicates that the said agricultural land is deemed to be converted to residential land for layouts-residential purposes.

9. The Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 72/4 indicates the permission to commence with the development of proposed residential layout.

10. The Encumbrance Certificate with respect to the property Sy. No. 72/4 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural indicate

OPINION

From the available documents and records, we are of the opinion that M/s GEM Estates and their GPA holders M/s Daiwik housing pvt ltd and Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property

Q. SCHEDULE-Q/ Sy No 72/3 Property.

1. Since only the Photocopies of the documents pertaining to the property were furnished, we have not conducted an original document verification and the title scrutiny has been done on the basis of the Photocopies of the documents furnished to us.

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FOR ABHAYA LAW CHAMBERS

2. The title relating to the property in question i.e., Sy. No 72/4 measuring 38 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore has been duly examined and the examination indicates that M/s GEM Estates have absolute Title over the property.

3. The RTC with respect to the land dating Sy. No. 72/4 from 03.08.2022 to till date, measuring 38 Guntas has been duly examined and is in the name of GEM Estates Represented by its Partner Sri Mallikarjuna G P S/o Prasanna Kumar.

4. The examination of Registered General Power of Attorney dated 18.03.2024 bearing Registration no. HSK-4-01037-2023-24, Registered in Book No. 4 registered on 18.03.2024 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 72/4 measuring 22 Guntas indicate that M/s GEM Estates has executed the General Power of Attorney in favour of M/s Daiwik Shelters Pvt. Ltd.

5. The examination of Registered Joint Development Agreement dated 18.03.2024 bearing Registration no. HSK-1-19595-2023-24, Registered in Book No. 1 registered on 18.03.2024 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 72/4 measuring 22 Guntas indicate that M/s GEM Estates has executed the Joint Development Agreement in favour of M/s Daiwik Shelters Pvt. Ltd.

6. The Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 72/4 measuring 22 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority and the draft layout plan indicate the approval been given to the residential layout plan developed, inter alia in Sy. No. 72/4.

7. The Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of M/s GEM Estates) in favour of, Government of Karnataka in furtherance of the Hon'ble Governor's orders.

8. The Conversion certificate dated 05.07.2024 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 72/4 totally measuring 38 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore indicates that the said agricultural

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FOR ABHAYA LAW CHAMBERS

land is deemed to be converted to residential land for layouts-residential purposes.

9. The Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 72/4 indicates the permission to commence with the development of proposed residential layout.

10. The Encumbrance Certificate with respect to the property Sy. No. 72/4 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural indicate

OPINION

From the available documents and records, we are of the opinion that M/s GEM Estates and their GPA holders M/s Daiwik housing pvt ltd and Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property

R. SCHEDULE-R/ Sy No 74/2 Property.

1. Since only the Photocopies of the documents pertaining to the property were furnished, we have not conducted an original document verification and the title scrutiny has been done on the basis of the Photocopies of the documents furnished to us.

2. The title relating to the property in question i.e., Sy. No 74/2 measuring 4.8 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore has been duly examined and the examination indicates that Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R have absolute Title over the property.

3. The RTC with respect to the land dating Sy. No. 74/2 from 03.08.2022 to till date, measuring 4.8 Guntas has been duly examined and is in the name of Venkataramanappa Son of Munishamappa.

4. The examination of Registered General Power of Attorney dated 03.05.2019 bearing Registration no. HSK-4-00093-2019-20, CD No. HSKD751 Registered in Book No. 4 registered on 03.05.2019 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 74/2 measuring 3.5 Guntas indicate that Sri. M Venkataramanappa, Sri Ravi Kumar

B V. Smt Anitha and Smt Sushma R have executed the General Power of Attorney in favour of M/s Daiwik Shelters Pvt. Ltd.

5. The examination of Registered Joint Development Agreement dated 03.05.2019 bearing Registration no. HSK-1-00979-2019-20, CD No. HSKD751 Registered in Book No. 1 registered on 03.05.2019 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 74/2 measuring 3.5 Guntas indicate that of Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R have executed the Joint Development Agreement in favour of M/s Daiwik Shelters Pvt. Ltd.

6. The Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 74/2 measuring 3.5 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority and the draft layout plan indicate the approval been given to the residential layout plan developed, inter alia in Sy. No. 74/2.

7. The Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R) in favour of, Government of Karnataka in furtherance of the Hon'ble Governor's orders.

8. The Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 74/2 totally measuring 4.8 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore indicates that the said agricultural land is deemed to be converted to residential land for layouts-residential purposes.

