

WADIA GHANDY & CO. (SOUTH)
ADVOCATES & SOLICITORS

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Ref. No. SGM/045/ 155/2010-2011

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:

- a. Survey number 55/1 admeasuring 2 acres 19 guntas or thereabouts situate, lying and being at Thanisandra Village, K R Puram, Hobli, Bangalore East Taluk, more particularly set out in Schedule I hereunder (hereinafter referred to as "Thanisandra Property"); and
- b. Survey numbers 128/1 A-E, 128/2, 128/3 admeasuring 29 Guntas and Survey number 129/5 admeasuring 7 Guntas or thereabouts, totally admeasuring 36 Guntas or thereabouts, situate lying and being at Nagawara Village, Kasaba Hobli, Bangalore North Taluk, more particularly set out in Schedule II hereunder (hereinafter referred to as "Nagawara Property").

The Thanisandra Property and the Nagawara Property referred above which aggregates to 3 Acres 02 Guntas is collectively referred as "the Larger Property"

A. Title Documents

THANISANDRA PROPERTY

1. We have been provided with a signed title report dated August 19, 2010 issued by M/s. Sundaraswamy & Ramadas, Advocates, Bangalore in relation to Survey No. 55/1 totally admeasuring 2 Acres 19 Guntas (equivalent to 1,07,811 sq. ft.) which *interalia* includes the Thanisandra Property ("the Thanisandra Title Report").
2. On perusal of the Thanisandra Title Report, we observe the following:-

BRANCHES :

MUMBAI : WADIA GHANDY & CO., N. M. WADIA BUILDINGS, 123 MAHATMA GANDHI ROAD, MUMBAI 400 001. TEL : 91-22-2267 0649/2271 5600 FAX : 91-22-22676784/22670226
AHMEDABAD : WADIA GHANDY & CO. (AHMEDABAD) 1ST FLOOR, CHANDAN HOUSE, NEAR MAYOR'S BUNGLOW, LAW GARDEN, AHMEDABAD 380 006. TEL : 91-79-26564700/4800 FAX : 91-79-26564300
CHENNAI : WADIA GHANDY & CO. (SOUTH) 82, SPRINGFIELD, OLD NO. 9, NEW NO. 22, JACANATHAN ROAD, NUNGAMBAKKAM, CHENNAI 600 034. TEL : 91-44-43596850 /5858 FAX : 91-44-43596830
PUNE : WADIA GHANDY & CO. (PUNE) OFFICE No. 12, SAGAR ARCADE, 616 FERGLISSON COLLEGE ROAD, DECCAN GYMNASIA, PUNE 411 004. TEL : 91-20-25539950 FAX : 25520578

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- a. The total extent of Sy. No. 55/1 is 2 acres 19 guntas ("Entire Sy. No. 55/1").
- b. The erstwhile owners of Entire Sy. No. 55/1 have formed a private layout which consists of individual sites of various dimensions ("the Sites") and internal roads, and the entire area including the internal roads admeasures 2 Acres 19 guntas.
- c. The erstwhile owners have subsequently sold the Sites to various individuals through separate registered Sale Deeds.
- d. By and under various registered Sale Deeds and a registered Gift Deed, Mr. Seetharam has acquired 53 Sites from and out of a total of 61 Sites ("Purchased Sites").
- e. The balance site numbers F8, E7, D7, D8 and D9 in the South Wing and G6, D2 and D6 in the North Wing aggregating to 8.8 guntas (equivalent to 9600 sq. ft.) in Survey No. 55/1 have not been acquired / purchased by Mr. Seetharam and are owned by separate individuals / entities ("the 8 Un-Purchased Sites").
- f. In the Thanisandra Title Report, it is mentioned that :-

"Since the Layout has been approved by the Gram Panchayat and the original owner has sold the sites to various persons, the original owners have no legal right to claim title over the internal roads as these roads would go along with the sites and the individual site owners are entitled to the user thereof Mr. Seetharam has purchased all but 8 sites in the said Layout formed in Sy. No.55/1 and hence, he is the absolute owner in possession and enjoyment of 2 Acres 19 guntas of converted land excluding 9600 square feet relating to the 8 sites yet to be acquired."

