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FINAL LEGAL OPINION

Legal opinion in respect of converted land property bearing Sy. No. **41/1**, which measuring a portion of **4 acre 04 guntas** and exclusive of **06 guntas 'B' Kharab land**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **28/04/2025**, in Order No. **758129**, for residential use, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. I**", whereas converted land property bearing Sy. No. **41/2**, which measuring a portion of **02 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **28/04/2025**, in Order No: **758130**, for residential use, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. II**", whereas converted land property bearing old Sy. No. **41/1**, New Sy. No. **41/3**, which measuring a portion of **08 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **22/09/2025**, in Order No: **797380**, for Parks and Playgrounds - Agriculture, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. III**" and whereas converted land property bearing old Sy. No. **41/2**, New Sy. No. **41/4**, which measuring a portion of **05 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **22/09/2025**, in Order No: **797381**, for Parks and Playgrounds - Agriculture, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. IV**", which total measuring of **Item No. I, II, III & IV = 4 acre 04 guntas + 02 guntas + 08 guntas + 05 guntas = 4 acre 19 guntas** and exclusive of **06 guntas 'B' Kharab land** in Sy. No. **41/1**, which is subject matter of property and referred to as **"composite schedule property"** which is subject matter of property, which is morefully described in the schedule hereunder.



To,

THE DEVELOPER

M/S DS-MAX PROPERTIES PVT. LTD.,

A company incorporated under the Companies Act, 1956 and having office at # 1794, 14th Main, 30th Cross, HBR Layout, 1st Stage, 5th Block, Bangalore-560 043.

PAN NO:AACCD6168M.

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

NAME OF THE LAND OWNER/S:

1. SRI A. RAMAKRISHNAPPA

S/o Late Abbaiah @ Munishamappa

Aged about 77 years.

PAN NO: AFJPA5049M.

AADHAR NO:9253 1803 9004.

2. SMT RAMADEVI

W/o Sri A. Ramakrishnappa

Aged about 71 years.

PAN NO: ELQPR2185L.

AADHAR NO: 6423 9254 7285.

3. SRI R. NAVEEN KUMAR

S/o Sri A. Ramakrishnappa

Aged about 44 years.

PAN NO: ALJPK4195Q.

AADHAR NO: 8366 8417 6498.

All are residing at Flat No. 6/3, A4,
Gagan Tara Apartment,
H.D. Devegowda Road, Dinnur Main Road,
R.T. Nagar Bangalore- 560 032.

4. SMT R. JAYANTHI

D/o Sri A. Ramakrishnappa

Aged about 51 years.

PAN NO: AEXPJ4646Q.

AADHAR NO: 3942 0370 3284.

Residing at 1208, 9th Cross,
11th Main, Allalasandra Judicial Layout,
VTC: Judicial Layout, G.K.V.K Post,
Bengaluru North,
Bengaluru - 560065.



In respect of the marketable title pertaining to converted land property bearing Sy. No. **41/1**, which measuring a portion of **4 acre 04 guntas** and exclusive of **06 guntas 'B'** Kharab land, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **28/04/2025**, in Order No: **758129**, for residential use, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. I**", whereas converted land property bearing Sy. No. **41/2**, which measuring a portion of **02 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **28/04/2025**, in Order No: **758130**, for residential use, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. II**", whereas converted land property bearing old Sy. No. **41/1**, New Sy. No. **41/3**, which measuring a portion of **08 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **22/09/2025**, in Order No: **797380**, for Parks and Playgrounds - Agriculture, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. III**" and whereas converted land property bearing old Sy. No. **41/2**, New Sy. No. **41/4**, which measuring a portion of **05 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **22/09/2025**, in Order No: **797381**, for Parks and Playgrounds - Agriculture, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. IV**" which total measuring of **Item No. I, II, III & IV = 4 acre 04 guntas + 02 guntas + 08 guntas + 05 guntas = 4 acre 19 guntas** and exclusive of **06 guntas 'B'** Kharab Land in Sy. No. **41/1**, which is subject matter of property and referred to as **"composite schedule property"**.