9. The Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 74/2 indicates the permission to commence with the development of proposed residential layout.

10. The Encumbrance Certificate with respect to the property Sy. No. 74/2 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

OPINION

CHANDAN SANJAY BH... ADVOCATE

From the available documents and records, we are of the opinion that of Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R and their GPA holders M/s Daiwik housing pvt ltd and Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property subject to the condition that the above mentioned persons are the only family members which is to be verified after obtaining the family tree of the concerned persons.

S. SCHEDULE-S/ Sy No 75/1 Property.

1. Since only the Photocopies of the documents pertaining to the property were furnished, we have not conducted an original document verification and the title scrutiny has been done on the basis of the Photocopies of the documents furnished to us.

2. The title relating to the property in question i.e., Sy. No 75/1 measuring 16 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore has been duly examined and the examination indicates that M/s GEM Estates have absolute Title over the property.

3. The RTC with respect to the land dating Sy. No. 75/1 from 03.08.2022 to till date, measuring 38 Guntas has been duly examined and is in the name of GEM Estates Represented by its Partner Sri Mallikarjuna G P S/o Prasanna Kumar.

4. The examination of Registered General Power of Attorney dated 18.03.2024 bearing Registration no. HSK-4-01037-2023-24, Registered in Book No. 4 registered on 18.03.2024 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 75/1 measuring 22 Guntas indicate that M/s GEM Estates has executed the General Power of Attorney in favour of M/s Daiwik Shelters Pvt. Ltd.

5. The examination of Registered Joint Development Agreement dated 18.03.2024 bearing Registration no. HSK-1-19595-2023-24, Registered in Book No. 1 registered on 18.03.2024 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 75/1 measuring 22 Guntas indicate that M/s GEM Estates has executed the Joint Development Agreement in favour of M/s Daiwik Shelters Pvt. Ltd.

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FOR ABHAYA LAW CHAMBERS

6. The Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 75/1 measuring 22 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority and the draft layout plan indicate the approval been given to the residential layout plan developed, inter alia in Sy. No. 75/1.

7. The Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of M/s GEM Estates) in favour of, Government of Karnataka in furtherance of the Hon'ble Governor's orders.

8. The Conversion certificate dated 05.07.2024 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 75/1 totally measuring 38 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore indicates that the said agricultural land is deemed to be converted to residential land for layouts-residential purposes.

9. The Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 75/1 indicates the permission to commence with the development of proposed residential layout.

10. The Encumbrance Certificate with respect to the property Sy. No. 75/1 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

OPINION

From the available documents and records, we are of the opinion that M/s GEM Estates and their GPA holders M/s Daiwik housing pvt ltd and Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property.

T. SCHEDULE-T/ Sy No 75/2 Property.

1. Since only the Photocopies of the documents pertaining to the property were furnished, we have not conducted an original document verification and the title scrutiny has been done on the basis of the Photocopies of the documents furnished to us.

2. The title relating to the property in question i.e., Sy. No 75/2 measuring 30 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore has been duly examined and the examination indicates that Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R have absolute Title over the property.

3. The RTC with respect to the land bearing Sy. No. 75/2 from 03.08.2022 to till date, measuring 30 Guntas has been duly examined and is in the name of Venkataramanappa Son of Munishamappa.

4. The examination of Registered General Power of Attorney dated 03.05.2019 bearing Registration no. HSK-4-00093-2019-20, CD No. HSKD751 Registered in Book No. 4 registered on 03.05.2019 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 75/2 measuring 30 Guntas indicate that Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R have executed the General Power of Attorney in favour of M/s Daiwik Shelters Pvt. Ltd.

5. The examination of Registered Joint Development Agreement dated 03.05.2019 bearing Registration no. HSK-1-00979-2019-20, CD No. HSKD751 Registered in Book No. 1 registered on 03.05.2019 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 75/2 measuring 30 Guntas indicate that of Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R have executed the Joint Development Agreement in favour of M/s Daiwik Shelters Pvt. Ltd.

6. The Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 75/2 measuring 30 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority and the draft layout plan indicate the approval been given to the residential layout plan developed, inter alia in Sy. No. 75/2.

7. The Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R) in favour of, Government of Karnataka in furtherance of the Hon'ble Governor's orders.

CHANDAN SANJAY BHAT ADVOCATE

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M/s DAIWIK SHELTERS PVT LTD

FOR ABHAYA LAW CHAMBERS

8. The Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 75/2 totally measuring 30 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore indicates that the said agricultural land is deemed to be converted to residential land for layouts-residential purposes.

