



WADIA GHANDY & CO. (SOUTH)

ADVOCATES & SOLICITORS

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NL/SGM/259/190/2013-14

March 14, 2014

G:Corp Spaces Private Ltd.,
No.21/19, Craig Park Layout,
Off MG Road,
Bangalore -560001

Attn: Mr. Muninder Seeru, Managing Director

Re: Title report in respect of residential sites bearing nos. 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112 totally admeasuring 1,08,388 sq. ft. or thereabouts in the residential layout situated in Sy. nos. 10 and 11 of Srinivagilu Amanikere, Begur Hobli, Bengaluru South approved by BDA vide work order No. BDA / TPM/ PRL/ 65 / 2005 - 06 / 5946 / 2012-13 dated 17.1. 2013 more particularly described in the Schedule hereunder and hereinafter referred to as the "said 12 Sites" owned by Mr. G. Prasad Reddy, Mrs. K.M.Lakshmi and Mr. P.Vishwas more particularly described in Schedule I hereunder written.

We have been requested by G:Corp Spaces Private Ltd ("G:Corp Spaces") to investigate the title of Mr. G. Prasad Reddy, Mrs. K.M.Lakshmi and Mr. P.Vishwas to the said 12 Sites.

This Report should be read in conjunction with the title reports in relation to the Subject A Property, Subject B Property and Subject C Property, together comprising of the said 12 Sites are annexed to this Report.

I. TRACING OF TITLE

A. INCORPORATION OF SOCIETY AND LAND ACQUISITION FOR SOCIETY

1. On perusal of the amended byelaws dated 23.9.2013 of the Shanthinagar House Building Co-operative Society Limited ("Shanthinagar Society") we note that the Shanthinagar Society has been registered under the Karnataka Co-operative Societies Act on May 4, 1965 and presently has its office at No. 147, Vasavi Complex, 2nd Floor, 1st Main Road, Sheshadripuram, Bangalore – 560 020.
2. Vide notification No. LAQ (1) SR. 30/82-83 dated 12.1.1983, the Office of the Special Deputy Commissioner, Bangalore District, Bangalore had issued a preliminary notification under sub-section (1) of Section 4 of the Land Acquisition Act, 1894 (Central Act I of 1984) to acquire land admeasuring 65 acres 37 guntas bearing Sy. Nos. 1, 2/1, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of Srinivaglu Ammenikare Village and Sy. No. 12/1 of Jakkasandra

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Village, Begur Hobli, Bangalore South Taluk. The notification dated 12.1.1983 was published in the Karnataka Gazette on 13.1.1983.

3. Vide notification bearing Nos. RD.73 AQB 83 dated 30.6.1983, declaration was made under Section 6(1) of the Land Acquisition Act, 1894 that the notified lands admeasuring 66 acres 25 Guntas (including the said 12 Sites) in Sy. Nos. 1, 2/1, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of Srinivaglu Ammenikare Village and Sy. No. 12/1 of Jakkasandra Village, Begur Hobli, Bangalore South Taluk are required for Shanthinagar Society. The notification inter alia states that *'the Government of Karnataka is satisfied after considering the report of the Special Deputy Commissioner under sub-section (2) of Section 5-B Section 6(1-A) of the Land Acquisition Act, 1894 as amended by Karnataka Act No. 17 of 1961 that the said lands are needed to be acquired for the purpose specified above'*.
4. On 4.7.1984 the then owners of the lands (including the owners of the land in which the said 12 Sites are formed) have voluntarily handed over possession of land in Sy. Nos. 2/1, 4, 5, 6, 9, 10, 11, 12 of Srinivaglu Ammenikare Village and Sy. No. 12/1 of Jakkasandra Village to the Special Land Acquisition, Bangalore. Shanthinagar Society who has acknowledged having taken over possession of the lands.
5. The Special Land Acquisition Officer in proceedings No. LAC 775, 777, 778, 779, 782, 783, 784, 785/1985-86 has passed a consent award on 12.9.1986 ("**1986 Award**") determining the total compensation payable as Rs. 25,88,656.15. The 1986 Award sets out following details:
 - a. The landlords and the acquiring body have mutually entered into agreements in respect of Sy. Nos. 2/1, 4, 5, 6, 9, 10, 11 and 12 of Srinivagilu Amanikere Village. The consideration of the agreements has been fully paid and received by the landlords.
 - b. The acquiring body and the landlords have consented for the rate / value of land noted in the 1986 Award
 - c. The possession of the land has already been handed over to the society on 4.7.1984.
6. On 21.10.1988 the Special Land Acquisition Officer has issued a notification under Section 16(2) of the Land Acquisition Act, 1984 as amended by the Karnataka Act No. 17/1961 informing the general public and the concerned people that the notified lands comprised in Sy. Nos. 1, 2/1, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of Srinivaglu Ammenikare Village and Sy. No. 12/1 of Jakkasandra Village, Begur Hobli, Bangalore South Taluk totally admeasuring 65 acres 26 guntas has been acquired for Shanthinagar Society. The possession of the property acquired by Government of Karnataka was handed over to the Shanthinagar Society.
7. Pursuant to the notification dated 21.10.1988 issued under Section 16(2) of the Land Acquisition Act, 1984 as amended by the Karnataka Act No. 17/1961, the notified lands comprised of Sy. Nos. 1, 2/1, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of Srinivaglu Ammenikare Village and Sy. No. 12/1 of Jakkasandra Village, Begur Hobli, Bangalore South Taluk totally admeasuring 65 acres 26 guntas have been acquired for Shanthinagar Society. The possession of the lands (including the lands forming part of the 12 Sites) acquired by the Government of Karnataka was handed over to the Shanthinagar Society in 1988.