- g. A public notice has been issued on July 28, 2010 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 land admeasuring 2 Acres 19 Guntas in Survey Number 55/1 which clearly mentions that the previous owner of the Thanisandra Property had made a private layout and sold Sites to individual purchasers. No objections have been received from the owners of the Un-Purchased Sites.
3. We have been provided with the original / certified copies / photo copies of the title documents under which Mr. Seetharam has acquired title to the Purchased Sites. The details of the title documents verified are more particularly set out in **Appendix A** hereto.

NAGAWARA PROPERTY

4. In relation to Nagawara Property, we have been provided with the signed title report issued in 2002 by Mr. K. V. Shayama Prasada, Advocate ("the Nagawara Title Report").

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5. The Nagawara Title Report confirms the title of the erstwhile owner one Mr. Sharada J Shetty in relation to the Nagawara Property and it appears from the Nagawara Title Report that as on 2002, Mr. Sharada J Shetty has got a clear and marketable title and alienable rights to the Nagawara Property.
6. We have been provided with a copy of the registered Sale Deed dated February 7, 2003 executed by the erstwhile owner Sharada J Shetty in favour of Mr. M.R. Seetharam conveying the Nagawara Property absolutely in favour of Mr. M.R. Seetharam.
7. We have perused the originals / certified copies / photo copies of the title documents under which Mr. M. R. Seetharam has acquired title to the Nagawara Property, as more particularly referred in **Appendix B** hereto.

B. Khatha Certificate

8. We have been provided with the Khatha Certificate dated September 7, 2010 issued by Assistant Revenue Officer, Byatarayanapura Range, Bhruhat Bengaluru Mahanagara Palike ("BBMP") The Khatha Certificate records the name of Mr. Seetharam as the owner of the entire Survey No. 55/1 admeasuring 2 Acres 19 Guntas.
9. In relation to Nagawara Property, we have been provided with the Khatha Certificate dated September 7, 2010 issued by Assistant Revenue Officer, Byatarayanapura Range, Bhruhat Bengaluru Mahanagara Palike ("BBMP") recording the name of Mr. Seetharam as the owner.

C. Land Conversion

10. We have been provided with copies of the conversion orders issued by the Special Deputy Commissioner, Bangalore in relation to the Thanisandra Property and the Nagawara Property.
11. On perusal of the said conversion orders, we observe that all lands in the Thanisandra Property and the Nagawara Property have been converted from agricultural to non-agricultural residential use.

D. Zoning

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

E. Encumbrance Certificates

13. The Thanisandra Title Report refers to the EC's for the period from April 1, 1984 to August 21, 1996 and confirms that the said EC's do not reflect any transactions other than the documents referred in the Thanisandra Title Report in relation to the Thanisandra Property.



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14. We have been provided with the EC's for the period from April 1, 1996 to November 26, 2010 in relation to the Purchased Sites which do not reflect any transaction other than the Sale Deeds executed by the erstwhile owners in favour of Mr. Seetharam.
15. The Nagawara Title Report refers to the EC's for the period from 1955 to 2002 and confirms that the EC's do not reflect any transactions other than the ones referred in the Nagawara Title Report in relation to the Nagawara Property.
16. We have been also provided with the EC's for the period from April 1, 2000 to November 11, 2010 in relation to the Nagawara Property. Except the Sale Deed dated February 7, 2003 executed by Sharada J Shetty in favour Mr. Seetharam, the EC's do not reflect any other documents.

F. Property tax receipts

17. We have been provided with and have perused the latest property tax receipts for the last two years issued by BBMP, Byatarayanapura Range in relation to Thanisandra Property and Nagawara Property which reflects that property tax has been paid by Mr. Seetharam for the year 2009-10 and 2010-11.

G. Public Notice

18. A public notice has been issued on 28.7.2010 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 Larger Property, and no objections have been received till date.

H. Litigation

19. Vide letter dated December 16, 2010, Mr. M. R. Seetharam has confirmed that no litigation is pending in respect of the Larger 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

20. We have been provided with a Final Notification dated February 23, 2004 and a Notification dated August 24, 2009 issued by the Urban Development Secretariat in relation to Thanisandra Property.
21. On perusal of the Final Notification dated February 23, 2004, we note that the Thanisandra Property was notified for formation of Arkavathy Layout, however subsequently, vide the Notification dated August 24, 2009, the Thanisandra Property was de-notified / withdrawn from acquisition proceedings.
22. We have been informed by Mr. Pradeep Sawkar (of M/s. Sundaraswamy & Ramdas, Advocates, Bangalore) Advocate, representing Mr. M. R. Seetharam that no acquisition proceedings are pending in relation to the Nagawara Property.