DOCUMENTS FURNISHED FOR LEGAL SCRUTINY:

1. Copy of **Joint Development Agreement** dated **13/10/2025**, which is regd as doc No. **DNH-1-12396/2025-26**, before sub-registrar office, Devanahalli, Bangalore in respect of Sy. No. **41/1,2,3,4**, which measuring **4 Acre 19 Guntas** and exclusive of **06 gunta 'B'** kharab land in Sy.No.41/1, executed by the **Owner/s** in favour of **DS-Max Properties Pvt. Ltd.**
2. Copy of **General Power of Attorney** dated **13/10/2025**, which is regd as doc No. **DNH-4-01025/2025-26**, before sub-registrar office, Devanahalli, Bangalore in respect to Sy. No. **41/1,2,3,4**, which measuring which measuring **4 Acre 19 Guntas** and exclusive of **06 gunta 'B'** kharab land in Sy.No.41/1, executed by **Owner/s** in favour of **DS-Max Properties Pvt. Ltd.**
3. Copy of **Sale Deed** dated: **06/10/1975**, Doc.No.**2349/75-76** of Book-I, Vol.No.1464, pages 33-36, regd on **15/10/1975** executed by **Smt Chikkamuniyamma @ Kullamma** w/o Abbaiah @ Late Munishamappa in favour of **Sri A.Ramakrishnappa** of Sy.No.41/1 of 4 acre 12 guntas + 6 guntas "B" Kharab.
4. Copy of **Release Deed** dated: **21/12/2024**, Doc.No.**HSK-1-15936/2024-25** regd on **21/12/2024** executed by **Smt Jamuna** in favour of **Sri Ramadevi** of Sy.No.41/1 of 4 acre 12 guntas + 6 guntas "B" Kharab & 41/2 of 07 guntas.



5. Copy of **Sale Deed** dated: **14/12/2011**, Doc.No. **HSK-1-07042/2011-12** in C.D.No: **HSKD226** executed by **Sri N.P.Muniraju** in favour of **Sri A.Ramakrishnappa & Smt Ramadevi** of Sy.No.41/2 of 07 Guntas.
6. Copy of **Sale Deed** dated: **15/09/2008**, Doc.No. **HSK-1-02603/2008-09** in C.D.No: **HSKD116** executed by **Smt Umashanthi** in favour of **Sri S.P.Muniraju** of Sy.No.41/2 of 07 Guntas.
7. Copy of **Sale Deed** dated **05/06/1945**, Doc.No. **2181/1945-46**, executed by **Guruvareddy** and his son **Mr Chikkapillappa** in favor of **Smt Papamma & Smt Chikkamuniyamma @ Kullamma** of Sy.No.41/1 of 4 acres 12 guntas.
8. Copy of **Supplementary Agreement** dated **23/05/2026** in respect to Sy. No. **41/1,2,3**, which measuring **4 Acre 19 Guntas** and exclusive of **06 gunta 'B'** kharab land in Sy.No.41/1, by and between the **Owner/s & Developer DS-Max Properties Pvt. Ltd.**
9. Copy of **Conversion Order** dated **28/04/2025**, in Order No: **758129**, for residential use, issued by Deputy Commissioner, Bangalore Rural District of Sy. No. **41/1**.
10. Copy of **Conversion Order** dated: **28/04/2025**, in Order No: **758130** for residential use, issued by Deputy Commissioner, Bangalore Rural District of Sy.No. **41/2**.
11. Copy of **Conversion Order** dated: **22/09/2025**, in Order No: **797380**, for residential use, issued by Deputy Commissioner, Bangalore Rural District of Sy.No. **41/3**.
12. Copy of **Conversion Order** dated: **22/09/2025**, in Order No: **797381**, for residential use, issued by Deputy Commissioner, Bangalore Rural District of Sy.No. **41/4**.
13. Copy of Sketch dated: **24/09/2025**.

