

WADIA GHANDY & CO. (SOUTH)
ADVOCATES & SOLICITORS

HAMID A. MOOCHHALA
SHONA G. MALVI
ANKIT A. MAJMUDAR
SHOBITHA A. MANI
PRIYADARSHINI D.

9TH FLOOR, VAYUDOOOTH CHAMBERS,
15-16 MAHATMA GANDHI ROAD,
BANGALORE 560 001.

Telephone : (91-80) 41233127, 41233128
Facsimile : (91-80) 41233129
General e-mail : contact@wadiaghandy.com
Personal e-mails : firstname.lastname@wadiaghandy.com

Ref. No: SGM/045/156/2010-2011

December 20, 2010

G:Corp Homes Private Limited
No. 21/19, Craig Park Layout,
Off MG Road,
Bangalore 560 001

Kind Attn: Mr. Muninder Seeru

Sir,

Re: Report on converted land bearing Survey Numbers (in parts) - 47/1, 47/2, 48/1, 48/2, 48/4, 48/5, 48/6, 48/7, 48/8, 50/2, 51, 53, 55/6, 55/7, 54/2, 52/1, 52/7, 52/2, 52/8, 54/1, 54/3, 54/4, 55/9, 56/1, 56/2, 56/3, 56/4, 58/2, 59/2, 60/1, totally admeasuring 17 Acres 4 Guntas (excluding 14 guntas of kharab 'B' land) or thereabouts situate lying and being at Thanisandhra Village, K R Puram, Hobli, Bangalore East Taluk, more particularly set out in the Schedule hereunder written (hereinafter referred to as the "Subject Property").

Title of M. R. Seetharam to the Subject Property

A. Title Documents

1. In relation to the Subject Property, we have been provided with the signed title report dated August 21, 2010 issued by M/s. Sundaraswamy & Ramadas, Advocates, Bangalore ("Title Report"). The Title Report certifies that Mr. M. R. Seetharam is the sole and absolute owner of the Subject Property and it appears from the Title Report that the title of Mr. Seetharam to the Subject Property is good, subsisting and marketable.
2. We have perused / verified the copies of the Sale Deeds provided to us by M/s. Sundaraswamy & Ramdas, Advocates, Bangalore which have been executed by the erstwhile owners in favour of Mr. M.R. Seetharam in respect of the Subject Property and we note that the same are duly stamped and registered with the office of the concerned Sub-Registrar of Assurances at Bangalore.



BRANCHES :

MUMBAI : WADIA GHANDY & CO., N. M. WADIA BUILDINGS, 123 MAHATMA GANDHI ROAD, MUMBAI 400 001. TEL : 91-22-2267 0669/2271 5600 FAX : 91-22-22675784/22670226
AHMEDABAD : WADIA GHANDY & CO. (AHMEDABAD) 1ST FLOOR, CHANDAN HOUSE, NEAR MAYOR'S BUNGLOW, LAW GARDEN, AHMEDABAD 380 006. TEL : 91-79-26564708/4880 FAX: 91-79-26564306
CHENNAI : WADIA GHANDY & CO. (SOUTH) B2, SPRINGFIELD, OLD NO. 9, NEW NO. 22, JAGANATHAN ROAD, NUNGAMBAKKAM, CHENNAI 600 034. TEL: 91-44-4396058 /6888 FAX: 91-44-43596838
PUNE : WADIA GHANDY & CO. (PUNE) OFFICE No. 12, SAGAR ARCADE, 416 FERCUSSON COLLEGE ROAD, DECCAN CYMRHANA, PUNE 411 004. TEL : 91-20-25339990 FAX : 25320578

WADIA GHANDY & CO. (SOUTH)

3. We have also been provided and have perused the originals / certified copies/ photo copies of the title documents under which Mr. M.R. Seetharam has acquired title to the Subject Property referred to in the Title Report, as more particularly set out in **Appendix A** hereto.

B. Khatha Certificates

4. We have been provided with the Khatha Certificate dated April 4, 2009, bearing no. 408/2008-09 issued by Bhruhat Bengaluru Mahanagara Palike ("BBMP") in relation to the Subject Property.
5. The Khatha Certificate in respect of the Subject Property reflects the name of Mr. M. R. Seetharam as the owner of the Subject Property.

C. Encumbrance Certificates

6. The Encumbrance Certificates ("EC's") for the period from 1989 to 2003 do not reflect any transactions other than those referred to in the Title Report. We have obtained EC's for the period from 2003-04 to August 9, 2010 in relation to the Subject Property. The EC's obtained by us do not reflect any transaction other than those referred below:
 - a. Various Sale Deeds executed by erstwhile owners in favour of Mr. M. R. Seetharam.
 - b. Development Agreement dated March 31, 2005, Rectification Deed dated December 22, 2005 and Supplementary Agreement dated June 11, 2007 executed between and M. R. Seetharam and Sigma Properties / IDEB Parkway Holdings Private Limited ("IDEB") in relation to certain survey numbers which form part of the Subject Property ("IDEB Documents").

D. Property tax receipts

7. We have been provided with and have perused the latest property tax receipt in relation to Subject Property which reflects that property tax has been paid by Mr. Seetharam for the year 2009-10 in relation to Subject Property and we have been informed that property tax for the period 2010-11 is yet to be paid.

E. Land Conversion

8. We have verified the conversion orders issued by the Special Deputy Commissioner, Bangalore in relation to the Subject Property, which form part of the documents perused by us as more particularly set out in **Appendix A** hereto and we note the following in respect of the conversion orders:-
 - a. The lands in the Subject Property have been converted from agricultural to non-agricultural residential use except survey number 60/1 admeasuring 1 Acre.
 - b. Survey number 60/1 has been converted from agricultural to non-agricultural park and open space, however, since this survey number has been zoned as yellow zone under the CDP 2015, the same can be converted to residential use.



F. Zoning

9. As per the copy of the BDA CDP - 2015 plan available with us, the entire extent of the Subject Property has been marked as falling under the "yellow zone". This means that the Subject Property can be used only for residential use.

G. Public Notice

10. A public notice on 28.7.2010 has been issued by G:Corp Homes Pvt. Ltd. in three local newspapers in Bangalore namely Prajavani, Times of India and Deccan Herald calling for objections or claims of third parties in relation to the Subject Property, and no objections have been received.

H. Litigation

11. Vide Letter dated December 16, 2010, Mr. M. R. Seetharam has confirmed that no litigation is pending in respect of the Subject Property. We have not carried out any negative search with the courts in this regard and have not carried out any further searches.

I. Land Acquisition

12. We have been informed by Mr. Pradeep Sawkar, Advocate, representing Mr. M. R. Seetharam that as on date, no acquisition proceedings are pending in relation to the Subject Property.

J. Deeds of Cancellation

13. By and under five separate registered Deeds of Cancellation all dated September 2, 2010 registered as document Nos. 3454/2010-11, 3455/2010-11, 3457/2010-11, 229/2010-11 (Book IV) and 228/2010-11 (Book IV) at the Office of Sub-Registrar, Banasavadi, Bangalore, the IDEB Documents along with the Powers of Attorney dated March 13, 2005 and June 8, 2007 executed in favour of IDEB have been cancelled. Pursuant to the execution and registration of the Deeds of Cancellation, the rights / obligations of Mr. Seetharam and IDEB under the IDEB Documents have come to an end.

K. Development Rights in respect of the Subject Property granted in favour of G:Corp Homes Pvt. Ltd.

14. By and under a Development Agreement dated September 2, 2010, registered as document no. 3466/2010-11 at the Office of the Sub-Registrar, Banasavadi, Bangalore, ("Development Agreement") Mr. Seetharam (as the Owner) has granted development rights interalia in respect of the Subject Property in favour of G:Corp Homes Private Limited ("the Developer").
15. In terms of the Development Agreement, the Developer has been granted development rights to develop residential building (s) interalia on the Subject Property ("the Project") and under the Development Agreement, Mr. Seetharam and the Developer have agreed to share the revenue earned from sale, lease, license of the areas covered under the Project in the ratio of 63% (being the Developer's share) and 37% (being Mr. Seetharam's share).
16. Mr. Seetharam has executed an irrevocable Power of Attorney dated September 2, 2010, (registered as document no. 231/2010-11 (Book IV) with the Office of the Sub-Registrar, Banasavadi,

Bangalore), in favour of the Developer to, inter alia, apply for and obtain various permissions required for the said Project and all other powers and authorizations required by the developer to carrying out development interalia in respect of the Subject Property.

17. Mr. Seetharam has also executed a second irrevocable Power of Attorney dated September 2, 2010 (registered as document no. 232/2010-11 (Book IV) at the Office of the Sub-Registrar, Banasavadi, Bangalore) in favour of the Developer authorizing the Developer to sell the premises forming part of the Developer's Share and execute agreements for sale, deeds of sale, lease deeds, leave and license agreements, and all other agreements in respect of the premises, car parking spaces and all other areas forming part of the Developer's Share in the residential building (s) to be constructed on the Subject Property along with the undivided interest in the land comprised in the Schedule Property.
18. Mr. Seetharam has also executed a third irrevocable Power of Attorney dated October 27, 2010 in favour of the Developer authorizing the Developer to sell the premises forming part of the Owners Revenue Share and execute agreements for sale, deeds of sale, lease deeds, leave and license agreements, and all other agreements in respect of the premises, car parking spaces and all other areas forming part of the Owner's Share in the residential building (s) to be constructed on the Larger Property along with the undivided interest in the land comprised in the Subject Property ("Sale POA for Owner's Share").

L. Basis on which this report has been issued

19. We have relied upon the title opinion issued by the advocates M/s. Sundaraswamy & Ramdas, Advocates, Bangalore in relation to the Subject Property

M. Conclusion

20. On the basis of the title documents furnished to us and the opinion issued by M/s. Sundaraswamy & Ramadas, Advocates, Bangalore and our findings including the observations made in this report, we are of the opinion that Mr. Seetharam has a good and marketable title to the Subject Property
21. Further, the Developer has all rights in relation to the development of the Subject Property in the manner provided under the Development Agreement read with the two Powers of Attorney. The Developer is entitled to execute Sale Deeds, Lease Deeds, Leave and License Agreements and all other necessary documents thereto in respect of Developers Share as well as the Owner's Share in the Subject Property and receive sale consideration, rent, security deposit or all other monies payable upon execution of the said document.