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

23. By and under a Development Agreement dated September 2, 2010, registered as document no. 3466/2010-11 with the office of the Sub-Registrar, Banasavadi, Bangalore ("**Development Agreement**"), Mr. Seetharam (as the Owner) has granted development rights inter alia in respect of the Larger Property in favour of G:Corp Homes Private Limited (as "**the Developer**").
24. In terms of the Development Agreement, the Developer has been granted development rights to develop residential building (s) inter alia on the Larger 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).
25. 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 for carrying out development inter alia in respect of the Larger Property.
26. Mr. Seetharam has also executed a second irrevocable Power of Attorney dated September 2, 2010 (registered as document no. 232/2010-11 (Book IV) with 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 Larger Property along with the undivided interest in the land comprised in the Larger Property.
27. 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**").

A list of documents executed between Mr. M. R. Seetharam and G:Corp Homes Private Limited are set out in **Appendix – C** hereto.

K. Basis on which this report has been issued

28. We have relied upon the Thanisandra Title Report and the Nagawara Title Report issued by M/s. Sundaraswamy & Ramadas, Advocates, Bangalore in relation to Thanisandra Property and K. V. Shayama Prasada, Advocates, Bangalore in relation to Nagawara Property.

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L. Conclusion

29. On basis of the title documents furnished to us; and the Thanisandra Title Report issued by M/s. Sundaraswamy & Ramadas, Advocates, Bangalore and the Nagawara Title Report issued by K. V. Shayama Prasada, 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 Thanisandra Property, **save and except the Un-purchased Sites**. Further, the owners of the Un-purchased Sites would have a right of way for the beneficial enjoyment of their respective sites. We have been provided with a plan of the Thanisandra Property as reflected in **Annexure 1** which reflects the right of way that will be provided to the Owners of the Un-purchased Sites in colour shade.
30. Further, the Developer has all rights in relation to the development of the Thanisandra Property and Nagawara Property in the manner provided under the Development Agreement read with the three Powers of Attorney and is entitled to execute Sale Deeds, Lease Deeds, Leave and License Agreements and all other necessary documents thereto in respect of the Developer's Share as well as the Owner's Share in the Larger Property and receive sale consideration, rent, security deposit or all other monies payable upon execution of the said documents. It is clarified that :-
- a. The Owner does not have title to the 8 Un-Purchased Sites forming part of the Thanisandra Property and therefore, the Developer will not be entitled to development rights in respect of the same;
 - b. A right of way, being an easementary right will be available to the owners of the Un-purchased Sites over the Thanisandra Property.

For Wadia Ghandy & Co. (South)



Partner

SCHEDULE I
(DESCRIPTION OF THE THANISANDRA PROPERTY)

All those pieces and parcels of land or ground bearing Survey number 55/1 comprising of various sites / plots as set out hereunder in aggregate admeasuring to 1 acre 26 guntas (equivalent to 72160 Sq. ft.) or thereabouts from and out of 2 Acres 19 guntas in Survey number 55/1 at M.S.Ramaiah North City, Thanisandra Village, K.R. Puram Hobli, Bangalore East Taluk.

S. No.	Sy No. - Plot No.	Wing	Extent in Sq. ft.
1	55/1-G3	SW	1280
2	55/1-F3	SW	1280
3	55/1-D1	SW	2400
4	55/1-E1	SW	2400
5	55/1-E1/B	NW	1200
6	55/1-F7	SW	1200
7	55/1-G3	NW	1200
8	55/1-F4	NW	1200
9	55/1-F1	NW	2400
10	55/1-D6	SW	1200
11	55/1-D4	SW	1200
12	55/1-D3	SW	1200
13	55/1-D2	SW	1200
14	55/1-D5	SW	1200
15	55/1-E4	SW	1200
16	55/1-E2	SW	1200
17	55/1-E9	SW	1200
18	55/1-E6	SW	1200
19	55/1-E5	SW	1200
20	55/1-E3	SW	1200
21	55/1-E8	SW	1200
22	55/1-G1	NW	2400
23	55/1-G4	NW	1200
24	55/1-G2	NW	1200
25	55/1-G5	NW	1200
26	55/1-F6	SW	1200
27	55/1-F9	SW	1200