TRACING OF TITLE:-

WHEREAS Sri A. Ramakrishnappa s/o Late Abbaiah @ Abbayyappa @ Munishamappa is the absolute owner of Agricultural land property bearing Sy. No. **41/1**, which measuring **4 acres 12 guntas** and exclusive of **06 guntas 'B'** Kharab land thereof, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District. The said Agricultural land property has been acquired through by virtue of **Sale Deed** dated **06/10/1975**, which is registered as doc No. **2349/1975-76**, of Book-1, Volume-**1464**, pages **33-36**, regd on dated **15/10/1975**, before sub-registrar office, Hoskote.

WHEREAS Sri A. Ramakrishnappa s/o Late Abbaiah @ Abbayyappa @ Munishamappa has applied for Conversion from Agricultural to Non- Agricultural for residential use and obtained Conversion Order dated **28/04/2025**, in Order No. **758129**, for residential use, issued by Deputy Commissioner, Bangalore Rural District in respect of Sy. No. **41/1**, which measuring a portion of **4 acre 04 guntas**,



WHEREAS Sri A. Ramakrishnappa s/o Late Abbaiah @ Abbayyappa @ Munishamappa has applied for Conversion for parks and playgrounds and obtained Conversion Order dated **28/09/2025**, in Order No. **797380** for Parks and Playgrounds – Agriculture, issued by Deputy Commissioner, Bangalore Rural District in respect of old Sy. No. 41/1, New Sy. No. **41/3**, which measuring a portion of **08 guntas** and his name was entered in the revenue records of RTC/Pahani and conferred in **MRT12/2025-26**.

WHEREAS Sri A. Ramakrishnappa s/o Late Abbaiah @ Abbayyappa @ Munishamappa became the absolute owner of converted land property bearing Sy. No. **41/1**, which measuring a portion of **4 acres 04 guntas** and exclusive of **06 guntas 'B'** Kharab land thereof, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **28/04/2025**, in Order No. **758129**, for residential use, issued by Deputy Commissioner, Bangalore Rural District and his name was entered in the revenue records of RTC/Pahani and conferred in **MRT2/2025-26** and since then he is in peaceful possession and enjoyment of the property with free from all encumbrances and referred to as schedule property of **Item No. I**.

WHEREAS Sri A. Ramakrishnappa s/o Late Abbayyappa @ Munishamappa and **Smt Ramadevi** w/o Sri A. Ramakrishnappa are the absolute joint owner/s of Agricultural land property bearing Sy. No. **41/2**, which measuring **07 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District. The said Agricultural land property has been acquired through by virtue of **Sale Deed** dated **14/12/2011** of Book-1, which is registered as doc No. **HSK-1-07042/11-12**, in C.D. No. **HSKD226**, before sub-registrar office, Hoskote.

WHEREAS Sri A. Ramakrishnappa s/o Late Abbayyappa @ Munishamappa and **Smt Ramadevi** w/o Sri A. Ramakrishnappa having applied for Conversion from Agricultural to Non- Agricultural for residential use and obtained Conversion Order dated **28/04/2025**, in Order No. **758130**, for residential use, issued by Deputy Commissioner, Bangalore Rural District in respect of Sy. No. **41/2**, which measuring a portion of **02 guntas**, out of 07 guntas and their names was entered in the revenue records of RTC/Pahani and conferred in **MRT27/2024-25**.

WHEREAS Sri A. Ramakrishnappa s/o Late Abbayyappa @ Munishamappa and **Smt Ramadevi** w/o Sri A. Ramakrishnappa have applied for Conversion for parks and playgrounds and obtained Conversion Order dated **22/09/2025**, in Order No. **797381**, for Parks and Playgrounds - Agriculture, issued by Deputy Commissioner, Bangalore Rural District in respect of old Sy. No. 41/2, New Sy. No. **41/4**, which measuring a portion of **05 guntas** and their names was entered in the revenue records of RTC/Pahani and conferred in **MRT13/2025-26**.