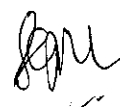
B. DIVISION OF THE SAID PROPERTY INTO SITES

8. Vide a resolution No.234/92 dated 2.9.1992 passed by the Bangalore Development Authority (BDA), the layout of the said lands forming part of the larger extent of land admeasuring 66 acres 22 guntas was approved, under which the land admeasuring 23 acres 19 guntas was earmarked for the development of Group Housing which included internal roads, amenities and open spaces ("**Group Housing Area**") and an area admeasuring 42 acres 36 guntas was earmarked for residential sites which included internal roads, amenities and open spaces ("**Residential Sites Area**"). *This is referred to in the sale deeds executed by Shanthinagar Society in favour of the original allottees of the sites.*
9. We have been provided with a copy of the re-modified layout plan approved by the BDA in relation to land admeasuring 42 acres 36 guntas in Sy. Nos. 5(p), 6, 7, 8, 9(p), 10(p), 11(p), 12(p) of Srinivaglu Ammenikare Village and Sy. No. 12/1 of Jakkasandra Village, Begur Hobli, Bangalore South Taluk for formation of 199 sites including the said 12 Sites i.e. sites bearing nos. 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112. The approved layout plan also refers to Resolution No. 234/1992 dated 2.9.1992 and Resolution No. 194/97 dated 28.7.1997 passed by the BDA and work order No. BDA/TPM/287/2002-03 approved by the Commissioner in relation to the layout plan.

C. LETTERS OF ALLOTMENT AND SALE DEEDS IN FAVOUR OF THE ORIGINAL ALLOTTEES

10. As per the recitals to the sale deeds executed by Shanthinagar Society in favour of the original allottees (**Original Allottees**), the said 12 Sites forming part of the Residential Sites Area were agreed to be provisionally allotted by Shanthinagar Society to the Original Allottees vide allotment letters which were accepted by the allottees.
11. As per the Letters of Intent of Allotment of Sites in relation to the said 12 Sites, the Original Allottees have been admitted as Members / Associate Members of the Shanthinagar Society.
12. Subsequently, sale deeds have been executed by Shanthinagar Society in favour of the Original Allottees.
13. Share Certificates were issued by Shanthinagar Society to the Original Allottees of the said 12 Sites. The reference for these have been mentioned in certain documents perused by us.
14. Possession Certificates were then issued by Shanthinagar Society in favour of the Original Allottees under which possession of the said 12 Sites were handed over to the Original Allottees after all the due amounts to Shanthinagar Society were paid by the Original Allottees.
15. Khatha Certificates were issued by BDA wherein the names of the Original Allottees were entered as the owners of the said 12 Sites in the revenue registers maintained in the office of the BDA.

The list of the Original Allottees is set out hereunder in Annexure A hereto.