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28	55/1-E4	NW	1200
29	55/1-E6	NW	1200
30	55/1-E2	NW	1200
31	55/1-E3	NW	1200
32	55/1-E5	NW	1200
33	55/1-G7	SW	1200
34	55/1-G2	SW	1200
35	55/1-G5	SW	1200
36	55/1-G6	SW	1200
37	55/1-G8	SW	1200
38	55/1-G1	SW	2400
39	55/1-G9	SW	1200
40	55/1-G4	SW	1200
41	55/1-D4	NW	1200
42	55/1-F5	SW	1200
43	55/1-F2	NW	1200
44	55/1-F3	NW	1200
45	55/1-F6	NW	1200
46	55/1-E-1A	NW	1200
47	55/1-F1	SW	2400
48	55/1-D1	NW	2400
49	55/1-D6	SW	1200
50	55/1-F4	SW	1200
51	55/1-D5	NW	1200
52	55/1-D3	NW	1200
53	55/1-F5	NW	1200
Total			72160

SCHEDULE II **(DESCRIPTION OF THE NAGAWARA PROPERTY)**

All those pieces and parcels of contiguous land or ground admeasuring about 29 guntas or thereabouts in Survey number 128/1 A-E, 128/2, 128/3 and admeasuring about 7 guntas or thereabouts in Sy. No. 129/5 at Nagavara Village, Kasaba Hobli, Bangalore North Taluk as per the details set out hereunder:

Sl. Nos.	Sy. Nos.	Extent (Acres-Guntas)	
		0	29
1	128/1 A-E		

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2	128/2		
3	128/3		
4	129/5	0	7
	Total	0	36

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APPENDIX – A

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

A. Mother Deeds

- 1) Original Pahani from 1969-70 to 1999-2000.
- 2) Original M.R. 31/95-96 relating to Panchayat Partition dated 06.02.1993 wherein Sy. NO. 55/1 was allotted to the share of Jaygopala Gowda and Chandrashekar Gowda sons of Late Narayan Gowda.
- 3) Original M.R. 9/97-98 mutating the name Smt. B.R.A. Sri Sri pursuant to Sale Deed dated 22.09.1997 (Doc. No. 6521/97-98 regarding sale of 1 acre agricultural land and 2 guntas kharab in Sy. No. 55/1).
- 4) Original M.R. 10.97-98 mutating the name of B.R. Samasamajam pursuant to Sale Deed dated 22.09.1997 (Doc. No. 6523/97-98 regarding 1 acre of land in Sy. No. 55/1).
- 5) Original M.R. 14/97-98 mutating the name of B.R. Ragamma in respect of 17 guntas of agricultural land in Sy. No. 55/1 pursuant to Sale Deed dated 26.11.97 (Doc. No. 8671/97-98).
- 6) Copy of the Sale Deed dated 22.09.997 (regd. As Document No. 6521/97-98, Book I, Volume 1501 at pages 71-76 in the office of the Sub-Registrar, K.R. Puram, Bangalore) executed by Jaygopal Gowda A.N. and N. Chandrashekar Gowda in favour of B.R. A. Shree D/o M. Ramaswamy regarding sale of 1 acre of wet land and 2 guntas kharab in Sy. No. 55/1.
- 7) Copy of the Sale Deed dated 22.09.1997 (regd. As Docu. No. 6523/97-98, Book I, Vol 1499 at pages 166-72 in the office of the Sub Registrar, K. R. Puram, Bangalore) executed by Jayagopala Gowda A.N. ad N. Chandrashekar Gowda in favour of B.R. Samasamajam, S/o M. Ramaswamy regarding sale of 1 acre of wet land in Sy. No. 55/1.
- 8) Copy of the Sale Deed dated 26.11.1997 (regd. as Doc. No. 8671/97-98, stored in C 3 in the office of the Sub Registrar, K.R. Puram, Bangalore) executed y Jaygopala Gowda A.N. and N. Chandrashekar Gowda n favour of Smt. R.R. Ragamma, W/o M. Ramaswamy regarding sale of 17 guntas of wet land in Sy. No. 55/1
- 9) Original RTC extract for 2001-02.
- 10) Copy of the order of conversion No. 26/98-99 dated 26.10.1998 regarding conversion of 1 acre of agriculture land for residential use in Sy. No. 55/1 in the name of Sri B.R. Samasamjam.