For Wadia Ghandy & Co. (South)


Partner

SCHEDULE

DESCRIPTION OF SUBJECT PROPERTY

All those pieces and parcels of contiguous land or ground admeasuring 17 acres 4 guntas (excluding 14 guntas of kharab 'B' land) (7,44,882 sq. ft.) or thereabouts comprising of Survey Numbers (in parts) Sy.No. 47/1, 47/2, 48/1, 48/2, 48/4, 48/5, 48/6, 48/7, 48/8, 50/2, 51, 53, 55/6, 55/7, 54/2, 52/1, 52/7, 52/2, 52/8, 54/1, 54/3, 54/4, 55/9, 56/1, 56/2, 56/3, 56/4, 58/2, 59/2 and 60/1 at M.S.Ramaiah North City, Thanisandra Village, K.R. Puram Hobli, Bangalore East Taluk as per the details set out hereunder:

Sl. Nos.	Sy. Nos.	Extent (Acre-Guntas)	
1	47/1	0	32
2	47/2	0	23
3	48/1	0	24
4	48/2	0	9
5	48/4	0	7
6	48/4	0	7
7	48/4	0	3.5
8	48/4	0	10.5
9	48/5	0	20
10	48/5	0	4
11	48/6	0	11
12	48/7	0	2
13	48/8	0	12
14	50/2	0	19
15	51	1	22
16	53	0	15
17	55/6	0	8
18	55/7	0	10
19	54/2	0	4
20	52/1	0	5
21	52/7	0	8
22	52/2	0	9
23	52/8	0	9
24	54/1	0	24
25	54/3	0	4
26	54/4	0	5
27	55/9	0	3
28	56/1	0	31
29	56/2	0	17
30	56/3	1	11
31	56/4	1	17

WADIA GHANDY & CO. (SOUTH)

32	58/2	0	33
33	59/2	2	25
34	60/1	1	0
	Total	17	4

gm

APPENDIX – A

List of Originals / Certified / Photocopies documents verified in relation to the title of the Subject Property

I. Sy.No.47/1 – Extent 00-32 acres (32 guntas)

1. Original Pahani Certificates from 1969-70 to 1999-2000 (6).
2. Computer RTCs (3) covering the period 2000-01 to 2001-02.
3. Copy of the Mutation Register Extract – MR52/02-03 dated 26.03.2003 reflecting the name of Sonne Gowda S/o Byregowda recording the conversion of the entire property of 32 Guntas as per order of Deputy Commissioner dated 18.08.2002.
4. Original conversion order No.ALN/SR(E)59/02-03 dated 18.08.2002 issued by Special Deputy Commissioner, Bangalore District.
5. Original survey sketch.
6. Copy of an endorsement dated 06.02.2003 issued by Village Accountant certifying that no taxes are due in respect of the lands.
7. Original Encumbrance Certificates (8) covering the period from 20.10.2000 to 06.04.2002, 01.06.1989 to 09.04.2003, 01.04.2002 to 07.03.2003, 01.04.2002 to 05.11.2003 and 5.11.2003 to 9.11.2010.
8. Copy of the death certificate of Narayana Rai – who died on 06.09.2001.
9. Original endorsement dated 09.12.2005 of Tahasildar, Bangalore East Taluk indicating non-availability of original Akarband.
10. Original Sale Deed dated 12.12.1996 (regd. As Doc.No.11742/95-96, Book I, Volume 1282 at pages 129 to 131) executed by Sonne Gowda and others in favour of S.Narayana Rai relating to Site No.3, Khata No.715/A measuring East to West 87 Feet and North to South 100 Feet. Copy of the order of conversion dated 17.10.2000 in respect of the property conveyed in the Sale Deed and original order of the Deputy Commissioner dated 18.02.2006 regarding release of the Sale Deed after receiving the requisite Stamp Duty.
11. Original Sale Deed dated 12.12.1996 (regd. As Doc.No.11749/95-96, Book I, Volume 1278 at pages 98 to 102) executed by Sonne Gowda and others in favour of S.Narayana Rai relating to Site No.2, Khata No.715/A measuring East to West 87 Feet and North to South 100 Feet. Copy of the order of conversion dated 25.07.2000 in respect of the property conveyed in the Sale Deed and original order of the Deputy Commissioner dated 18.02.2006 regarding release of the Sale Deed after receiving the requisite Stamp Duty.
12. Original Sale Deed dated 12.12.1996 (regd. As Doc.No.12029/95-96, Book I, Volume 1278 at pages 195 to 199) executed by Sonne Gowda and others in favour of S.Narayana Rai relating to Site No.1, Khata No.715/A measuring East to West 87 Feet and North to South 100 Feet. Copy of the order of conversion dated 12.03.2004 in respect of the property conveyed in the Sale Deed and

WADIA GHANDY & CO. (SOUTH)

original order of the Deputy Commissioner dated 18.02.2006 regarding release of the Sale Deed after receiving the requisite Stamp Duty.

13. Original Sale Deed dated 12.12.1996 (regd. As Doc.No.12033/95-96, Book I, Volume 1281 at pages 250 to252) executed by Sonne Gowda and others in favour of S.Narayana Rai relating to Site No.4, Khata No.715/A measuring East to West 87 ½ Feet and North to South 100 Feet. Copy of the order of conversion dated 17.10.2000 in respect of the property conveyed in the Sale Deed and original order of the Deputy Commissioner dated 18.02.2006 regarding release of the Sale Deed after receiving the requisite Stamp Duty.
14. Original General Power of Attorney dated 12.02.1996 executed by Sonne Gowda, Byregowda & Manjunath appointing H. T. Raju as their Attorney to do all acts mentioned in the Power of Attorney including sale of the entire 32 Guntas of land.
15. Original affidavit dated 12.02.1996 executed by Sonne Gowda, Byregowda and Manjunath stating that they have sold the schedule property to Mr. H.T. Raju by receiving the entire sale consideration of Rs.8 lakhs and they have handed over possession of the property to him executing a GPA in his favour.
16. Original Sale Deed dated 07.02.2003 (regd. as Doc.No.17624/02-03, stored in CD 73) executed by Sonne Gowda, Byregowda, Manjunath, Smt Sharada J Shetty and H.T. Raju, conveying 32 Guntas of converted land in favour of M.R.Seetharam.

II. Sy.No.47/2 – Extent 00-23 acres (23 guntas)

1. Original Pahani (5) for the period from 1969-1970 to 1999-2000;
2. Original RTCs (3) for the period from 2001-02 to 2002 – 03;
3. Original Mutation entry extract MR No.28/2000-01 dated 30.11.2000 reflecting the name of A. Govindappa in respect of 30 guntas of land pursuant to the Compromise Decree in O.S.No.4223/1997;
4. Original Mutation entry IHC 2/1996-97 transferring Khata in respect of 35 guntas of land in favour of Smt. Gowramma, wife of Kempaiah son of Muniyellappa on account of inheritance pursuant to his death on 09.10.1985;
5. Original Encumbrance Certificates covering the period 01.06.1989 to 03.05.2003, 01.04.2003 to 20.10.2003 and from 20.10.2003 to 9.8.2010;
6. Original Genealogical tree of Govindappa;
7. Tax paid receipt dated 06.11.2002 in the name of A. Govindappa;
8. Copy of the Decree and Compromise Petition in O.S.No.4223/1997 between A. Govindappa and Smt. Gowramma and Raju relating to specific performance of sale of 33 guntas of agricultural land. Pursuant to this decree M.R.No.28/2001 (Sl.No.3) was effected but apparently no sale deed was executed or registered by Smt. Gowaramma and Raju in favour of A. Govindappa;

WADIA GHANDY & CO. (SOUTH)

9. Original order of conversion No.275/02-03 dated 11.02.2003 issued by Special Deputy Commissioner, Bangalore District;
10. Original Settlement Agreement dated 16.01.2003 executed by A. Govindappa and the Members of his family agreeing to convey 33 guntas in favour of Mr. M.R. Seetharam;
11. Original General Power of Attorney dated 16.01.2003 executed by A. Govindappa and members of his family constituting Lakshman as their lawful attorney permitting him to sell the property. This document is registered as No.332/02-03 in Book-IV Volume 136 at Pages 19 to 25 in the Office of the Sub-Registrar, K.R. Puram, Bangalore;
12. Original Sale Deed dated 21.04.2003 registered as Doct.No.1132/2003-04 executed by Govindappa and members of his family through GPA Holder Lakshman and Smt. Gowamma and Raju in favour of Mr. M.R. Seetharam in respect of sale of 35 guntas of converted land;
13. Copy of the Sale Deed dated 28.09.2005 executed by Mr. M.R. Seetharam in favour of M. Ramaswamy regarding sale of 12 guntas of land in Sy.No.47/2, Document registered as No.7720/05-06;