D. TRANSFER BY THE ORIGINAL ALLOTEES TO THE CURRENT OWNERS

16. By and under registered sale deeds, the Original Allottees have conveyed the said 12 Sites in favour of the present owners, namely, Mr. G. Prasad Reddy, Mrs. K.M.Lakshmi and Mr. P.Vishwas.
17. Khatha Certificates have been issued by the BDA, reflecting the names of the current owners as the owners of the said 12 Sites.

No Objection Certificates / ratification from the Shanthinagar Society for sale of the 12 Sites by the Allottees and amalgamation of the 12 sites and buildings thereon and construction of multi storied buildings thereon will require to be obtained.

E. TITLE OF THE CURRENT OWNERS OF THE SITES

18. By and under the following Sale Deeds, Mr. G. Prasad Reddy, Mrs. K.M.Lakshmi and Mr. P.Vishwas have become the owners of the said 12 Sites (divided into the Subject A Property, Subject B Property and Subject C Property):

Subject A Property – Owner - Shri G. Prasad Reddy

Subject A Property						
Sl. No.	Date of the Sale Deed	Document No.	Vendor	Purchaser	Site No. (Sy. No.)	Extent
1.	12.09.2011	5883/2011-12	Rathna Prakash M.	G. Prasad Reddy	102 (10)	8400 sq. ft.
2.	09.09.2011	5654/2011-12	Raghavendra D. S	G. Prasad Reddy	103 (10)	8400 sq. ft.
3.	22.10.2011	7875/2011-12	Kishore M. J	G. Prasad Reddy	104 (10)	8400 sq. ft.
4.	07.09.2011	5581/2011-12	Prabhakar S	G. Prasad Reddy	105 (10)	8400 sq. ft.
5.	09.09.2011	5701/2011-12	Padmakar B. G	G. Prasad Reddy	106 (11)	12145 sq. ft.
6.	13.09.2011	5645/2011-12	Raman B. A.	G. Prasad Reddy	108 (10)	8400 sq. ft.
7.	13.09.2011	5578/2011-12	Mamatha Raman	G. Prasad Reddy	111 (10)	8400 sq. ft.
8.	29.09.2011	6335/2011-12	Radha Rukmini M. J.	G. Prasad Reddy	112 (10)	8400 sq. ft.

Subject B Property – Owner – K. M. Lakshmi

Subject B Property						
Sl. No.	Date of the Sale Deed	Document No.	Vendor	Purchaser	Site No. (Sy. No.)	Extent
1.	15.07.2011	3113/2011-12	Sreenivasulu K. V.	K. M. Lakshmi	110 (10)	8400 sq. ft.

Subject C Property – Owner – P. Vishwas

Subject C Property						
Sl. No.	Date of the Sale Deed	Document No.	Vendor	Purchaser	Site No. (Sy. No.)	Extent
1.	24.01.2012	9388/2011-12	Subhashini N. S	P. Vishwas	101 (10)	8400 sq. ft.
2.	23.11.2011	7952/2011-12	Sridhara N. K	P. Vishwas	107 (11)	12243 sq. ft.
3.	04.02.2012	9666/2011-12	Lakshmi Srinivas N.	P. Vishwas	109 (10)	8400 sq. ft.

Note: The Sale Deed with respect to Site No. 106 has been rectified under a Rectification Deed dated 5.3.2014 to reflect the extent as 12145 sq. ft. Similarly Sale Deed with respect to Site No. 107 has been rectified under a Rectification Deed dated 10.3.2014 to reflect the extent as 12243 sq ft.

Separate title reports in relation to the Subject A Property, Subject B Property and Subject C Property together comprising of the said 12 Sites are annexed to this Report.

F. STATUS OF THE SOCIETY AS ON DATE

19. Under the letter dated 26.9.1991 and the detailed note prepared by Mr. M. N. Ashwathanarayana, Joint Registrar of Co-operative Societies and Special Officer of Shanthinagar Society, submitted to the Secretary to Government regarding the affairs of Shanthinagar Society, we note that in 1991, the Joint Registrar had taken charge of the Shanthinagar Society on behalf of the Government.

The note also mentions that an agreement was entered into on 10.4.1989 with Lokhandwala Builders for developing the property acquired by Shanthinagar Society.