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- 11) Copy of the conversion order No. 27/98-99 dated 26.10.98 regarding conversion of 1 acre 2 guntas for residential use in Sy. No. 55/1 in the name of Smt. B. R. Shree Shree.
- 12) Copy of the conversion order No. 28/98-99 dated 26.10.98 regarding conversion of 17 guntas in Sy. No. 55/1 for residential use in favour of Smt. B.R. Ragamma.
- 13) Copy of two tax paid receipts.
- 14) Copies of Encumbrance Certificates from 01.04.1984 to 21.08.1996.
- 15) Copies of the plan containing residential sites formed by Smt. B.R. Ragamma Samasamjam & B.R.A. Shree Shree.
- 16) Copy of the notification dated 24.08.2009 issued by Government of Karnataka withdrawing acquisition in respect of 2 acres 19 guntas in Sy. No. 55/1 in favour of M.R. Seetharam.
- 17) Sketch showing the site re-plotted on Sy. No. 55/1, 55/2, 55/3, 55/4, 55/5 & 55/8 as also the sites acquired by Mr. M.R. Seetharam.
- 18) Encumbrance Certificates for the period from 1.4.2004 to October 25, 2010 in relation to the sites.
- 19) Khatha Certificate dated September 7, 2010 issued by Assistant Revenue Officer, Byatarayanapura Range, Bhruhat Bengaluru Mahanagara Palike ("BBMP").
- 20) Latest Property tax paid receipt in relation to Survey Number 55/1.
- 21) Encumbrance Certificate for the period from April 1, 1996 to November 26, 2010 in relation to the Purchased Sites
- 22) Letter dated December 16, 2010 by Mr. Seetharam confirming that there no litigation pending in relation to the Thannisandra Property.

B. Documents in relation to each plot/sites

E-2 (South Wing)

S. NO.	PARTICULARS OF DOCUMENTS PERUSED
1	Original Sale deed dated 20.10.1999 executed by B.R. Samasamajam in favour of SMT. Chandramma in relation to site bearing No. E-2 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of Chandramma as the owner.
3	Original Sale deed dated 27.11.2003 executed by Chandramma in favour of M.R. Seetharam in relation to site bearing No. E-2 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.

E-3 (SOUTH WING)

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1.	Original Sale deed dated 7.10.2.1999 executed by B.R. Samasamajam in favour of MRS. Ranjini Gunaseelam in relation to site bearing No. E-3 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Extract of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of Ranjini Gunaseelam as the owner.
3.	Original Sale deed dated 27.11.2003 executed by Ranjini Gunaseelam in favour of M.R. Seetharam in relation to site bearing No. E-3 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.

E-4 (SOUTH WING)

1.	Original Sale deed dated 7.10.1999 executed by B.R. Samasamajam in favour of M. Venu in relation to site bearing No. E-4 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Extract of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of Venu as the owner.
3.	Original Sale deed dated 27.11.2003 executed by M. Venu in favour of M.R. Seetharam in relation to site bearing No. E-4 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.

E-5(SOUTH WING)

1	Sale deed dated 7.10.1999 executed by B.R. Samasamajam in favour of M.R. Savarirayan in relation to site bearing No. E-5 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Extract of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of Sariryan as the owner.
3	Sale deed dated 27.11.2003 executed by Savarirayan in favour of M.R. Seetharam in relation to site bearing No. E-5 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.

E-6 (SOUTH WING)

1	Original Sale deed dated 20.10.1999 executed by B.R. Samasamajam in favour of Shashi Shekhar S. Patel in relation to site bearing No. E-6 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Extract of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of Sashi Shekar as the owner.
3	Original General Power of Attorney executed by Shashi Shekar S Patel in favour of Lakshman.
4	Original Settlement Agreement dated 4.10.2004 executed by Shashi Shekar S Patel in favour of M. R. Seetharam.
5	Original Sale deed dated 29.11.2005 executed by Shashi Shekhar S. Patel represented by Lakshman in favour of M.R. Seetharam represented by K. Narayanaswamy in relation to site bearing No. E-6 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet

E-8 (SOUTH WING)

1	Original Sale deed dated 20.10.1999 executed by B.R. Samasamajam in favour of P. Guna Sekar in relation to site bearing No. E-8 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Extract of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of Guna Shekar as the owner.
3	Original Sale deed dated 27.11.2003 executed by P. Guna Sekar in favour of M.R. Seetharam in relation to site bearing No. E-8 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.