WHEREAS Sri A. Ramakrishnappa s/o Late Abbaiah @ Abbayyappa @ Munishamappa and **Smt Ramadevi** w/o Sri A. Ramakrishnappa have become the absolute joint owner/s of converted land property bearing Sy. No. **41/2**, which measuring a portion of **02 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **28/04/2025**, in Order No. **758130**, for residential use, issued by Deputy Commissioner, Bangalore Rural District and their names was entered in the revenue records of RTC/Pahani and conferred in **MRT27/2024-25** and since then they are in peaceful possession and enjoyment of the property with free from all encumbrances, which is subject matter of property and referred to as schedule property of **Item No. II**.



WHEREAS Sri A. Ramakrishnappa s/o Late Abbaiah @ Abbayyappa @ Munishamappa became the absolute owner of converted land property bearing old Sy. No. **41/1**, New Sy. No. **41/3**, which measuring a portion of **08 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **22/09/2025**, in Order No. **797380**, for Parks and Playgrounds-Agriculture, issued by Deputy Commissioner, Bangalore Rural District and his name was entered in the revenue records of RTC/Pahani and conferred in **MRT12/2025-26** and since then he is in peaceful possession and enjoyment of the property with free from all encumbrances and referred to as schedule property of **Item No. III**.

WHEREAS Sri A. Ramakrishnappa s/o Late Abbayyappa @ Munishamappa and **Smt Ramadevi** w/o Sri A. Ramakrishnappa have become the absolute joint owner/s of converted land property bearing old Sy. No. **41/2**, New Sy. No. **41/4**, which measuring a portion of **05 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **22/09/2025**, in Order No. **797381**, for Parks and Play Grounds - Agriculture, issued by Deputy Commissioner, Bangalore Rural District in respect of old Sy. No. **41/2**, New Sy. No. **41/4**, which measuring a portion of **05 guntas** and their names was entered in the revenue records of RTC/Pahani and conferred in **MRT13/2025-26** and since then they are in peaceful possession and enjoyment of the property with free from all encumbrances, which is subject matter of property and referred to as schedule property of **Item No. IV**.

WHEREAS Mrs Jamuna D/o Sri A. Ramakrishnappa w/o Sri Naveena.K have executed a regd **Release Deed** dated **21/12/2024**, which is regd as Doc.No. **HSK-1-15936/2024-2025**, before sub-registrar office, Hoskote, Bangalore Rural District in favour of both Father and Mother **Sri A. Ramakrishnappa** and **Smt Ramadevi** in respect of Sy.No.**41/1**, which measuring **4 acres 12 guntas** and exclusive of **06 guntas 'B'** Kharab land and whereas in Sy.No.**41/2**, which measuring **7 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District.

WHEREAS Sri R. Naveen Kumar s/o Sri A. Ramakrishnappa is the son of Sri A. Ramakrishnappa and **Smt R. Jayanthi** d/o Sri A. Ramakrishnappa is the daughter of Sri A. Ramakrishnappa are made parties to this Joint Development Agreement for consent to this JDA to give full and valid scope as evident of parties for legal possibilities.