20. We have been provided with a copy of the bank statement of Shanthinagar Society for the period 1.1.2004 to 31.12.2005 issued by Sree Subramanyeswara Co-operative Bank Limited which reflects that a sum of Rs. 4,71,00,000/- (Rupees Four Crores Seventy One Lakhs only) has been paid to Lokhandwala Builders. We have also perused the Minutes of the General body meeting of Shanthinagar Society dated 24.08.2012 where it is explicitly mentioned that Lokhandwala Builders were reluctant to continue as the developers and that the Shanthinagar Society and Lokhandwala Builders have mutually decided to give up the development agreement and settled the accounts without any disputes.

21. Under the letter dated 10.4.1992 addressed by the Secretary to Government, Co-operation Department, Karnataka Government Secretariat, Bangalore to the Special Officer, Shanthinagar Society was directed to hold elections as per the bye-laws and report compliance.

22. A notification dated 30.5.1992 has been issued by the Assistant Registrar of Co-operative Societies, Bangalore Division and the Returning Officer, Shanthinagar Society, which mentions that the election was conducted and 9 candidates were elected to the management committee for the years 1992-93 and 1994-95.

23. On perusal of the amended bye-laws dated 23.9.2013 of the Shanthinagar Society, we note that the Shanthinagar Society has been registered with the Joint Registrar of Co-operative Societies, Bangalore Region, Bangalore – 18 on 16.12.2013 vide reference No. JRB/Amendment/166/2013-14. It appears that the members of the society are in charge of the administration and management of the society.

G. PUBLIC NOTICE

24. PUBLIC NOTICE

We have issued following public notices in relation to the said 12 Sites in The Hindu (English) and Prajavani (Kannada), Bangalore Edition calling for claims against or to the said 12 Sites within 21 days from the date of the notice:

Sl. No.	Date of Publication	Newspaper	Site Numbers	Extent (sq. ft)
1	27.1.2014	Prajavani	103, 104, 109 & 110	33,600
2	23.1.2014	The Hindu		
3	3.2.2014	Prajavani	101, 102, 111 & 112	33,600
4	31.1.2014	The Hindu		
5	7.2.2014	Prajavani	105 & 108 (and 68, 69, 82)	37,800
6	7.2.2014	The Hindu		
7	10.2.2014	Prajavani	106 & 107 (and 83)	31,132
8	10.2.2014	The Hindu		

In relation to the said 12 Sites, we have also issued public notice in Hindustan Times, Mumbai Edition on 6.2.2014 calling for claims.

25. OBJECTIONS TO THE PUBLIC NOTICE & WITHDRAWAL

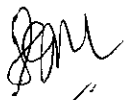
We have received an objection letter dated 20.2.2014 with respect to Sites Nos. 101, 102, 111 and 112 in Sy. No. 10 admeasuring 33,600 square feet from Mr. A Amarlal and Mr. Avnash Amarlal.

Subsequently, vide letter dated 5.3.2014, Mr. A. Amarlal and Mr. Avnash Amarlal have withdrawn their objections by issuing a No Objection Certificate.

H. PLAN SANCTION

26. The BDA has issued a modified Work Order dated 17.1.2013 under which residential layout plan has been sanctioned for land admeasuring 54 acres 34 guntas in Sy. Nos. 2/1p, 3p, 4p, 5, 6, 7, 8, 10, 11 and 12 of Srinivaglu Ammenikare Village and Sy. No. 12/1 of Jakkasandra Village, Begur Hobli, Bangalore South Taluk. The layout plan has been sanctioned for formation of 309 sites which also includes the said 12 Sites.
27. The BDA has issued a Site Release Endorsement dated 17.1.2013 for releasing the sites to Shanthinagar Society. As mentioned in the Site Release Endorsement, the Government as per circular dated 3.12.2012 bearing No. 599/2012 is supposed to release 40% of the sites during the sanctioning of the layout plan. However, since the Shanthinagar Society has already registered 156 sites to the members, the same are released which includes the said 12 Sites.

The work order refers to WP No. 9007/2012 which is pending before the High Court of Karnataka at Bangalore. On perusal of the order sheet relating the said petition we note that the same is relating to Sy. No. 1, 3, 7 and 8 and not related to the survey numbers under which the said 12 Sites are covered.