E-9 (SOUTH WING)

1	Original Sale deed dated 27.6.2002 executed by B.R. Ragamma in favour of S. Loganathan and L. Keshava Murthy in relation to site bearing No. E-9 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Extract of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of Loganathan and L. Keshava Murthy as the owner.
3	Settlement Agreement dated 4.8.2004 executed by S. Loganathan and L. Keshava Murthy in favour of M.R. Seetharam in relation to site bearing No. E-9 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
4	Original Sale deed dated 29.11.2005 executed by S. Loganathan and L. Keshava Murthy represented by Lakshman in favour of M.R. Seetharam represented by K. Narayanaswamy in relation to site bearing No. E-9 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.

E-2(NORTH WING)

1.	Original Sale deed dated 27.10.1999 executed by B.R.A. Shree Shree in favour of Shafiulla Shariff in relation to site bearing No. E-2 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of Shafiulla Shariff as the owner.
3	Original Sale deed dated 27.11.2003 executed by Shafiulla Shariff in favour of M.R. Seetharam in relation to site bearing No. E-2 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.

E-3(NORTH WING)

WADIA GHANDY & CO. (SOUTH)

1.	Original Sale deed dated 7.10.1999 executed by B.R.A. Shree Shree in favour of Kalai Selvi Carmela J in relation to site bearing No. E-3 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Certified copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of Kala Selvi Carmela as the owner.
3	Original Sale deed dated 27.11.2003 executed by Kalai Selvi Carmela J. in favour of M.R. Seetharam in relation to site bearing No. E-3 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.

E-4 (NORTH WING)

1.	Original Sale deed dated 7.10.1999 executed by B.R.A. Shree Shree in favour of R. Veloo in relation to site bearing No. E-4 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of Veloo as the owner.
3	Original Sale deed dated 30.01.2004 executed by R. Veloo in favour of M.R. Seetharam in relation to site bearing No. E-4 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.

E-5 (NORTH WING)

1.	Original Sale deed dated 7.10.1999 executed by B.R.A. Shree Shree in favour of M. R. Ramachandra in relation to site bearing No. E-5 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of M. R. Ramachandra as the owner.
3	Original Sale deed dated 27.11.2003 executed by M. R. Ramachandra in favour of M.R. Seetharam in relation to site bearing No. E-5 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.

E-6 (NORTH WING)

1.	Original Sale deed dated 27.10.1999 executed by B.R.A. Shree Shree in favour of Susheelamma in relation to site bearing No. E-6 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of Susheelamma as the owner.
3	Original Sale deed dated 27.11.2003 executed by Susheelamma in favour of M.R. Seetharam in relation to site bearing No. E-6 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.

WADIA GHANDY & CO. (SOUTH)

G-1(NORTH WING)

1.	Original Sale deed dated 22.11.1999 executed by B.R.A. Shree Shree in favour of D. Venkatarama Raju in relation to site bearing No. G-1 (North Wing) in Survey Number 55/1 admeasuring 2400 square feet.
2	Certified copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of D. Venkatarama Raju as the owner.
3	Original Sale deed dated 27.11.2003 executed by D. Venkatarama Raju in favour of M.R. Seetharam in relation to site bearing No. G-1 (North Wing) in Survey Number 55/1 admeasuring 2400 square feet.

G-2(NORTH WING)

1.	Original Sale deed dated 22.11.1999 executed by B.R.A. Shree Shree in favour of P. Somasundara Perumal in relation to site bearing No. G-2 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of P. Somasundara Perumal as the owner.
3	Original Sale deed dated 27.11.2003 executed by P. Somasundara Perumal in favour of M.R. Seetharam in relation to site bearing No. G-2 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.

G-3(NORTH WING)

1.	Original Sale deed dated 22.11.1999 executed by B.R.A. Shree Shree in favour of Subbulakshmi in relation to site bearing No. G-3 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Certified copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of Subbalakshmi as the owner.
3	Original Sale deed dated 27.11.2003 executed by Subbulakshmi in favour of M.R. Seetharam in relation to site bearing No. G-3 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.