III. Sy.No.48/1 – Extent 00-24 Acres (i.e., 25 + 1 kharab Guntas)

1. Original Pahani for the period 1969-70 to 1999-2000.
2. Mutation Extract MR 67/91-92 issued by Taluk Shristedar, Bangalore East Taluk.
3. Certified copy of the Mutation Extract – MR 15/97-98 issued by Taluk Shristedar, Bangalore East Taluk showing the name of N. Anandamurthy S/o T.H. Narayanaswamy as Khatedar pursuant to Will dated 07.04.1992 of T.H. Ramaiah S/o Hittalappa.
4. Certified copy of the M.R.51/02-03 issued by Village Accountant
5. Original RTC 2001-02 (2).
6. Original Sale Deed dated 12.02.1996 executed by T.H. Narayanaswamy in favour H.T.Raju regarding sale of property No.3 (Site with a small shed) measuring 87.6X100 Sft bearing Khata No.710/A carved out in Sy.No.48/1 registered as Doc.No.11738/95-96, Book I Volume 1284 at Pages 7 to 10 in the office of the Sub Registrar, K.R. Puram, Bangalore. Copy of the order dated 25.07.2000 by District Registrar, Under Valuation of Stamps and the subsequent order dated 18.02.2006 regarding release of the Sale Deed after receipt of the requisite stamp duty.
7. Original Sale Deed dated 12.02.1996 executed by T.H. Narayanaswamy in favour H.T.Raju regarding sale of property No.2 (Site with a small shed) measuring 87X100 Sft bearing Khata No.710/A carved out in Sy.No.48/1 registered as Doc.No.11747/95-96, Book I Volume 1277 at Pages 248 to 250 10 in the office of the Sub Registrar, K.R. Puram, Bangalore. Copy of the order dated 25.07.2000 by District Registrar, Under Valuation of Stamps and the subsequent order dated 18.02.2006 regarding release of the Sale Deed after receipt of the requisite stamp duty.
8. Original Sale Deed dated 12.02.1996 executed by T.H. Narayanaswamy in favour H.T.Raju regarding sale of property No.1 (Site with a small shed) measuring 87X100 Sft bearing Khata No.710/A carved out in Sy.No.48/1 registered as Doc.No.12028/95-96, Book I Volume 1287 at Pages 215 to 217 in the office of the Sub Registrar, K.R. Puram, Bangalore. Copy of the order

WADIA GHANDY & CO. (SOUTH)

dated 25.07.2000 by District Registrar, Under Valuation of Stamps and the subsequent order dated 18.02.2006 regarding release of the Sale Deed after receipt of the requisite stamp duty.

9. Original Encumbrance Certificates (6) covering the period 21.10.2000 to 06.04.2002, 01.04.2002 to 05.11.2003 and 5.11.2003 to 9.8.2010.
10. Original General Power of Attorney dated 12.02.1996 executed by N. Anandamurthy appointing H.T. Raju as his Attorney permitting him to look after the entire property of 24 Guntas in Sy.No.48/1 including the power to apply for and obtain conversion and to sell the property after receiving the entire sale consideration.
11. Original attested affidavit dated 12.02.1996 of Anandamurthy stating that he has received the entire sale consideration from Mr. H.T. Raju (Purchaser), that possession of the property was handed over to him, etc.
12. Original order of conversion bearing No.ALN/SR(E)58/02-03 dated 20.08.2002 issued by Special Deputy Commissioner, Bangalore District permitting conversion of 24 Guntas in Sy.No.48/1 for non-agricultural-residential use.
13. Genealogical Tree of the family of T.H. Narayanaswamy issued by Village Accountant, K.R.Puram, Bangalore East Taluk.
14. Copy of the Partition Deed dated 25.05.1985 between T.H. Krishnappa, T.H. Narayanaswamy, T.H. Ramaiah – all sons of Hittalappa.
15. Copy of the death certificate of T.H. Ramaiah – DOD 24.10.1994.
16. Copy of the Sale Deed dated 07.02.2003 (regd. as DOC No.17627/02-03 stored in CD 73 in the office of the Sub Registrar, K.R.Puram, Bangalore East Taluk) executed by Anandamurthy, N. Ramesh, N. Suresh and H.T. Raju regarding sale of 24 Guntas of converted land in Sy.No.48/1.
17. Copy of the Khata Extract issued by Thanisandra Village Panchayat showing the name of M.R. Seetharam as the owner in respect of 17 Acres 14 Guntas of converted land in various survey numbers including the aforesaid survey number.
18. Copy of the Mutation Extract MR 7/2004-2005 issued in the name of M.R. Seetharam pursuant to the aforesaid Sale Deed dated 07.02.2003. In fact, the M.R. Extract gives details of all the lands purchased adding upto 17 Acres 14 Guntas in respect of which common Khata has been issued as per SI.No.17.

IV. Sy.No.48/2 – Extent 00-09 acres (9 guntas)

1. Original Pahani from 1969-70 to 2000-01.
2. Original Mutation Extract M.R.9/82-83 in the name of Muniyappa, Krishnappa and Pillappa – issued by Taluk Shirestheadar, Bangalore East.
3. Original RTC Extract 2001-02 to 2003-04.

WADIA GHANDY & CO. (SOUTH)

4. Copy of the Mutation Extract M.R.No.12/03-04 dated 18.09.2003 in the name of Muniyappa, Krishnappa and Pillappa.
5. Genealogical Tree of the family of Muniyappa dated 19.09.2003.
6. Original Sale Deed dated 05.07.1975 (regd. as Doc.No.1887/75-76 in Book I Volume 1161 at Pages 205-207 in the office of Sub Registrar, Bangalore South Taluk) executed by Pillappa and his sons in favour of Muniyappa re. sale of 3 Guntas in Sy.No.48/2.
7. Copy of the Panchayat Partition dated 10.05.1990.
8. Certified copy of the order dated 06.06.2003 of Special Tahasildar, Bangalore East in RRT (L) 19/03-04 registering the name of Muniyappa as Khatedar in respect of 9 guntas of Schedule 'A' to the Panchayat Partition in Sy.No.48/2.
9. Endorsement dated 11.05.2004 issued by Special Tahasildar confirming that no tenancy application has been filed in Form No.7 under Section 48A of Karnataka Land Reforms Act, 1961.
10. Encumbrance Certificate covering the period 01.06.1989 to 10.05.2004 and 1.04.2004 to 9.8.2010.
11. Original General Power of Attorney dated 15.10.2003 executed by Smt. Ratnamma, Manjula, Mamata and Kantamma in favour of Lakshman.
12. Original General Power of Attorney dated 15.10.2003 executed by Muniyappa, Rajanna and Nanjegowda in favour of Lakshman. This document is registered as 221/03-04 stored in CD No.109 in the office of the Sub Registrar, K.R.Puram, Bangalore Urban District.
13. Original Settlement Agreement dated 15.10.2003 between Muniyappa and 6 others and M.R. Seetharam regarding sale 9 guntas in Sy.No.48/2.
14. Original order of conversion No.42/04-05 dated 02.06.2004 issued by Special Deputy Commissioner, Bangalore District regarding conversion of 9 guntas in Sy.No.48/2 for residential purpose.
15. Original Sale Deed dated 12.10.2004 executed by Muniyappa, Rajanna and Nanjegowda in favour of M.R. Seetharam regarding sale of 9 guntas of converted land in Sy.No.48/2 (regd. as Doc. No.19109/04-05 stored in CD 77 of Sub Registrar, K.R.Puram, Bangalore)
16. Copy of the combined Khata issued by Tanisandra Village Panchayat in respect of 17 acres 14 guntas in favour of M.R.Seetharam
17. Certified copy of the Mutation Extract M.R.No.7/04-05 in the name of M.R. Seetharam. The subject land is at Sl.No.4.

V. Sy.No. 48/4 Extent 00-07 acres (7 guntas)

1. Original Pahani from 1969-70 to 1999-2000.
2. Original M.R.No.3/1991
3. Original RTC extract for 2001-02.
4. Genealogical Tree of the family of K. Ramachandrappa.

WADIA GHANDY & CO. (SOUTH)

5. Original Tax paid receipt dated 14.11.2002
6. Encumbrance Certificate for the period 01.06.89 to 10.10.2002, 01.04.2002 to 05.11.2003 and 5.11.2003 to 9.8.2010.
7. Original conversion order No.127/02-03 dated 07.12.2002 issued by Special Deputy Commissioner, Bangalore Urban District.
8. Copy of the outline sketch of Sy.No.48/4.
9. Original Agreement of Sale dated 02.09.2002 between K.Ramachandrappa and M.R. Seetharam.
10. Original General Power of Attorney dated 10.10.2002 regd. as Doc.No.210/02-03 executed by K.Ramachandrappa and his daughters constituting Lakshman, nominee of M.R. Seetharam as their attorney authorizing him to convey the property.
11. Original Sale Deed dated 09.01.2003 executed by Ramachandrappa and his daughters through their GPA Holder Lakshman selling 7 guntas of converted land to M.R. Seetharam and the document is regd. as 15613/02-03, Book I Vol 2859 at pages 220 to 228 in the office of the Sub Registrar, K R Puram, Bangalore.
12. Copy of the Khata No. 1773 issued by Thanisandra – joint khata including the land in question.
13. Copy M.R. 7/2004-05 issued by Thanisandra Grampanchayat mutating the name of M.R. Seetharam in respect of the property in question at Sl.No.5.

VI. Sy.No. – 48/4 Extent 00-07 acres (7 guntas)

1. Original Pahani from 1969-70 to 1995-96.
2. Original Sale Deed dated 28.03.1939 executed by Chikkamunihemanna and his sons in favour of Bachanna – regd. as Doc 3135/38-39, Book I Vol. 462 at pages 121 to 123 in the office of the Sub Registrar, Bangalore Taluk.
3. Copy of the IHC No.3/1995 -96 mutating the name of Muniyappa S/o Bachanna after the death of Bachanna and as per the statement of his wife Smt. Nanjamma.
4. Original M.R.49/2002 mutating the name of Muniyappa S/o Bachanna
5. Original RTC for 2001 -2002.
6. Original Sale Deed dated 12.01.1996 executed by Muniyappa in favour of Narayana Rai regarding sale of Site No.2, Khata 718/A in Sy.No.48/4 measuring 7,623 Sq. Ft that is the entire 7 guntas of land. The sale Deed is regd as Doc.No.10633/95-96 in Book I Vol 1207 at pages 171 to 173 in the office of the Sub Registrar, K R Puram, Bangalore.
7. Original General Power of Attorney dated 12.01.1996 executed by Muniyappa constituting H T Raju as his attorney.
8. Original affidavit executed by Muniyappa declaring that he has sold the land to H T Raju after receiving the entire sale consideration.