AND WHEREAS in the manner stated supra, **OWNER/S Sri A. Ramakrishnappa** s/o Late Abbaiah @ Abbayyappa @ Munishamappa is the absolute owner of converted land property bearing Sy. No. **41/1**, which measuring a portion of **4 acre 04 guntas** and exclusive of **06 guntas 'B'** Kharab land, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **28/04/2025**, in Order No. **758129**, for residential use, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. I**, whereas **Sri A. Ramakrishnappa** s/o Late Abbayyappa @ Munishamappa and **Smt Ramadevi** w/o Sri A. Ramakrishnappa are the absolute joint owner/s of converted land property bearing Sy. No. **41/2**, which measuring a portion of **02 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **28/04/2025**, in Order No. **758130**, for residential use, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. II**, whereas **Sri A. Ramakrishnappa** s/o Late Abbaiah @ Abbayyappa @ Munishamappa is the absolute owner of converted land property bearing old Sy. No. **41/1**, New Sy. No. **41/3**, which measuring a portion of **08 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **22/09/2025**, in Order No. **797380**, for Parks and Playgrounds-Agriculture, issued by Deputy Commissioner, Bangalore



Rural District and referred to as schedule property of **Item No. III** and whereas **Sri A. Ramakrishnappa** s/o Late Abbayyappa @ Munishamappa and **Smt Ramadevi** w/o Sri A. Ramakrishnappa are the absolute joint owner/s of converted land property bearing old Sy. No. **41/2**, New Sy. No. **41/4**, which measuring a portion of **05 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **22/09/2025**, in Order No. **797381**, for Parks and Play Grounds - Agriculture, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. IV**, which total measuring of **Item.No.I, II, III & IV = 4 acre 04 guntas + 02 guntas + 08 guntas + 05 guntas = 4 acre 19 guntas** and exclusive of **06 guntas 'B' Kharab** land in Sy.No. **41/1**, which is subject matter of property and referred to as **"composite schedule property"**, which is morefully described in the schedule hereunder and the owner/s are in un-interrupted possession and peaceful enjoyment of the aforesaid property and the owner/s are fully entitled to sell, transfer or otherwise deal with the same in any manner at their absolute discretion and have entered into **Joint Development Agreement** and **General Power of Attorney** dated **13/10/2025** with **Developer DS-Max Properties Pvt. Ltd.**

I. POSSESSION CERTIFICATE:

On the basis of the entire above Photo copies of documents referred that the subject matter of property of converted land property bearing Sy. No. **41/1**, which measuring a portion of **4 acre 04 guntas** and exclusive of **06 guntas 'B' Kharab** land, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **28/04/2025**, in Order No:**758129**, for residential use, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. I"**, whereas converted land property bearing Sy. No. **41/2**, which measuring a portion of **02 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **28/04/2025**, in Order No:**758130**, for residential use, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. II"**, whereas converted land property bearing old Sy. No. **41/1**, New Sy. No. **41/3**, which measuring a portion of **08 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **22/09/2025**, in Order No:**797380**, for Parks and Playgrounds - Agriculture, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. III"** and whereas converted land property bearing old Sy. No. **41/2**, New Sy. No. **41/4**, which measuring a portion of **05 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **22/09/2025**, in Order No:**797381**, for Parks and Playgrounds - Agriculture, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. IV"**, which total measuring of **Item No. I, II, III & IV = 4 acre 04 guntas + 02 guntas + 08 guntas + 05 guntas = 4 acre 19 guntas** and exclusive of **06 guntas 'B' Kharab** land in Sy. No. **41/1**, which is subject matter of property and referred to as **"composite schedule property"**