G-4(NORTH WING)

1.	Original Sale deed dated 1.12.1999 executed by B.R.A. Shree Shree in favour of K. Ramachandra Reddy in relation to site bearing No. G-4 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Certified copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of K. Ramachandra Reddy as the owner.
3	Original Sale deed dated 27.11.2003 executed by K. Ramachandra Reddy in favour of M.R. Seetharam in relation to site bearing No. G-4 (North Wing) in Survey Number 55/1 admeasuring

WADIA GHANDY & CO.(SOUTH)

	1200 square feet.
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G-5(NORTH WING)

1.	Original Sale deed dated 1.12.1999 executed by B.R.A. Shree Shree in favour of M. V. Virupakshappa in relation to site bearing No. G-5 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Certified copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of M. V. Virupakshappa as the owner.
3	Original Sale deed dated 27.11.2003 executed by M. V. Virupakshappa in favour of M.R. Seetharam in relation to site bearing No. G-5 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.

G-1(SOUTH WING)

1.	Original Sale deed dated 27.10.1999 executed by B.R. Samasamajam in favour of S. Venkataramaiah in relation to site bearing No. G-1 (South Wing) in Survey Number 55/1 admeasuring 2400 square feet.
2	Original Sale deed dated 27.11.2003 executed by S. Venkataramaiah in favour of M.R. Seetharam in relation to site bearing No. G-1 (South Wing) in Survey Number 55/1 admeasuring 2400 square feet.
3	Certified copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of S. Venkataramaiah as the owner.

G-2(SOUTH WING)

1.	Original Sale deed dated 20.10.1999 executed by B.R. Samasamajam in favour of P. S. Sangeetha in relation to site bearing No. G-2 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Original Sale deed dated 27.11.2003 executed by P. S. Sangeetha in favour of M.R. Seetharam in relation to site bearing No. G-2 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
3	Certified copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of P. S. Sangeetha as the owner.

G-4(SOUTH WING)

1.	Original Sale deed dated 27.10.1999 executed by B.R. Samasamajam in favour of L. Theresa in relation to site bearing No. G-4 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Certified copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of L. Theresa as the owner.

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3	Original Sale deed dated 27.11.2003 executed by L. Theresa in favour of M.R. Seetharam in relation to site bearing No. G-4 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
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G-5 (SOUTH WING)

1.	Original Sale deed dated 20.10.1999 executed by B.R. Samasamajam in favour of S. V. Bhaskara Rao in relation to site bearing No. G-5 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Original Sale deed dated 27.11.2003 executed by B. R. Bhaskar Rao in favour of M.R. Seetharam in relation to site bearing No. G-5 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.
3	Certified copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of S. V. Bhaskar Rao as the owner.

G-6 (SOUTH WING)

1.	Original Sale deed dated 7.10.1999 executed by B.R. Samasamajam in favour of Shri.A. Jeevanandam in relation to site bearing No. G-6 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Original Sale deed dated 27.11.2003 executed by Shri.A. Jeevanandam in favour of M.R. Seetharam in relation to site bearing No. G-6 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
3	Certified copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of A. Jeevanandam as the owner.

G-7 (SOUTH WING)

1,	Original Sale deed dated 27.10.1999 executed by B.R. Samasamajam in favour of C. Krishnamurthy in relation to site bearing No. G-7 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Certified copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of C. Krishnamurthy as the owner.
3	Original Sale deed dated 27.11.2003 executed by C. Krishnamurthy in favour of M.R. Seetharam in relation to site bearing No. G-7 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.

G-8 (SOUTH WING)

1.	Original Sale deed dated 20.10.1999 executed by B.R. Samasamajam in favour of Sri.J.L.Krishna Murthy in relation to site bearing No. G-8 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village

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	Panchayat, Bangalore South Taluk recording the name of. Krishnamurthy as the owner.
3	Original Sale deed dated 27.11.2003 executed by Sri.J.L.Krishna Murthy in favour of M.R. Seetharam in relation to site bearing No. G-8 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.

G-9 (SOUTH WING)

1.	Original Sale deed dated 7.10.1999 executed by B.R. Samasamajam in favour of K. Narayana Swamy in relation to site bearing No. G-9 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of. Krishnamurthy as the owner.
3	Original Sale deed dated 27.11.2003 executed by K. Narayana Swamy in favour of M.R. Seetharam in relation to site bearing No. G-9 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.