WADIA GHANDY & CO. (SOUTH)

- 9 Original order of conversion No.61/02-03 dated 19.08.2002 converting 7 guntas in Sy.No.48/4
- 10 Original Sale Deed dated 07.02.2003 executed by Muniyappa, Sharada J Shetty and H T Raju selling the converted land to M R Seetharam regd. as Doc. No.17626/02-03 stored in CD 73 in the office of the Sub Registrar, K R Puram, Bangalore
11. Encumbrance Certificates covering the period 01.06.89 to 09.04.2003, 01.04.2002 to 05.11.2003 and 5.11.2003 to 9.8.2010.
- 12 Khata No.1773 issued by Thanisandra Gram Panchayat.
- 13 Copy of M.R.7/04-05 issued by Thanisandra Gram Panchayat mutating the name of M.R. Seetharam in respect of the property at Sl.No.6.

VII. Sy.No. – 48/4 Extent 00 - 3 ½ acres (3 ½ guntas)

1. Original Pahani from 1969-70 to 2001-02.
2. Certified copy of M.R.3/90-91 mutating the name of Jayaramappa in respect of the land in question.
3. Copy of the endorsement dated 06.02.2003 from Village Accountant stating that no tax is due in respect of the land.
4. Copy of the Endorsement dated 19.07.2002 from Special Tahasildar stating that no applications are pending under Section 48A of Karnataka Land Reforms Act, 1961.
5. Original RTC for 2001-02 and 2002-03 showing the name of Jayaramappa S/o Krishnappa in respect of 3 ½ guntas of land.
6. Original Sale Deed dated 07.05.1992 regd. as Doc.No.757/92-93, Book I Vol 523 at pages 116 to 121 in the office of the Sub Registrar, K R Puram, Bangalore executed by Jayaramappa in favour of Smt Vajramma W/o Giriraju regarding sale of House property No.21 bearing Khata No.464 measuring 61X63 Sft forming part of Sy.No.48/4 belonging to Jayaramappa.
7. Original Settlement Agreement dated 29.07.2003 executed by Jayaramappa and Vajramma agreeing to sell 3 ½ guntas in Sy.No.48/4. The entire sale consideration was received by them on the same day and thereafter they have executed a General Power of Attorney constituting Lakshman, nominee of M.R. Seetharam as their lawful attorney permitting him to sell the property. The GPA is regd. as Doc No.135/03-04 in the office of the Sub Registrar, K R Purm, Bangalore.
8. Original conversion order No.40/04-05 dated 02.06.2004.
9. Original Sale Deed dated 12.10.2004 executed by Jayaramappa and Vajramma in favour of M.R. Seetharam regd. as Doc.No.19115/04-05, stored in CD 77 in the office of the Sub Registrar, K R Puram, Bangalore.
10. Encumbrance Certificate covering the period 01.06.1989 to 10.05.2004 and 1.4.2004 to 9.8.2010.

WADIA GHANDY & CO. (SOUTH)

VIII. Sy.No. – 48/4 Extent 00 - 10 .08 acres (10 ½ guntas)

- 1) Original RTC extract for 2002-03;
- 2) Copy of an Endorsement No.BST/BOD/207/80-81 dated 01.05.1981 issued by Tahasildar, Bangalore South Taluk, stating that the Register of Births/Deaths is not available and hence the office is not in a position to issue a Certificate regarding the death of Mr. Bachanna on 03.09.1979;
- 3) Copy of Survivorship Certificate issued by Tahasildar, Bangalore South Taluk indicating the surviving family members of late Bachanna;
- 4) Original genealogical tree of the family of deceased Bachanna issued by Village Accountant, Rachenahalli Circle, K.R. Puram Hobli, Bangalore East Taluk on 17.07.2003. Family tree indicating the family members of the children of late Bachanna;
- 5) Original Encumbrance Certificate dated 14.05.2004 covering the period from 01.06.1989 to 10.05.2004;
- 6) Original Encumbrance Certificate dated 18.04.2005 covering the period from 01.04.2004 to 15.04.2005 and 1.4.2004 to 9.8.2010;
- 7) Certified copy of the Partition Deed dated 09.10.1972 between Sri Bachanna and his brother Krishnappa – registered as Doct.No.6696/72-73, in Book-I, Volume 98 at pages 182 to 192 in the Office of the Sub-Registrar, Bangalore South Taluk;
- 8) Original General Power of Attorney dated 21.07.2003 executed by Hemanna and Suresh constituting Mr. Lakshman as their lawful attorney authorizing him to sell the property and execute the deed of conveyance in favour of the Purchaser and the document is registered as No.116/2003-04 stored in CD No.97 in the Office of the Sub-Registrar, Krishnarajapura, Bangalore.
- 9) Original General Power of Attorney dated 22.07.2003 executed by Radhamma and Others constituting Mr. Lakshman as their lawful attorney authorizing him to sell the property and execute the deed of conveyance in favour of the Purchaser;
- 10) Original Settlement Agreement dated 22.07.2003 executed by Hemanna and Others agreeing to sell the property to Mr. M.R. Seetharam;
- 11) Copy of the order of conversion bearing No.BDS/ALN(E)SR: 141/06-07 dated 21.10.2008 permitting conversion from agricultural to non-agricultural – residential use. Copy of the sketch and report submitted by Tahasildar and draft agreement executed by the owner;
- 12) Original Sale Deed dated 03.07.2010 executed by Hemanna and others through their GPA Holder Mr. Lakshman in favour of Mr. M.R. Seetharam, registered as Doc No.2053/2010-11 stored in CD 60 in the office of Sub-Registrar, Banaswadi, Bangalore.

IX. Sy.No. – 48/5 Extent 00 – 20 acres (20 guntas)

1. Original Pahani 1969-1970 to 1999-2000
2. Original RTC 2001-2002 to 2003-2004

WADIA GHANDY & CO. (SOUTH)

3. Original Mutation Register Extract M.R. 1/1985-86 in the name of Narayanappa
 4. Original M.R.No.2/03-04 dated 09.07.2003 mutating the name of Lakshman
 5. Copy of the Partition Deed dated 29.10.1996 between Kempanna, Muniyappa and others
 6. Original Endorsement dated 16.09.2003 of Special Tahasildar stating that there are no tenancy applications filed in respect of the land under the Karnataka Land Reforms Act.
 7. Original General Power of Attorney executed by Muniyappa, Umesh, Narayanappa, Anitha constituting H T Raju as their attorney dated 05.09.2002 permitting him to sell the property(regd. as Doc.No.181/02-03, Book IV, Vol.132 at pages 223 to 228).
 8. Original Sale Deed dated 07.02.2003 executed by Muniyappa and others in favour of Lakshman – regd. as Doc.No.17629/02-03 stored in CD 73.
 9. Original order of conversion No.90/03-04 dated 08.10.2003
 10. Original Sale Deed dated 22.10.2003 (regd. as Doc.No.14212/03-04 stored in CD 112) executed by Lakshman in favour of M.R. Seetharam conveying 20 guntas of converted land in Sy.No.48/5.
 11. Copy of the common khata No.1773 issued by Thanisandra Gram Panchayat.
 12. M.R. Extract No.7/04-05 issued by Thanisandra Gram Panchayat wherein M.R. Seetharam's name has been mutated in respect of the land in question at Sl.No.7.
 13. Encumbrance Certificates (4) covering the period from 01.06.1989 to 07.03.2003 and 1.4.2004 to 9.8.2010.
- X. **Sy.No. – 48/5 Extent 00 - 04 acres (4 + 1 Kharab guntas)**
1. Copy of Pahani -1969-1970 to 1999-2000.
 2. Copy of IHC 1/85-86.
 3. Copy of the Partition Deed dated 29.10.1996
 4. Copy of RTC Extracts from 2001-2002 to 2003-2004.
 5. Copy of the endorsement dated 16.09.2003 of Special Tahasildar stating that no application is pending in respect of the Sy.No.48/5 under Section 48A of Karnataka Land Reforms Act.
 6. Original Settlement Agreement dated 29.04.2003 executed by Rajanna and his children in favour of M.R. Seetharam.
 7. General Power of Attorney dated 29.04.2003 executed by Rajanna and his children constituting Lakshman as their attorney regd. as Doc.No.115/03-04.
 8. Original of the order of conversion No.41/04-05 dated 02.06.2004.

WADIA GHANDY & CO. (SOUTH)

9. Original Sale Deed dated 12.10.2004 from Rajanna and his children in favour of M.R. Seetharam, registered as Doc No.19113/04-05 stored in CD 77 in the office of the Sub-Registrar, Krishnarajapura, Bangalore.
 10. Common Khata No.1773 issued by Thaninsandra Gram Panchayat.
 11. M.R.7/04-05 issued by Thanisandra Gram Panchayat.
 12. Encumbrance Certificate for the period 01.06.89 to 10.05.2004 and 1.4.2004 to 9.8.2010.
- XI. **Sy.No. – 48/6 Extent 00 – 11 acres (11 guntas + 1 gunta kharab)**
1. Original Pahani from 1974-1975 to 1999-2000.
 2. Certified copy of IHC 12/90-91.
 3. Original RTCs for 2000-01 to 2001-02.
 4. Original MR 53/02-03.
 5. Endorsement dated 19.07.2002 issued by Special Tahasildar.
 6. Original tax paid receipt dated 13.03.1998.
 7. Original General Power of Attorney dated 10.02.1998 executed by Muniyappa & his sons appointing Sri H.T. Raju as their attorney authorizing him to maintain and dispose of the schedule property – regd. as Doc.No.468/97-98, Book-IV, Vol.91 at pages 199-200 in the Office of the Sub-Registrar, Krishnarajapuram, Bangalore.
 8. Original order of conversion No.60/02-03 dated 19.08.2002 issued by Special Deputy Commissioner, Bangalore.
 9. Original Sale Deed dated 07.02.2003 executed by Sri Muniyappa and his sons and Sri H.T. Raju in favour of Sri M.R. Seetharam, regarding sale of 11 guntas of land in Sy.No.48/6, registered as Doc No.17628/02-03 stored in CD 73 in the office of the Sub-Registrar, Krishnarajapura, Bangalore.
 10. Original Encumbrance Certificates from 01.06.1989 to 05.11.2003 and 5.11.2003 to 9.8.2010.
 11. Copy of common Khata issued by Thannisandra Gramapanchayat.
 - 12) Copy of M.R.7/04-05 mutating in the name of Sri M.R. Seetharam in respect of the property at Sl.No.8.
- XII. **Sy.No. 48/7 Extent 00 – 02 acres (2 guntas + 1 gunta kharab)**
1. Certified copy of the Pahani 1974-75 to 2001-02.
 2. Certified copy of Mutation extract MR No.30/71-72 in the name of N.Chikkarevanna, S/o Late Narasimhaiah
 3. Certified copy of the RTC for 2001-02 in the name of N.Chikkarevanna.