9. The Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be developed in inter alia Sy No. 75/2 indicates the permission to commence with the development of proposed residential layout.

10. The Encumbrance Certificate with respect to the property Sy. No. 75/2 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

OPINION

From the available documents and records, we are of the opinion that of Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R and their GPA holders M/s Daiwik housing pvt ltd and Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property subject to the condition that the above mentioned persons are the only family members which is to be verified after obtaining the family tree of the concerned persons.

U. SCHEDULE-U/ Sy No 75/14 Property.

1. Since only the Photocopies of the documents pertaining to the property were furnished, we have not conducted an original document verification and the title scrutiny has been done on the basis of the Photocopies of the documents furnished to us.

2. The title relating to the property in question i.e., Sy. No 75/14 measuring 7 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore has been duly examined and the examination indicates that Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R have absolute Title over the property.

3. The RTC with respect to the land bearing Sy. No. 75/14 from 03.08.2022 to till date, measuring 7 Guntas has been duly examined and is in the name of Venkataramanappa Son of Munishamappa.

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4. The examination of Registered General Power of Attorney dated 03.05.2019 bearing Registration no. HSK-4-00093-2019-20, CD No. HSKD751 Registered in Book No. 4 registered on 03.05.2019 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 75/14 measuring 7 Guntas indicate that Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R have executed the General Power of Attorney in favour of M/s Daiwik Shelters Pvt. Ltd.

5. The examination of Registered Joint Development Agreement dated 03.05.2019 bearing Registration no. HSK-1-00979-2019-20, CD No. HSKD751 Registered in Book No. 1 registered on 03.05.2019 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 75/14 measuring 7 Guntas indicate that of Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R have executed the Joint Development Agreement in favour of M/s Daiwik Shelters Pvt. Ltd.

6. The Sanction Letter dated 09.12.2024, given to residential layout formed in, inter alia, Sy. No's. 75/14 measuring 7 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore, by Satellite Town Ring Road (STRR) Planning Authority and the draft layout plan indicate the approval been given to the residential layout plan developed, inter alia in Sy. No. 75/14.

7. The Registered relinquishment deed dated 05.11.2024 bearing Reg No. HSK-1-14921-2024-25 in Book I registered before the Sub-registrar, Hoskote, Bangalore rural executed by M/s Daiwik housing pvt ltd. and Daiwik shelters Pvt. Ltd. (GPA Holders in favour of Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R) in favour of, Government of Karnataka in furtherance of the Hon'ble Governor's orders.

8. The Conversion certificate dated 15.06.2022 issued by Deputy Collector, Bangalore Rural District with regards to Sy No. 75/14 totally measuring 7 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore indicates that the said agricultural land is deemed to be converted to residential land for layouts-residential purposes.

9. The Certificate of Commencement dated 25.05.2022 issued by Satellite town, Ring Road (STRR) Planning Authority to the residential layout proposed to be

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FOR ABHAYA LAW CHAMBERS

developed in inter alia Sy No. 75/14 indicates the permission to commence with the development of proposed residential layout.

10. The Encumbrance Certificate with respect to the property Sy. No. 75/14 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

OPINION

From the available documents and records, we are of the opinion that of Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R and their GPA holders M/s Daiwik housing pvt ltd and Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property subject to the condition that the above-mentioned persons are the only family members which is to be verified after obtaining the family tree of the concerned persons.

V. SCHEDULE-V/ Sy No 75/15 Property.

1. Since only the Photocopies of the documents pertaining to the property were furnished, we have not conducted an original document verification and the title scrutiny has been done on the basis of the Photocopies of the documents furnished to us.

2. The title relating to the property in question i.e., Sy. No 75/15 measuring 10 Guntas, located in Bhodanahosahalli Village, Anugondanahalli, Hobli, Hoskote Taluk, Bangalore rural, Bangalore has been duly examined and the examination indicates that Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R have absolute Title over the property.

3. The RTC with respect to the land bearing Sy. No. 75/15 from 03.08.2022 to till date, measuring 10 Guntas has been duly examined and is in the name of Venkataramanappa Son of Munishamappa.

4. The examination of Registered General Power of Attorney dated 03.05.2019 bearing Registration no. HSK-4-00093-2019-20, CD No. HSKD751 Registered in Book No. 4 registered on 03.05.2019 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 75/15 measuring 10 Guntas indicate that Sri. M Venkataramanappa, Sri Ravi Kumar

B V. Smt Anitha and Smt Sushma R have executed the General Power of Attorney in favour of M/s Daiwik Shelters Pvt. Ltd.