II. ENCUMBRANCE:

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



III. SEARCH CERTIFICATE:

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

IV. TITLE:

On the basis of all the prescribed Photo copies and original documents are hereby referred and also verified originals and photo copies, I certify that **M/S DS-MAX PROPERTIES PVT. LTD.,** Rep; by its **AUTHORIZED SIGNATORY, MR SHIVASHANKAR CHIKKERI** have entered into **Joint Development Agreement** and **General Power of Attorney** dated **13/10/2025** with Owner/s **Sri A. Ramakrishnappa** s/o Late Abbaiah @ Abbayyappa @ Munishamappa, **Smt Ramadevi** w/o Sri A. Ramakrishnappa, **Sri R. Naveen Kumar** s/o Sri A. Ramakrishnappa, **Smt R. Jayanthi** d/o Sri A. Ramakrishnappa in respect of converted land property bearing Sy. No. **41/1**, which measuring a portion of **4 acre 04 guntas** and exclusive of **06 guntas 'B'** Kharab land, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **28/04/2025**, in Order No:**758129**, for residential use, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. I**", whereas converted land property bearing Sy. No. **41/2**, which measuring a portion of **02 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **28/04/2025**, in Order No:**758130**, for residential use, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. II**", whereas converted land property bearing old Sy. No. **41/1**, New Sy. No. **41/3**, which measuring a portion of **08 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **22/09/2025**, in Order No:**797380**, for Parks and Playgrounds - Agriculture, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. III**" and whereas converted land property bearing old Sy. No. **41/2**, New Sy. No. **41/4**, which measuring a portion of **05 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **22/09/2025**, in Order No:**797381**, for Parks and Playgrounds - Agriculture, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. IV**" which total measuring of **Item No. I, II, III & IV = 4 acre 04 guntas + 02 guntas + 08 guntas + 05 guntas = 4 acre 19 guntas** and exclusive of **06 guntas 'B'** Kharab Land in Sy. No. 41/1 and referred to as **"Composite Schedule Property"** and the **OWNER/S** are entitled for **43 %** of super built-up area in the project and the **DEVELOPER** are entitled for **57 %** of super built-up area in the project.

CERTIFICATE OF TITLE

I have examined the Xerox copies of documents in detail referred and also verified originals, I certify that **M/S DS-MAX PROPERTIES PVT. LTD.,** rep; by its **AUTHORIZED SIGNATORY, MR. SHIVASHANKAR CHIKKERI** have entered into **Joint Development Agreement** and **General Power of Attorney** dated **13/10/2025** with Owner/s **Sri A. Ramakrishnappa** s/o Late Abbaiah @ Abbayyappa @ Munishamappa is the absolute owner of converted land property bearing Sy. No.



41/1, which measuring a portion of **4 acre 04 guntas** and exclusive of **06 guntas 'B'** Kharab land, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **28/04/2025**, in Order No:**758129**, for residential use, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. I**, whereas **Sri A. Ramakrishnappa** s/o Late Abbayyappa @ Munishamappa and **Smt Ramadevi** w/o Sri A. Ramakrishnappa are the absolute joint owner/s of converted land property bearing Sy. No. **41/2**, which measuring a portion of **02 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **28/04/2025**, in Order No:**758130**, for residential use, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. II**, whereas **Sri A. Ramakrishnappa** s/o Late Abbaiah @ Abbayyappa @ Munishamappa is the absolute owner of converted land property bearing old Sy. No. **41/1**, New Sy. No. **41/3**, which measuring a portion of **08 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **22/09/2025**, in Order No:**797380**, for Parks and Playgrounds-Agriculture, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. III** and whereas **Sri A. Ramakrishnappa** s/o Late Abbayyappa @ Munishamappa and **Smt Ramadevi** w/o Sri A. Ramakrishnappa are the absolute joint owner/s of converted land property bearing old Sy. No. **41/2**, New Sy. No. **41/4**, which measuring a portion of **05 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **22/09/2025**, in Order No:**797381**, for Parks and Play Grounds - Agriculture, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. IV**, which total measuring of **Item.No.I, II, III & IV = 4 acre 04 guntas + 02 guntas + 08 guntas + 05 guntas = 4 acre 19 guntas** and exclusive of **06 guntas 'B'** Kharab land in Sy.No. 41/1, which is subject matter of property and referred to as **"composite schedule property"**, and the **OWNER/S** are entitled for **43 %** of super built-up area in the project and the **DEVELOPER** are entitled for **57 %** of super built-up area in the project and the Developer has got clear, perfect and marketable title to convey, transfer, sale cum construction agreements to any prospective purchaser/s or any agreements or to construct a multi-storied residential apartment building and the Developer is entitled to mortgage of the composite schedule property to any Financial banks or Nationalized Banks or Financial institutions or NBFC and likewise at their absolute discretion.