I. ORIGINAL DOCUMENTS VERIFICATION

28. We have perused the original documents. The original documents verified by us are set out in Annexure – B below.

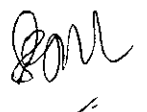
II. CONCLUSION

A. On perusal of the documents provided to us, we note as under:

1. Shanthinagar Society has been registered under the Karnataka Co-operative Societies Act on May 4, 1965 and presently has its office at No. 147, Vasavi Complex, 2nd Floor, 1st Main Road, Sheshadripuram, Bangalore – 560 020.
2. Pursuant to the acquisition of lands under the provisions of the Land Acquisition Act read with Karnataka Act No. 17/1961, the possession of lands comprised in Sy. Nos. 1, 2/1, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of Srinivaglu Ammenikare Village and Sy. No. 12/1 of Jakkasandra Village, Begur Hobli, Bangalore South Taluk totally admeasuring 65 acres 26 guntas has been handed over to Shanthinagar Society.
3. Under resolution No.234/92 dated 2.9.1992 passed by the BDA an area admeasuring 42 acres 36 guntas forming part of the larger extent of land admeasuring 66 acres 22 guntas was earmarked for residential sites which included internal roads, amenities and open spaces (Residential Sites Area) . Re-modified layout plan was approved by the BDA in relation to Residential Sites Area for formation of 199 sites including the said 12 Sites i.e. sites bearing nos. 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112.
4. Under Allotment Letters, the said 12 Sites forming part of the Residential Sites Area were agreed to be provisionally allotted by Shanthinagar Society to the Original Allottees. As per the Allotment Letters in relation to the 12 Sites, the Original Allottees have been admitted as Members / Associate Members of the Shanthinagar Society.
5. Subsequently, sale deeds have been executed by Shanthinagar Society in favour of the Original Allottees and Share Certificates were issued by Shanthinagar Society to the Original Allottees of the said 12 Sites.
6. Possession Certificates were also issued to the Original Allottees under which the Original Allottees were put in possession of the said 12 Sites.
7. By and under registered sale deeds, the Original Allottees have conveyed the said 12 Sites in favour of the present owners, namely, Mr. G. Prasad Reddy, Mrs. K.M.Lakshmi and Mr. P.Vishwas.
8. Khatha Certificates have been issued by the BDA, reflecting the names of the current owners as the owners of the said 12 Sites.

The title reports in relation to the Subject A Property, Subject B Property and Subject C Property together comprising of the said 12 Sites are annexed to this Report as:-

**Annexure C (Subject A Property),
Annexure D (Subject B Property), and
Annexure E (Subject C Property).**



9. Public notices in relation to the said 12 Sites have been placed in The Hindu (English) and Prajavani (Kannada), Bangalore Edition and Hindustan Times, Mumbai Edition calling for claims. We have received objections from Mr. A Amarlal and Mr. Avnash Amarlal with respect to Sites Nos. 101, 102, 111 and 112 in Sy. No. 10 admeasuring 33,600 square feet. Mr. A. Amarlal and Mr. Avnash Amarlal have subsequently withdrawn their objections.
10. BDA has issued a modified Work Order dated 17.1.2013 under which residential layout plan has been sanctioned for land admeasuring 54 acres 34 guntas in Sy. Nos. 2/1p, 3p, 4p, 5, 6, 7, 8, 10, 11 and 12 of Srinivaglu Ammenikare Village and Sy. No. 12/1 of Jakkasandra Village, Begur Hobli, Bangalore South Taluk. The layout plan has been sanctioned for formation of 309 sites which also includes the said 12 Sites.

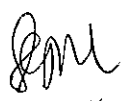
B. Opinion on title

On the basis of the 12 Sale Deeds under which the current owners, namely, Mr. G. Prasad Reddy, Mrs. K.M.Lakshmi and Mr. P.Vishwas became the owners of the said 12 Sites and the Khatha issued by BDA reflecting the names of the current owners, the encumbrance certificates and the latest tax paid receipts, **we are of the opinion that Mr. G. Prasad Reddy, Mrs. K.M.Lakshmi and Mr. P.Vishwas are sufficiently entitled to the said 12 Sites as the owners.**

III. BASIS ON WHICH THIS REPORT HAS BEEN ISSUED

With respect to the investigation of title of Mr. G. Prasad Reddy, Mrs. K.M.Lakshmi and Mr. P.Vishwas to the said 12 Sites, we have undertaken the following steps:

- (i) We have examined the photocopies of the title deeds with respect of the said 12 Sites as per the list annexed hereto and marked as **Schedule II**;
- (ii) We have verified certain original title deeds with respect to the said 12 Sites which are set out in **Annexure B** hereto
- (iii) We have examined the Revised Sanction plan & work order No. BDA / TPM/ PRL/ 65 / 2005 - 06 / 5946 / 2012-13 dated 17.1. 2013 from the BDA;
- (iv) We have traced title to the said Property for a period from 1983 till date (for a period of 31 years);
- (v) We have placed public notices in respect of the said 12 Sites in three newspapers.
- (vi) We have not carried out any independent searches at any of the courts or forums or government offices having jurisdiction over the said 12 Sites and are not commenting on court proceedings, if any relating to the said Property;
- (vii) We have not been provided with the endorsements issued by KIADB and KHB NHA;
- (viii) In relation to the boundaries, we have relied upon the latest documents provided to us.



(ix) This Report should be read in conjunction with the title reports in relation to the Subject A Property, Subject B Property and Subject C Property together comprising of the said 12 Sites, which are annexed to this Report.

Yours truly,

For Wadia Ghandy & Co. (South),

Partner

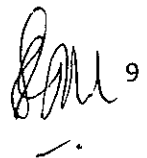


SCHEDULE I

DETAILS OF THE SAID 12 SITES OWNED BY MR. G. PRASAD REDDY, MRS. K.M.LAKSHMI AND MR. P.VISHWAS

(As per the registered Sale Deeds in favour of Owners)

Sl. Nos.	Site Nos.	Extent	Boundary			
			East	West	North	South
1.	101 (10)	8400 sq. ft.	Plot No.100	Plot No.102	Plot No.102	40 Feet Road
2.	102 (10)	8400 sq. ft.	Plot No.101	Plot No.103	Plot No.111	40 Feet Road
3.	103 (10)	8400 sq. ft.	Plot No.102	Plot No.104	Plot No.110	40 Feet Road
4.	104 (10)	8400 sq. ft.	Plot No.103	Plot No.105	Plot No.109	40 Feet Road
5.	105 (10)	8400 sq. ft.	Plot No.104	Plot No.106	Plot No.108	40 Feet Road
6.	106 (11)	12145 sq. ft.	Plot No.105	40 Feet Road	Plot No.107	40 Feet Road
7.	107 (11)	12243 sq. ft.	Plot No.108	40 Feet Road	60 Feet Road	Plot No.106
8.	108 (10)	8400 sq. ft.	Plot No.109	Plot No.107	60 Feet Road	Plot No.105
9.	109 (10)	8400 sq. ft.	Plot No.110	Plot No.108	60 Feet Road	Plot No.104
10.	110 (10)	8400 sq. ft.	Plot No.111	Plot No.109	60 feet road	Plot No.103
11.	111 (10)	8400 sq. ft.	Plot No.112	Plot No.110	60 Feet Road	Plot No.102
12.	112 (10)	8400 sq. ft.	Plot No.113	Plot No.111	60 Feet Road	Plot No.101
	Total	108388 sq. ft.				



SCHEDULE II

(List of the photocopies of the title deeds with respect of the said 12 Sites examined by us)