5. The examination of Registered Joint Development Agreement dated 03.05.2019 bearing Registration no. HSK-1-00979-2019-20, CD No. HSKD751 Registered in Book No. 1 registered on 03.05.2019 before the Sub-registrar Hoskote with respect to the land bearing Sy. No 75/15 measuring 10 Guntas indicate that of Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R have executed the Joint Development Agreement in favour of M/s Daiwik Shelters Pvt. Ltd.

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10. The Encumbrance Certificate with respect to the property Sy. No. 75/15 from 01.04.2004 to 25.12.2024 issued by the office of Sub-registrar, Hoskote, Bangalore Rural.

OPINION

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From the available documents and records, we are of the opinion that of Sri. M Venkataramanappa, Sri Ravi Kumar B V. Smt Anitha and Smt Sushma R and their GPA holders M/s Daiwik housing pvt ltd and Daiwik shelters Pvt. Ltd have valid and marketable right, title and interest to convey the Property subject to the condition that the above mentioned persons are the only family members which is to be verified after obtaining the family tree of the concerned persons.

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Important Note:

- We understand that **DAIWIK HOUSING PVT LTD AND DAIWIK SHELTERS PVT. LTD.**, intends to develop a registered project on the above properties after obtaining the requisite permissions from RERA and therefore has instructed us to conduct a legal due diligence on the above schedule properties and provide our report on the same.
- Please note that the above Title Scrutiny report was prepared and submitted herewith based on review of the records, and the documents in respect of the project land that was made available to us during the review. Hence the report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in the report.
- The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files, and registers made available by the client. We have relied on the public documents through the Kaveri 2.0 websites as provided by the government and have verified the genuineness of the document, however we have not carried out the Physical search of the documents.
- The above report is subject to the assumption that there are no litigations on the Schedule Properties as a Separate Litigation search is not possible and no Specific case details have been provided.

- We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us: and the report is valid as on the date of the issue of the endorsement /document by the respective statutory authority.

Before proceeding further with the above properties it is requested yourself to confirm:-

1. Whether any litigation is pending in respect of Schedule properties.
2. How far the property is situated from the conservancy lane
3. Whether there is any Raja Kaluve around 75 meters from the property
4. What Zone does the property fall under
5. Whether there is any acquisition of the property?
6. Is there any preliminary notification issued by any lawful authority
7. Whether the property is pledged in any bank or co-operative society
8. Are there any pending charges payable to the government.

APPLICABLE ASUMPTIONS

All information, opinion and conclusion in this report are prepared as instructed by the client from time to time and as we have understood the scope of the work

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and requirements and subject to certain assumptions, including but not limited to the assumption that :

1. All the signatures appearing on the reviewed documents are genuine
2. The documents perused by us are the photocopies of the original, authentic and complete documents.
3. The documents on which the above report relies on is accurate.
4. The documents on which the report relies on are the only documents and there are no other papers, documents or information available or no other papers, documents, or information have been supressed or withheld from us.

DISCLAIMERS

1. This report has been prepared exclusively in connection with the proposed transaction of obtaining necessary approval from RERA and not for any other purpose. This report is for the use of the client only and it is not to be provided to or relied upon by, nor is any responsibility, duty, or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible for in any manner nor entertain any claim in respect of any cost, charges, loss, penalty, or damage etc resulting from incurred or suffered by any unauthorized persons using our report in any unauthorized manner or basing any action on it notwithstanding the

cautions and limitations states herein and at the appropriate places in the report. We must also make it clear that we will not accept any responsibility or liability to the client for any information obtained under the disclaimer of responsibility for which we were not able to obtain independent verification.

3. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of report.
4. No survey or Physical inspection of the project land has been undertaken by us for the purpose of verification of the description of the schedule and boundaries thereof.
5. Some of the registers maintained in the above-mentioned Registration offices are torn, incomplete or damaged. As a result, searches could not be made of such registers and our Report may be read as qualified thereto.
6. The report is only a gist of Certain issues and matters considered as important from the viewpoint of the present purposes and in the manner mentioned above. The report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

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PERTAINING TO THE ABOVE REPORT, IF ANY CLARIFICATIONS ARE REQUIRED, PLEASE CONTACT:

CHANDAN SANJAY BHAT

ADVOCATE

HAVING OFFICE AT "ABHAYA LAW CHAMBERS",

NO 15/5, 1st Floor, Wood Street,

Richmond Town, Ashok Nagar,

Bengaluru- 560025

Mobile No : 9901276518

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Yours Truly,



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