SCHEDULE PROPERTY

ITEM NO. I:

All that piece and parcel of converted land property bearing Sy. No. **41/1**, which measuring a portion of **4 acre 04 guntas** and exclusive of **06 guntas 'B'** Kharab land, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **28/04/2025**, in Order No: **758129**, for residential use, issued by Deputy Commissioner, Bangalore Rural District and bounded on:



East by : Land of Sy. No. 41/2,
West by : Private Land,
North by : Land of Sy.No.53 & 55,
South by : Land of Sy.No. 40.

ITEM NO. II:

All that piece and parcel of converted land property bearing Sy. No. **41/2**, which measuring a portion of **02** guntas, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **28/04/2025**, in Order No: **758130**, for residential use, issued by Deputy Commissioner, Bangalore Rural District and bounded on:

East by : Road,
West by : Land of Sy.No. 41/1 belongs to Sri.A.Ramakrishnappa,
North by : Land of Sy.No. 55,
South by : Now Land of Sy.No.41/4.

ITEM NO. III:

All that piece and parcel of converted land property bearing old Sy. No. **41/1**, New Sy. No. **41/3**, which measuring a portion of **08** guntas, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **22/09/2025**, in Order No: **797380**, for Parks and Playgrounds - Agriculture, issued by Deputy Commissioner, Bangalore Rural District and bounded on:

East by : Land of Sy.No. 41/4 and Sy. No. 39,
West by : Land of Sy.No. 41/1,
North by : Land of Sy.No. 41/1,
South by : Land of Sy.No. 40.

ITEM NO. IV:

All that piece and parcel of converted land property bearing old Sy. No. **41/2**, New Sy. No. **41/4**, which measuring a portion of **05** guntas, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **22/09/2025**, in Order No. **797381**, for Parks and Playgrounds - Agriculture, issued by Deputy Commissioner, Bangalore Rural District and bounded on:



East by : Road,
West by : Land of Sy.No. 41/1 and Sy. No. 41/3,
North by : Land of Sy.No. 41/2,
South by : Land of Sy.No. 39.

COMPOSITE SCHEDULE PROPERTY

All that piece and parcel of converted land property bearing Sy. No. **41/1**, which measuring a portion of **4 acre 04 guntas** and exclusive of **06 guntas 'B' Kharab** land, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **28/04/2025**, in Order No: **758129**, for residential use, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. I**", whereas converted land property bearing Sy. No. **41/2**, which measuring a portion of **02 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **28/04/2025**, in Order No: **758130**, for residential use, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. II**", whereas converted land property bearing old Sy. No. **41/1**, New Sy. No. **41/3**, which measuring a portion of **08 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **22/09/2025**, in Order No: **797380**, for Parks and Playgrounds - Agriculture, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. III**" and whereas converted land property bearing old Sy. No. **41/2**, New Sy. No. **41/4**, which measuring a portion of **05 guntas**, situated at **Gullakayipura Village**, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, in vide; Conversion Order dated **22/09/2025**, in Order No: **797381**, for Parks and Playgrounds - Agriculture, issued by Deputy Commissioner, Bangalore Rural District and referred to as schedule property of **Item No. IV**" which total measuring of **Item No. I, II, III & IV = 4 acre 04 guntas + 02 guntas + 08 guntas + 05 guntas = 4 acre 19 guntas** and exclusive of **06 guntas 'B' Kharab** land in Sy. No. 41/1, which is subject matter of property and referred to as "**composite schedule property**" and commonly bounded on:

East by : Road,
West by : Land of Sy.No. 42,
North by : Land of Sy.No. 53 and Sy. No. 55,
South by : Land of Sy.No. 40 and Sy. No. 39.



Date: 25/06/2026
Place: Bangalore.

Mr Lingaraj. S. Nadagouda
Advocate