WADIA GHANDY & CO. (SOUTH)

4. Genealogical tree of the family of F.G.Ramaiah
5. Copy of the Partition Deed dated 29.01.1970 between Chikkarevanna and the members of his family, registered as Doc. No.3539/69-70 in Book-I Volume 1598 at pages 40 to 51 in the office of the Sub-Registrar, Shivajinagar, Bangalore.
6. Original Settlement Agreement dated 29.07.2003 between Chikkarevanna and his family members and M.R.Seetharam.
7. Original General Power of Attorney dated 29.07.2003 executed by Chikkarevanna and his son Deepak constituting Lakshman as their attorney, registered as Doc. No.134/03-04 stored in CD No.98, in the Office of the Sub-Registrar, K.R.Puram, Bangalore.
8. Original General Power of Attorney dated 29.07.2003 executed by Smt.Venkatalakshamma and three others being wife and daughters of N.Chikkarevanna constituting Lakshman as their lawful attorney.
9. Copy Endorsement dated 11.05.2004 issued by Tahsildar, Bangalore East Taluk, confirming that no tenancy applications are pending in respect of the subject survey number.
10. Original order of conversion No.43/04-05 dated 03.06.2004 issued by Special Deputy Commissioner, Bangalore District.
11. Original Sale Deed dated 12.10.2004 executed by Chikkarevanna and Deepak in favour of M.R.Seetharam, registered as Doc. No.19110/04-05 stored in CD No.77 in the Office of Sub-Registrar, Krishnarajpuram, Bangalore.
12. Copy of the Khatha issued by Thanisandra Grama Panchayath.
13. Copy of M.R.7/04-05 issued by Thanisandra Grama Panchayath reflecting the name of M.R.Seetharam in respect of 48/7 at SI.No.9.
14. Encumbrance certificate for the period 01.06.1989 to 10.05.2004 and 1.4.2004 to 9.8.2010.

XIII. Sy.No. 48/8 Extent 00 – 12 acres (12 guntas)

1. Certified copy of Pahani for the period from 1969-70 to 2001-02.
2. Original RTC for 2003 -04.
3. Original Sale Deed dated 19.09.2002 executed by Akkalappa S/o Muniyappa and others in favour of B.R.Ragamma, regd as Doc.No.9781/02-03 stored in CD 59 in the office of the Sub Registrar, K.R. Puram, Bangalore.
4. Original M.R.No.37/03-04 dated 05.04.2004 transferring Khata from Muniyappa, M. Ramakrishna and M. Narayanaswamy in favour of B.R. Ragamma W/o. Bondu Ramaswamy.
5. Encumbrance Certificate dated 11.04.2005 for 01.06.89 to 31.03.2004 reflecting the sale in favour of B.R. Ragamma.
6. Nil Encumbrance Certificate for the period 01.04.04 to 06.04.05 and 1.4.2004 to 9.8.2010.

WADIA GHANDY & CO. (SOUTH)

7. Original General Power of Attorney dated 28.09.2005 executed by Smt. V.R. Shruthakeerthi constituting K. Narayanaswamy as her Agent.
8. Original Sale Deed dated 28.09.2005 executed by B.R. Ragamma in favour of V.R. Shruthakeerthi, regd. as Doc.No.7727/05-06 stored in CD 154 in the office of Sub Registrar, K R Puram, Bangalore.
9. Original M.R. Extract 8/05-06 dated 07.12.2005 mutating the name of V.R. Shruthakeerthi.
10. Certified copy of the RTC extract for 2005-06.
11. Original conversion order No.31/05-06 dated 21.11.2005
12. Original General Power of Attorney dated 21.12.2005 executed by V.R. Shruthakeerthi constituting V.R. Radhakrishna as her Agent.
13. Original GPA dated 21.12.2005 executed by M.R. Seetharam constituting K.Narayanaswamy as his agent.
14. Original Gift Deed dated 19.12.2005 executed by V.R. Shruthakeerthi through her GPA Holder V.R.Radhakrishna gifting the aforesaid converted land measuring 12 guntas to her husband M.R. Seetharam through his agent K.Narayanaswamy regd. as Doc.No.11052/05-06 stored in CD 166 in the office of the Sub Registrar, K.R.Puram, Bangalore.

XIV. Sy.No. 50/2 Extent 00 – 19 acres (19 guntas)

Sy.No. 51 Extent 01 – 22 acres + 1 gunta kharab

Sy.No. 53 Extent 00 – 15 acres (15 guntas)

Sy.No. 55/6 Extent 00 – 08 acres (08 guntas)

Sy.No. 55/7 Extent 00 – 10 acres (10 guntas)

1. Original Pahani for Sy.No.50/2 from 1969-70 to 1999-2000.
2. Certified copy of mutation extract M.R.58/91-92 in the name of Narayanaswamy S/o Hittalappa.
3. Original Sale Deed dated 05.01.1996 executed by T.H. Narayanaswamy in favour of Narayana Rai regarding sale of 19 guntas of agricultural land in Sy.No.50/2.
4. Certified copy of M.R.17/97-98 mutating the name of Narayana Rai.
5. Certified copy of the RTC for the year 2001-02.
6. Original conversion order No.57/02-03 dated 19.08.2002 regarding conversion of 19 guntas for residential use.

WADIA GHANDY & CO. (SOUTH)

7. Encumbrance Certificate for the period 01.06.89 to 19.09.2002 reflecting the sale transaction in favour of Narayana Rai.
8. Original Pahani in respect of Sy.No.51 measuring 1 acre 23 guntas including 1 gunta Kharab from 69-70 to 1999-2000.
9. Original Pahani in respect of Sy.No.53 measuring 15 guntas from 1969-70 to 1999-2000.
10. Original Sale Deed dated 03.07.1968 regarding sale of 1 acre 22 guntas in Sy. No.51 and 12 guntas in Sy. No.53 executed by Pojamara son of late Neeraganti Hanuma and others in favour of N.Ramu son of M.Narayanappa.
11. M.R. 2/87-88 in the name of N. Ramu S/o M. Narayanappa.
12. Certified copy of M.R.18/97-98 mutating the name of Narayana Rai in respect of Sy.No.51 and 53 to an extent of 1 acre 22 guntas and 15 guntas respectively.
13. Certified copy of the RTCs for Sy.No.51 & 53 for the year 2001-2002.
14. Tax paid receipt dated 09.02.2000.
15. Original order dated 14.02.1986 of Tahasildar, Bangalore South Taluk in Case No.HOA/CR 162/80-81 whereunder the sale of the aforesaid land in favour of N.Ramu S/o M. Narayanappa was regularized and after receipt of payment at 15 times of land revenue assessment the lands have been mutated in the name of N.Ramu as per M.R.2/87-88.
16. Original Sale Deed dated 05.01.1996 executed by N.Ramu son of M.Narayanappa in favour of Narayana Rai regarding sale of 1 acre 22 guntas of agricultural land in Sy.No.51 and 15 guntas of agricultural land in Sy. No.53.
17. Original order of conversion No.62/02-03 dated 20.08.2002 converting a total extent of 1 acre 37 guntas in Sy. Nos.51 and 53 (i.e., 1.22 acres in Sy.No.51 and 15 guntas in Sy.No.53).
18. Original Pahani in respect of Sy.No.56/6 and 55/7 measuring 8 guntas and 10 guntas respectively from 1959-60 to 2001-2002.
19. Certified copy of the M.R. No.61/95-96 in the name of K.Sonnappa son of Kempanna issued by Taluk Shirastedar, Bangalore East Taluk, regarding 8 gunats in 55/6 and 10 guntas in 55/7.
20. Certified copy of the M.R. No.12/99-2000 mutating the name of S.Narayan Rai.
21. Certified copy of the Settlement Deed dated 11.02.1972 executed by Kempanna, registered as Doc. No.6340/71-72 in Book-I Vol. 927 at pages 71-72 in the Office of the Sub-Registrar, Bangalore South Taluk.
22. Original sale deed dated 22.01.1997 executed by K.Sonnappa son of late Kempanna in favour of S.Narayana Rai, regarding sale of 18 guntas of agricultural land (10 guntas in Sy. No.55/7 and 8 guntas in Sy.No.55/6) registered as Doc. No.3472/96-97 in Book-I Volume 1373 at pages 46-49 in the Office of the Sub-Registrar, Krishnarajapura, Bangalore.
23. Original Conversion order No.56/02-03 dated 09.08.2002 regarding conversion of 18 guntas in Sy.No.55/6 and Sy.No.55/7.