LIST OF DOCUMENTS PERUSED

Sl No.	Date	Document
Acquisition related documents		
1.	12.1.1983	Preliminary Notification No. LAQ (1) SR. 30/82-83 issued by Office of the Special Deputy Commissioner, Bangalore District, Bangalore to acquire land admeasuring 65 acres 37 guntas
2.	30.6.1983	Notification bearing No. RD.73 AQB 83 by which declaration was made under Section 6(1) of the Land Acquisition Act, 1894 in respect of the notified lands admeasuring 66 acres 25 Guntas
3.	4.7.1984	Possession letter under which owners of the land have handed over possession of land to the Special Land Acquisition, Bangalore
4.	12.9.1986	Consent award passed by the Special Land Acquisition Officer in proceedings No. LAC 775, 777, 778, 779, 782, 783, 784, 785/1985-86
5.	21.10.1988	Notification under Section 16(2) of the Land Acquisition Act, 1984 as amended by the Karnataka Act No. 17/1961 issued by the Special Land Acquisition Officer
Note by the Joint Registrar of Co-operative Societies		
6.	26.9.1991	Note prepared by Mr. M. N. Ashwathanarayana, Joint Registrar of Co-operative Societies and Special Officer of Shanthinagar Society, submitted to the Secretary to Government regarding the affairs of Shanthinagar Society
Objections to Public Notice		
7.	20.2.2014	2 objections with respect to Sites Nos. 74, 75, 76 and 77 in Sy. No. 11 admeasuring 28,000 square feet and with respect to Sites Nos. 101, 102, 111 and 112 in Sy. No. 10 admeasuring 33,600 square feet received from Mr. A Amarlal and Mr. Avnash Amarlal.
Plan sanction related documents		
8.	17.1.2013	Modified Work Order issued by BDA under which residential layout plan has been sanctioned for land admeasuring 54 acres 34 guntas
9.	17.1.2013	Site Release Endorsement issued by BDA for releasing the sites to Shanthinagar Society
10.		Re-modified layout plan approved by the BDA in relation to land admeasuring 42 acres 36 guntas
Other relevant documents		
11.	23.9.2013	Amended byelaws of the Shanthinagar House Building Co-operative Society
Title Documents and other related documents to the said 12 Sites have been covered separately in the respective title reports for the Subject A Property, Subject B Property and Subject C Property in Annexures C, D and E		

ANNEXURE A

LIST OF ORIGINAL ALLOTTEES

S.No.	Site No.	Extent (in Sq.Ft.)	Name of the Allottee
1.	102	8400	Rathna Prakash M
2.	103	8400	Raghavendra D.S.
3.	104	8400	Kishore M.J.
4.	105	8400	Prabhakar S
5.	106	12100	Padmakar B.G.
6.	108	8400	Raman B.A.
7.	111	8400	Mamatha Raman
8.	112	8400	Radha Rukmani M.J.
9.	101	8400	N.S.Subhashini
10.	107	12100	Sridhara N.K.
11.	109	8400	Sri Lakshmi Srinivas N.
12.	110	8400	K. M. Lakshmi

ANNEXURE B

LIST OF ORIGINAL DOCUMENTS VERIFIED

Sl. No.	Date	Document
Subject A Property		
Site No. 102		
1.	03.11.2004	Sale deed executed by the Shanthingar House Building Co-operative Society Limited in favour of Rathna Prakash M vide registered document no. BAS-1-19809-2004-05 at the office of the Sub-Registrar, Bangalore South Taluk.
2.	12.9.2011	Sale deed executed by Rathna Prakash M in favour of G.Prasad Reddy, vide registered document No. 5883/2011-12 on 01.10.2011 at the Office of the Sub-Registrar Bommanahalli.
Site No. 103		
3.	05.11.2004	Sale deed executed by the Shanthingar House Building Co-operative Society Limited in favour of Raghavendra D.S. vide registered document no. BAS-1-19846-2004-05 at the office of the Sub-Registrar, Bangalore South Taluk.
4.	9.9.2011	Sale deed executed by Raghavendra D.S. in favour of G.Prasad Reddy, vide registered document No. 5654/2011-12 on 26.09.2011 at the Office of the Sub-Registrar Bommanahalli.
Site No. 104		
5.	25.10.2004	Sale deed executed by the Shanthingar House Building Co-operative Society Limited in favour of Kishore M.J. vide registered document no. BAS-1-18695-2004-05 at the office of the Sub-Registrar, Bangalore South Taluk.