WADIA GHANDY & CO. (SOUTH)

24. Copy of the tax paid receipt dated 09.09.2000 and 15.04.2000.
25. Encumbrance certificates (9 nos) from 01.06.1989 to 05.11.2003.
26. Original Sale Deed dated 07.02.2003 executed by Smt. Sharada J Shetty in favour of M.R. Seetharam regarding sale of 19 guntas of converted land in Sy.No.50/2, 1 acre 37 guntas of converted land in Sy Nos. 51 & 53 and 18 guntas of converted land in Sy No.55/6 & 55/7, regd. as Doc.No.17625/02-03 stored in CD 73 in the office of Sub Registrar, K R Puram, Bangalore.
27. Copy of the combined khatha No.1773 issued by Thanisandra Grama Panchayath.
28. M.R. No.7/04-05 issued by Thanisandra Grama Panchayath mutating the name of M.R.Seetharam in respect of 19 guntas in Sy. No.50/2, 1 acre 23 guntas in Sy.No.51, 15 guntas in Sy.No.53, 8 guntas in Sy.No.55/6 and 10 guntas in Sy.No.55/7.
29. Encumbrance Certificate for the period from November 5, 2003 to 9.8.2010 in relation to all five survey numbers.

XV. Sy.No.54/2 Extent 00 – 04 acres (04 guntas)

1. Original Pahani from 69-70 to 99 – 2000.
2. Original RTC 2002-03 to 2004-05.
3. Family tree of Appayya alias Muniswamappa.
4. Copy of the Death Certificate dated 06.12.2003 – of Appaiyanna alias Munishamappa – DOD being 08.04.1999.
5. Certified copy of the M.R.No.59/04-05 dated 13.01.2005 mutating the name of Akkayamma W/o Late Munishamappa.
6. Original Settlement Agreement executed by Akkayamma and her sons dated 01.10.2004 agreeing to sell the property to M.R.Seetharam.
7. Original General Power of Attorney dated 01.10.2004 executed by Akkayamma and her sons constituting Lakshman, nominee of M.R. Seetharam as their agent authorizing him to obtain conversion and convey the property.
8. Original order of conversion No.30/2005-06 dated 21.11.2005 from Special Deputy Commissioner, Bangalore District.
9. Original Sale Deed dated 19.12.2005 executed by Akkayamma and her sons through their GPA Holder in favour of M.R. Seetharam regarding sale of 4 guntas of converted land in Sy.No.54/2, registered as Doc No.10931/05-06 stored in CD 165 in the office of the Sub-Registrar, K.R.Puram, Bangalore.

XVI. Sy.No.52/1 Extent 00 – 05 acres (05 guntas) and Sy.No.52/7 Extent 00 -08 Acres (08 Guntas)

WADIA GHANDY & CO. (SOUTH)

1. Certified copy of Pahani from 69-70 to 1999-2000 in respect of Sy.No.52/1 and 52/7.
2. Certified copy of IHC 1/98-99 mutated the name of Chickegowda son of Kalappa in respect of 5 guntas in Sy.No.52/1 and 8 guntas in Sy.No.52/7.
3. RTC for the year 2001-02 in respect of Sy.No.52/1 and Sy.No.52/7 reflecting the name of Chickegowda son of Kalappa as the owner.
4. Copy of the endorsement dated 11.11.2002 issued by Special Tahasildar stating that no applications are pending under Sec.48A.
5. Tax paid receipt dated 14.11.2002.
6. Original Agreement of Sale dated 11.10.2002 executed by Chickegowda & Others in favour of Sri M.R. Seetharam.
7. Original General Power of Attorney dated 11.10.2002 executed by Chickegowda & Others appointing Lakshman as their agent authorizing him to maintain, apply for and obtain conversion, to convey the property by way sale – registered as Doct.No.222/02-03, Book-IV, Volume 133, at pages 212 – 218 in the Office of the Sub-Registrar, Krishnarajapura, Bangalore.
8. Genealogical tree of the family of Chickegowda and Lakshmana.
9. Copy of Panchayat Partition Deed dated 08.11.1976 between the family members of Chickegowda.
10. Original order of conversion bearing No.124/02-03 dated 07.12.2002 converting 13 guntas (05 guntas in Sy.No.52/1 and 08 guntas in Sy.No.52/7).
11. Original Sale Deed dated 09.01.2003 executed by Chickegowda & Others in favour of Sri M.R. Seetharam regarding sale of the aforesaid 13 guntas of converted land in Sy.No.52/1 and 52/7, regd. as Doct.No.15614/02-03 in Book-I, Vol.2859 at pages 229-237 in the Office of the Sub-Registrar, Krishnarajapuram, Bangalore.
12. Copy of the common Khata No.1773 issued by Thannisandra Gramapanchayat.
13. Certified copy of the M.R.7/04-05 mutating the name of Sri M.R. Seetharam, in respect of aforesaid property at SI.No.13.
14. Encumbrance Certificates from 01.06.1989 to 05.11.2003 and 5.11.2003 to 9.8.2010.

XVII. Sy.No.52/2 Extent 00 – 09 acres (09 guntas)

1. Certified copy of the Atlas
2. Certified copy of Tippani.
3. Certified copy of RR (Right side)
4. Pahani from 1969-70 to 2001-02

WADIA GHANDY & CO. (SOUTH)

5. Certified copy of MR Extract No.26/97-98.
6. RTC for 2001-02.
7. Genealogical tree of the family of R.Narayanagowda.
8. Copy of the Panchayath Partition dated 04.05.1974 between R.Narayanagowda and the members of his family.
9. Original Settlement Agreement dated 27.03.2003 between R.Narayanagowda and others and M.R.Seetharam.
10. Original General Power of Attorney dated 27.03.2003 executed by R.Narayanagowda and N.Ravi Kumar appointing Lakshman, a nominee of M.R.Seetharam as their agent authorizing him to apply for and obtain conversion and to convey the property by way of sale. This document is registered as No.435/02-03, Book-IV, Volume 138 at pages 111 to 117 in the Office of the Sub-Registrar, Krishnarajapura, Bangalore.
11. Original General Power of Attorney dated 27.03.2003 executed by N.Usha, Rajesjhari, Ramya and Chaya, daughters of Narayanagowda, appointing Lakshman as their agent authorising him to apply for and obtain conversion and to convey the property by way of sale.
12. Original conversion order No.37/04-05 dated 02.06.2004 converting 9 guntas for residential use.
13. Copy of the endorsement dated 11.05.2004 from Special Tahsildar, stating that no application claiming occupancy rights under Section 48(A) of the Karnataka Land Reforms Act, 1961 is pending in respect of the said property.
14. Encumbrance certificate for the period 01.06.1989 to 31.03.2003 and 1.4.2004 to 9.8.2010.
15. Original Sale Deed dated 12.10.2004 executed by Narayanagowda and his son through the GPA Holder Lakshman in favour of M.R.Seetharam, registered as Doc. No.19108/04-05, stored in CD No.77 in the Office of the Sub-Registrar, Krishnarajapura, Bangalore.
16. Copy of common khatha No.1773 issued by Thanisandra Grama Panchayat.
17. Copy of mutation extract MR No.7/04-05 issued by Thanisandra Grama Panchayat mutating M.R.Seetharam's name in respect of the property at Sl. No.14.

XVIII. **Sy.No.52/8 Extent 00 – 09 acres (09 guntas)**

Documents available for scrutiny:

1. Copy of the survey sketch of the property.
2. Certified copy of Pahani from 1969-70 to 1999-2000.
3. Certified copy of M.R 6/73-74 mutating the name of Smt. Munivenkatamma
4. Genealogical tree of M.Narayanagowda.
5. Certified copy of RTC from 2001-02.
6. Tax paid receipt dated 14.11.2002.

WADIA GHANDY & CO. (SOUTH)

7. Original Agreement of Sale dated 02.09.2002 executed between Munivenkatamma and Rathnamma in favour of M.R.Seetharam.
8. Original conversion order No.126/02-03 dated 07.12.2002 converting 9 guntas in Sy.No.52/8 for residential use.
9. Original General Power of Attorney dated 10.10.2002 executed by Smt. Munivenkatamma and Rathnamma appointing Lakshman as their agent authorizing him to obtain conversion and sell the property – registered as Doc. No.220/02-03, Book-IV volume 133 at pages 203-207 in the Office of the Sub-Registrar, Krishnarajapura, Bangalore.
10. Original Sale Deed dated 09.01.2003 executed by Munivenkatamma and Rathnamma in favour of M.R.Seetharam regarding sale of 9 guntas of converted land in Sy. No.52/8 – registered as Doc. No.15612/02-03 in Book-I, Volume 2859 at pages 211 to 219 in the Office of the Sub-Registrar, Krishnarajapuram, Bangalore.
11. Copy of common khatha No.1773 issued by Thanisandra Grama Panchayat.
12. Copy of mutation extract MR No.7/04-05 issued by Thanisandra Grama Panchayat mutating M.R.Seetharam's name in respect of the property at Sl. No.15.
13. Encumbrance certificate covering the period 01.06.1989 to 05.11.2003 and 5.11.2003 to 9.8.2010.

XIX. Sy.No.54/1 Extent 00 – 24 acres (24 guntas + 1 gunta kharab)

1. Certified copy of Pahani 1969-70 to 99-2000.
2. Certified copy of M.R.6/80-81 mutating the name of Gopalappa S/o Munisamappa as per LRF Case No.4625/76.
3. Copy of the M.R.8/99-2000 mutating the name of G. Shankar and G. Venkatesh for 12 guntas each pursuant to regd. Will dated 01.09.1997.
4. Original RTC for 2001-02.
5. Genealogical tree and affidavit.
6. Copy of the order of Land Tribunal dated 02.12.1980 in LRF 4625/76 whereunder occupancy rights have been given to Gopalappa under Section 45/48 of the Karnataka Land Reforms Act, 1961 in respect of the land in question.
7. Copy of the Will dated 01.09.1997 executed by Gopalappa, regd. as Doc.No.111/97-98, Book III, Vol.21 at pages 184 to 190 in the office of the Sub Registrar, K R Pura, Bangalore.
8. Original Settlement Agreement dated 29.03.2003 executed by G. Shankar and 2 others in favour of M.R. Seetharam.
9. Original GPA dated 29.03.2003 executed by G. Shankar and 2 others appointing Lakshman as their agent authorizing him obtain conversion and convey the property by sale.

WADIA GHANDY & CO. (SOUTH)

10. Copy of the endorsement dated 11.05.2004 issued by Special Tahasildar stating that no applications seeking occupancy rights are pending in respect of the land.
 11. Nil encumbrance certificate for the period 01.06.89 to 31.03.2003.
 12. Original order of conversion bearing No.39/04-05 dated 03.06.2004 converting 24 guntas in Sy.No.54/1 for residential use.
 13. Original Sale Deed dated 12.10.2004 executed by G. Shankar and 2 others through their GPA Holder Lakshman, in favour of M.R. Seetharam regarding sale of 24 guntas of converted land in Sy.No.54/1. The document is regd as No.19111/04-05 stored in CD 77 in the office of the Sub Registrar, K R Puram, Bangalore.
 14. Copy of mutation extract MR No.7/04-05 issued by Thanisandra Grama Panchayat mutating M.R.Seetharam's name in respect of the property at SL No.15.
 15. Encumbrance certificate (3 nos) covering the period 01.06.1989 to 05.11.2003 and 1.4.2003 to 9.8.2010.
- XX. **Sy.No.54/3 Extent 00 – 04 acres (04 guntas)**
Documents available for scrutiny:
1. Certified copy of Tippani.
 2. Certified copy of Atlas.
 3. Original Pahani 1969-70 to 2001-02.
 4. Certified copy of M.R.9/87-88 mutating the name of Chokkappa S/o Kempanna, Munegowda S/o.Munishamappa and Lakshmana S/o Munishamappa.
 5. Original RTC for 2001-02.
 6. Family tree of Munishamappa.
 7. Copy of the Sale Deed dated 17.06.1987 (regd. as Doc.No.1899/87-88, Book I, Vol. 2607 at pages 161-168 in the office of the Sub Registrar, Bangalore South Taluk) executed by Kempanna S/o Nanjundappa and others in favour of Chokkappa S/o Late Beedi Kempanna, Munegowda S/o Late Munishamappa and Lakshmana S/o Late Munishamappa regarding sale of 04 guntas of agricultural land in Sy.No.54/3 and 1 acre 16 guntas in Sy.No.60/4.
 8. Original Settlement Agreement dated 29.03.2003 executed by Chokkappa and others in favour of M.R. Seetharam.
 9. Original GPA executed by Chokkappa and 3 others appointing Lakshman as their agent authorizing him to seek conversion and convey the property by sale. The document is regd. as No.445/02-03 in Book IV Vol. 138, at pages 173-177 in the office of the Sub Registrar, K R Pura, Bangalore.
 10. Original Nil encumbrance certificate for 01.06.89 to 31.03.2003.

WADIA GHANDY & CO. (SOUTH)

11. Copy of the endorsement dated 11.05.2004 of Special Tahasildar, Bangalore East Taluk stating that no application under Form 7 is pending in respect of the land.
12. Original order of conversion converting 4 guntas in Sy.No.54/3 vide No.38/04-05 dated 03.06.2004.
13. Sale Deed dated 12.10.2004 executed by Chokkappa and 3 others through GPA Holder Lakshman in favour of M.R. Seetharam regarding sale of 4 guntas of converted land in Sy.no.54/3, registered as Doc. No.19112/04-05 stored in CD 77 in the office of the Sub-Registrar, K.R.Puram, Bangalore.
14. Copy of mutation extract MR No.7/04-05 issued by Thanisandra Grama Panchayat mutating M.R. Seetharam's name in respect of the property at Sl. No.17.
15. Encumbrance certificate covering the period 01.06.1989 to 05.11.2003 and 5.11.2003 to 9.8.2010.

XXI. Sy.No.54/4 – Extent 00-05 acres (05 guntas) & Sy.No.55/9 admeasuring 03 guntas

1. Certified copy of Pahani from 1969-70 to 1999-2000 in respect of Sy.No.54/4.
2. Certified copy of IHC 99/2000 mutating the name of Govindaraju, Nanjegowda, Ramachandra, Jayaraju and Munegowda in respect of 5 guntas in Sy.No.54/4.
3. RTC 2001-02 in respect of Sy.No.54/4.
4. Certified copy of Pahani from 1969-70 to 1999-2000 in respect of Sy.No.55/9 measuring 3 guntas.
5. Certified copy of IHC 6/98-99 mutating the name of Govindaraju, Nanjegowda, Ramachandra, Jayaraju and Munegowda.
6. Original RTC for 2001-2002 in the names of Govindaraju, Nanjegowda, Ramachandra, Jayaraju and Munegowda.
7. Family tree of Govindaraju, Nanjegowda, Ramachandra, Jayaraju and Munegowda.
8. Copy of the endorsement dated 11.11.2002 issued by Special Tahasildar stating that no application claiming occupancy rights in Form 7 is pending.
9. Tax paid receipt dated 14.11.2002.
10. Original Agreement of Sale dated 02.09.2002 executed by Govindaraju and others agreeing to sell the land to M.R. Seetharam
11. Original Settlement Agreement dated 02.09.2002 by Govind Govindaraju and others in favour of M.R. Seetharam
12. Original General Power of Attorney dated 10.10.2002 executed by Govindaraju, Chandrashekar (S/o Govindaraju), Nanjegowda, Ramachandra, Jayaraju and Munegowda appointing Lakshman as their agent authorizing him to obtain conversion and execute conveyance deed in favour of the Purchaser. The GPA is regd. as Doc.No.218/02-03.
13. Original Order of conversion No.125/02-03 dated 07.12.2002 converting 8 guntas in Sy.No.55/4 and 55/9.

WADIA GHANDY & CO. (SOUTH)

14. Encumbrances certificates for the period 01.06.89 to 05.11.2003 and 5.11.2003 to 9.8.2010 in respect of both properties.
15. Original Sale Deed dated 09.01.2003 executed by Govindaraju and others in favour of M.R. Seetharamu, regd. Doct.No.15611/2002-03 in Book-I, Vol.2859 at pages 202 to 210 in the Office of the Sub-Registrar, K.R. Puram, Bangalore.
16. Copy of mutation extract MR No.7/04-05 issued by Thanisandra Grama Panchayat mutating M.R.Seetharam's name in respect of the property at Sl. No.18.
17. Copy of the common Khata issued by Thanisandra Grama Panchayat.

XXII. Sy.No.56/1 – Extent 00-31 acres (31 guntas Plus 1 gunta kharab)

& Sy.No.56/2 - Extent 00-17 acres (17 guntas)

1. Atlas copy of Re. Sy.No.56/1.
2. Tipni copy of Re. Sy.No.56.
3. Tipni copy of Re. Sy.No.56/1.
4. RR (right side) copy of Re.Sy.No.56/1.
5. Original Pahani from 1969-70 to 1999-2000 in respect of Sy.No.56/2.
6. Copy of mutation extract MR 50/2001-02 mutating the name of B.R. Ragamma wife of Bondu Ramaswamy in respect of 17 guntas in Sy.No.56/2.
7. Original RTC for 2001-02 in respect of Sy.No.56/2.
8. Copy of Encumbrance Certificates from 01.06.1989 to 19.11.2002 and 20.11.2002 to 9.8.2010.
9. Original Sale Deed dated 17.01.2002 executed by K.M. Muniramaiah and Smt. Narayanamma in favour of B.R. Ragamma regarding sale of 17 guntas of agricultural land in Sy.No.56/2 – Regd. as Doct.No.1228/01-02 in Book-I, Vol.2293 at Pages 22 to 28 in the Office of the Sub-Registrar, Krishnarajapura, Bangalore.
10. Original pahani from 1969-70 to 1999-2000 Re. Sy.No.56/1.
11. Certified copy of Mutation Extract M.R. 15/88-89 mutating the name of Muniramaiah son of Munishamappa in respect of 32 guntas in Sy.No.56/1 and 17 guntas in Sy.No.56/2.
12. Copy of Mutation Extract M.R.51/2001-02 mutating the name of B.R. Ragamma in respect of Sy.No.56/1.
13. RTC extract for 2001-02 reg. Sy.No.56/1.
14. Encumbrance Certificates from 01.06.1989 to 20.11.2002 reg. Sy.No.56/1 and from 20.11.2002 to 9.8.2010.

WADIA GHANDY & CO. (SOUTH)

15. Copy of endorsement dated 19.10.2001 issued by Bangalore Development Authority stating that the aforesaid lands are not notified for acquisition.
16. Original Sale Deed dated 17.01.2002 executed by K.M. Muniramaiah and Smt. Narayanamma in favour of B.R. Ragamma regarding sale of 32 guntas (including 1 gunta Kharab) of agricultural land in Sy.No.56/1 – Regd. as Doct.No.12225/01-02 in Book-I, Vol.2293 at Pages 1 to 9 in the Office of the Sub-Registrar, Krishnarajapura, Bangalore.
17. Copy of the tax paid receipt dated 28.11.2002.
18. Copy of conversion order No.150/02-03 dated 04.01.2003 reg. conversion of 31 guntas in Sy.No.56/1 and 17 guntas in Sy.No.56/2.
19. Original receipts issued by the B.R. Ragamma and her family members for having received the entire sale consideration.
20. Original General Power of Attorney executed by M.R. Seetharam in favour of his son Raksha Ramaiah authorizing him to execute the Sale Deed and obtain registration thereof.
21. Original Sale Deed dated 08.11.2004 executed by B.R. Ragamma in favour of M.R. Seetharam regarding sale of 31 guntas of converted land in Sy.No.56/1 and 17 guntas in Sy.No.56/2, regd. as Doct.No.21434/04-05 stored in CD No.84 in the Office of the Sub-Registrar.
22. Copy of mutation extract MR No.7/04-05 issued by Thanisandra Grama Panchayat mutating M.R.Seetharam's name in respect of the property at Sl. No.19.
23. Copy of the common Khata issued by Thanisandra Grama Panchayat.