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6.	22.10.2011	Sale deed executed by Kishore M.J. in favour of G.Prasad Reddy, vide registered document No. 7875/2011-12 on 13.12.2011 at the Office of the Sub-Registrar Bommanahalli.
Site No. 105		
7.	5.11.2004	Sale deed executed by the Shanthinagar House Building Co-operative Society Limited in favour of Prabhakar.S. vide registered document No.BAS-1-19792/2004-05 stored in CD No. BASD 108 on 06.11.2004 at the office of the Sub-Registrar, Bangalore South Taluk.
8.	09.09.2011	Sale deed executed by Prabhakar. S. in favour of G. Prasad Reddy, vide registered document No.BMH-1-05581-2011-12 stored in CD No.BMHD514 on 24.09.2011 at the Office of the Sub-Registrar Bommanahalli.
Site No. 106		
9.	4.11.2004	Sale deed executed by the Shanthingar House Building Co-operative Society Limited in favour of Padmakar B.G. vide registered document no. BAS-1-19591-2004-05 at the office of the Sub-Registrar, Bangalore South Taluk.
10.	09.09.2011	Sale deed executed by Padmakar B.G. in favour of G.Prasad Reddy, vide registered document No. 5701/2011-12 on 26.09.2011 at the Office of the Sub-Registrar Bommanahalli.
Site No. 108		
11.	4.11.2004	Sale deed executed by the Shanthingar House Building Co-operative Society Limited in favour of Raman B A vide registered document no. BAS-1-19607-2004-05 at the office of the Sub-Registrar, Bangalore South Taluk.
12.	13.09.2011	Sale deed executed by Raman B A in favour of G.Prasad Reddy, vide registered document No. 5645/2011-12 on 26.09.2011 at the Office of the Sub-Registrar Bommanahalli.
Site No. 111		
13.	26.10.2004	Sale deed executed by the Shanthingar House Building Co-operative Society Limited in favour of Mamatha Raman vide registered document no. BAS-1-19600-2004-05 at the office of the Sub-Registrar, Bangalore South Taluk.
14.	13.09.2011	Sale deed executed by Mamatha Raman in favour of G.Prasad Reddy, vide registered document No. 5578/2011-12 on 24.09.2011 at the Office of the Sub-Registrar Bommanahalli.
Site No. 112		
15.	5.11.2004	Sale deed executed by the Shanthingar House Building Co-operative Society Limited in favour of Radha Rukmani M.J. vide registered document no. BAS-1-19828-2004-05 at the office of the Sub-Registrar, Bangalore South Taluk.
16.	29.09.2011	Sale deed executed by Radha Rukmani M.J. in favour of G.Prasad Reddy, vide registered document No. 6335/2011-12 on 21.10.2011 at the Office of the Sub-Registrar Bommanahalli.
Subject B Property – Site No. 110		
17.	6.11.2004	Sale deed executed by the Shanthinagar House Building Co-Operative Society Limited in favour of Sreenivasulu K V vide registered document No.BSA-1-19916/04-05 stored in CD No.BASD109 on 8.11.2004
18.	15.7.2011	Sale deed registered as document No.3113/2011-12 on 15.7.2011, executed between Sreenivasulu K. V. as the vendor and Umesh H.S. as the confirming party in favour of K M Lakshmi as the purchaser for the Subject E property admeasuring 8400 sq. ft.
Subject C Property		
Site No. 101		
19.	6.11.2004	Sale deed executed by the Shanthingar House Building Co-operative Society Limited in favour of

		N.S.Subhashini vide registered document no. BAS-1-20211-2004-05 at the office of the Sub-Registrar, Bangalore South Taluk.
20.	24.01.2012	Sale deed executed by N.S.Subhashini in favour of P.Vishwas, vide registered document No. 9388/2011-12 on 3.2.2012 at the Office of the Sub-Registrar Bommanahalli.
Site No. 107		
21.	__11.2004	Sale deed executed by the Shanthingar House Building Co-operative Society Limited in favour of Sridhara N.K. vide registered document no. BAS-1-19674-2004-05 at the office of the Sub-Registrar, Bangalore South Taluk.
22.	23.112011	Sale deed executed by Sridhara N.K. in favour of P.Vishwas and Manjula Chandranna as the Confirming Party, vide registered document No. 7952/2011-12 on 15.12.2011 at the Office of the Sub-Registrar Bommanahalli.
Site No. 109		
23.	6.11.2004	Sale deed executed by the Shanthingar House Building Co-operative Society Limited in favour of Sri Lakshmi Srinivas N vide registered document no. BAS-1-20063-2004-05 at the office of the Sub-Registrar, Bangalore South Taluk.
24.	27.12.2011	Sale deed executed by Sri Lakshmi Srinivas N in favour of P.Vishwas, vide registered document No. 9666/2011-12 on 14.2.2012 at the Office of the Sub-Registrar Bommanahalli.

ANNEXURE C

Title Report of Subject A Property

ANNEXURE D

Title Report of Subject B Property

ANNEXURE E

Title Report of Subject C Property