XXIII. Sy.No.56/3 – Extent 01-11 acres excluding 1 gunta kharab

1. Original Pahani from 1969-70 to 99-2000.
2. Copy of the order of the Land Tribunal, Bangalore South Taluk in LRF (INA) 2572, 2545 and 2505 of 83-84.
3. Copy of M R 5/92-93.
4. Copy of the order dated 09.01.96 of Divisional Commissioner, Bangalore North Sub Division.
5. Original Sale Deed dated 23.01.2002 executed by Nanjamariyappa and others in favour of Smt K K Sunitha regd as Doc.No.12579/01-02 Book I Vol.2302, at pages 223 to 227 in the office of the Sub Registrar, K R Puram, Bangalore.
6. Certified copy of the M R 49/01-02 mutating the name of Smt K K Sunitha.
7. Original RTC for 2001-02 reflecting the name of K K Sunitha.
8. Copy of the endorsement dated 11.11.2002 issued by Special Tahasildar stating that no tenancy applications are pending in respect of the land.
9. Tax paid receipt dated 14.11.2002.

WADIA GHANDY & CO. (SOUTH)

10. Copy of the endorsement dated 30.07.2002 issued by Asst. Commissioner, Bangalore stating that no case has been filed under Section 79A and B of the Karnataka Land Reforms Act in respect of the land in question.
11. Original order of conversion No.96/02-03 dated 28.11.2002 converting 1 acre 11 guntas for residential use.
12. Original Agreement of Sale dated 02.09.2002 between K K Sunitha and M R Seetharam.
13. General Power of Attorney dated 02.09.2002 executed by K K Sunitha appointing Lakshman as her agent regd as Doc.No.170/02-03, Book IV Vol 132 at pages 172 to 177.
14. Encumbrance Certificates from 01.06.89 to 05.11.2003 and from 5.11.2003 to 8.8.2010.
15. Original Sale Deed dated 09.01.2003 executed by K K Sunitha in favour of M R Seetharam regd. as Doc.No.15609/02-03.
16. Copy of mutation extract MR No.7/04-05 issued by Thanisandra Grama Panchayat mutating M.R.Seetharam's name in respect of the property at Sl. No.20
17. Copy of the common Khata issued by Thanisandra Grama Panchayat.

XXIV. Sy.No.56/4 – Extent 01-17 acres (excluding 1 gunta kharab)

1. Original Akarband.
2. Original Hissa Tippani.
3. Certified copy of Pahani from 69-70 to 2000-01.
4. Genealogical Tree of Padmanabhachar.
5. Copy of the Government Order/Communication dated 13.02.2003 from Under Secretary, Revenue Department to Deputy Commissioner, Bangalore Urban District issuing a clarification regarding grant of occupancy rights under Mysore (Personnel and Miscellaneous) Inams Abolition Act, 1954 and Mysore Religious and Charitable Inams Abolition Act, 1955. It has been clarified that all such applications are to be dealt with by Asst. Commissioner or any other Officer of the same Grade appointed by the Government.
6. Order of the Land Tribunal, Bangalore South Taluk dated 22.06.1982 in LRF (INA) 505/75-76 whereunder the claim of Padmanabhachar for occupancy right in respect of the land is confirmed and the claim of Respondent Tahasildar was rejected.
7. Original General Power of Attorneys dated 09.12.2003 executed by Padmanabhachar and other members of his family appointing T Kariyappa as their agent authorizing him to maintain and sell the property after receiving sale consideration on their behalf.
8. Endorsement issued by one T Kariyappa regarding receipt of entire sale consideration from M R Seetharam.
9. General Power of Attorney dated 18.12.2003 executed by Padmanabhachar and other members of his family appointing V R Radhakrishna, nominee of M R Seetharam as their agent authorizing him to obtain conversion and register the property by way of sale to Mr. M R Seetharam.

WADIA GHANDY & CO. (SOUTH)

10. M R Extract No.24/03-04 mutating the name of Padmanabhachar.
11. RTC 2001-02.
12. RTC 2003-04.
13. Encumbrance certificate for the period 01.06.89 to 18.05.2004 and 1.4.2004 to 9.8.2010.
14. Original order of conversion No.22/04-05 dated 02.06.2004 converting 1 acre 17 guntas for residential use.
15. Original Sale Deed dated 09.06.2004 executed by Padmanabhachar and his family members in favour of M R Seetharam selling 1 acre 18 of converted land including 1 gunta kharab, registered as Doc. 6251/04-05 stored in CD 54 in the office of the Sub-Registrar, K.R.Puram, Bangalore.
16. Copy of mutation extract MR No.7/04-05 issued by Thanisandra Grama Panchayat mutating M.R.Seetharam's name in respect of the property at Sl. No.21
17. Copy of the common Khata issued by Thanisandra Grama Panchayat.

XXV. Sy.No.58/2 – Extent 00-33 acres (33 guntas) & Sy.No.59/2 – Extent 02 – 25 acres

(2 Acres 25 Guntas + 5 guntas kharab)

1. Certified copy of Pahani from 1974-75 to 2000-01 in respect of Sy.No.59/2.
2. Copy of the Huddabasth Map of Sy.No.58/2 and 59/2.
3. Certified copy of the RTC for 2001-02 (Original) for Sy.No.59/2.
4. Original Pahani in respect of Sy.No.58/2 from 1969-1970 to 1999-2000.
5. Original RTC for 2001-02.
6. Mutation extract IHC 1/1996-97 in respect of both Sy.Nos.58/2 and 59/2 mutating the name of V. Venkatamari.
7. Genealogical tree of the family of V. Venkatamari.
8. Tax paid receipt dated 14.11.2002.
9. Original Sale Deed dated 27.11.1941 Regd. as Doct.No.1791/41-42 in Book-I,Vol.566 at Pages 236 to 239 in the Office of the Sub-Registrar, Bangalore Taluk executed by Srinivasaiah and Others in favour of Smt. Kempakka alias Akkamma.
10. Certified copy of the statement of V. Venkatamari and others submitted to the Survey Department at the time of survey and issuance of Huddabasth.
11. Copy of the endorsement dated 11.11.2002 issued by Special Tahasildar, Bangalore East Taluk, confirming that no applications under Form-7 or 7A are pending in respect of the lands.

WADIA GHANDY & CO. (SOUTH)

12. Original Agreement of Sale dated 14.08.2002 executed by V. Venkatamari, Smt. Bachamma and others in favour of M.R. Seetharam regarding sale of 33 guntas in Sy.No.58/2 and 2 acres 25 guntas in Sy.No.59/2.
13. Original General Power of Attorney dated 14.08.2002 executed by V. Venkatamari, Bachamma and other appointing Lakshman, nominee of M.R. Seetharam, as their agent authorizing him to obtain conversion and to convey the property by way of sale to the Purchaser, Regd. as Doct.No.144/02-03 in Book-IV, Vol.132 at Pages 31 to 39 in the Office of the Sub-Registrar, Krishnarajapuram, Bangalore.
14. Original order of conversion No.94/02-03 dated 28.11.2002 converting 33 guntas in Sy.No.58/2 and 2 acres 25 guntas in Sy.No.59/2 for residential use.
15. Original Encumbrance Certificate covering the period 01.06.1989 to 05.11.2003 and from 5.11.2003 to 9.8.2010.
16. Original Sale Deed dated 09.01.2003 executed by V. Venkatamari, Bachamma and others through their GPA Holder Lakshman in favour of M.R. Seetharam, Regd. as Doct. No.15615/02-03 in Book-I, Vol.2859 at Pages 238 to 246 in the Office of the Sub- Registrar, Krishnarajapuram, Bangalore, regarding sale of 33 guntas in Sy.No.58/2 and 2 acres 25 guntas in Sy.No.59/2 (converted lands).
17. Copy of mutation extract MR No.7/04-05 issued by Thanisandra Grama Panchayat mutating M.R.Seetharam's name in respect of the property at Sl. No.22.
18. Copy of the common Khata issued by Thanisandra Grama Panchayat.

XXVI. Sy.No.60/1 – Extent 01-00 acres (1 Acre)

1. Original pahani from 1969-70 to 2000-01.
2. Certified copy of MR 41/1999-2000 mutating the name of Chandrappa, Sadashiva and Chandrakanth.
3. Original RTC for 2001-02.
4. Genealogical tree of Kalegowda.
5. Tax paid receipt dated 14.11.2002.
6. Original Agreement of Sale dated 26.07.2002 executed by Kempamma, Chandrappa and others in favour of M.R. Seetharam.
7. Original General Power of Attorney dated 26.07.2002 executed by Kempamma, Chandrappa and others, appointing Lakshman as their agent authorizing him to obtain conversion and to convey the schedule property by way of Sale. The Doct. is Regd. as No.121 of 2002-03 in Book-IV, Vol.131 at pages 184-189 in the Office of the Sub-Registrar, Krishnarajapuram, Bangalore.
8. Original order of conversion No.95/02-03 dated 28.11.2003 converting 1 acre in Sy.No.60/1 for utilization as open space and park.
9. Original Sale Deed dated 09.01.2003 executed by Kempamma and 10 others through their GPA Holder, Lakshman, in favour of M.R. Seetharam, regarding sale of 1 acre of converted land in

WADIA GHANDY & CO. (SOUTH)

Sy.No.60/1. The Doct. is Regd. as No.15610/02-03 in Book-I, Vol.2859 at pages 193 to 201 in the Office of the Sub-Registrar, Krishnarajapuram, Bangalore.

10. Encumbrance Certificates from 01.06.1989 to 05.11.2003 and 5.11.2003 to 9.8.2010.
11. Copy of mutation extract MR No.7/04-05 issued by Thanisandra Grama Panchayat mutating M.R.Seetharam's name in respect of the property at Sl. No.23.
12. Copy of the common Khata issued by Thanisandra Grama Panchayat.

XXVII. Common Document

1. Original Khatha Certificate dated April 4, 2009, bearing no. 408/2008-09 issued by Bruhat Bengaluru Mahanagara Palike ("BBMP") in relation to the Subject Property.
2. Property tax paid receipt in relation to the Subject Property.
3. Letter dated December 16, 2010 issued by Mr. M. R. Seetharam to Mr. Muninder Seeru, confirming that there are no litigation pending in relation to the Subject Property.