F-1(NORTH WING)

1.	Original Sale deed dated 2.11.1998 executed by B.R.A.Shree Shree in favour of R. Senthil Kumaran in relation to site bearing No. F-1 (North Wing) in Survey Number 55/1 admeasuring 2400 square feet.
2	Original Power of Attorney executed by R. Senthil Kumar in favour of Lakshman.
3	Original Settlement Agreement dated 25.2.2004 executed by R. Senthil Kumaran in favour of M. R. Seetharam in relation to site bearing No. F-1 (North Wing) in Survey Number 55/1 admeasuring 2400 square feet.
4	Original Sale deed dated 29.11.2005 executed by R. Senthil Kumaran represented by Lakshman in favour of M.R. Seetharam in relation to site bearing No. F-1 (North Wing) in Survey Number 55/1 admeasuring 2400 square feet.
5	Certified copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of R. Senthil Kumar as the owner.

F-2 (NORTH WING)

1.	Sale deed executed by B.R.A.Shree Shree represented by Lakshman in favour of Sampath in relation to site bearing No. F-2 (North Wing) in Thanisandra Village admeasuring 1200 square feet.
2.	Original Settlement Agreement dated 16.6.2007 executed by C. K. Sampath in favour of M. R. Seetharam in relation to site bearing No. F-2 (North Wing) in Survey Number 55/1 admeasuring 2400 square feet.
3	Original Power of Attorney executed by C. K. Sampath in favour of K. Narayanaswamy.
4	Original Sale deed dated 3.7.2010 executed by C. K. Sampath Kumar represented by K. Narayanaswamy in favour of M.R. Seetharam in relation to site bearing No. F- 2 (North Wing) in

WADIA GHANDY & CO.(SOUTH)

	Thanisandra Village admeasuring 1200 square feet.
5	Certified copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of Sampath as the owner.

F-4(NORTH WING)

1.	Original Sale deed dated 2.11.1998 executed by B.R.A.Shree Shree represented by Lakshman in favour of R. Ramesh in relation to site bearing No. F-4 (North Wing) in Thanisandra Village admeasuring 1200 square feet.
2.	Original Settlement Agreement dated 25.2.2004 executed by R. Ramesh in favour of M. R. Seetharam in relation to site bearing No. F-4 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.
3.	Original General Power of Attorney executed by R. Ramesh in favour of Lakshman.
4.	Original Sale deed dated 29.11.2005 executed by R. Ramesh represented by Lakshman in favour of M.R. Seetharam in relation to site bearing No. F-4 (North Wing) in Thanisandra Village admeasuring 1200 square feet.
5.	Certified copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of R. Ramesh as the owner.

F-1(SOUTH WING)

1.	Original Sale deed dated 08.04.2002 executed by B.R.Ragamma in favour of Ramamani M. G. in relation to site bearing No. F-1 (South Wing) in Survey Number 55/1 admeasuring 2400 square feet.
2.	Original Settlement Agreement dated 12.8.2008 executed by Ramani M. G. in favour of M. R. Seetharam.
3.	Original Sale deed dated 03.07.2010 executed by Ramamani M. G. represented by K. Narayanaswamy in favour of M.R. Seetharam in relation to site bearing No. F-1 (South Wing) in Survey Number 55/1 admeasuring 2400 square feet.

F-5 (SOUTH WING)

1.	Original Sale deed dated 10.05.1999 executed by B.R. Samasamajam in favour of V. Manoharan in relation to site bearing No. F-5 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2.	Original Settlement Agreement dated 5.4.2007 executed by V. Manoharan in favour of M. R. Seetharam in relation to site bearing No. F-5 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
3.	Original General Power of Attorney executed by V. Manohar in favour of K. Narayanaswamy.
4.	Original Sale deed dated 03.07.2010 executed by V. Manoharan represented by K. Narayanaswamy in favour of M.R. Seetharam in relation to site bearing No. F-5 (South Wing) in

WADIA GHANDY & CO.(SOUTH)

	Survey Number 55/1 admeasuring 1200 square feet.
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F-6 SOUTH WING)

1.	Original Sale deed dated 5.12.1998 executed by B.R. Samasamajam in favour of N. Adinarayana Murthy in relation to site bearing No. F-6 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2.	Original Settlement Agreement dated 4.10.2004 executed by V. Manoharan in favour of M. R. Seetharam in relation to site bearing No. F-6 (South Wing) in Survey Number 55/1 admeasuring 2400 square feet.
3.	General Power of Attorney executed by N. Adinaryana Murthy in favour of Lakshman.
4.	Original Sale deed dated 29.11.2005 executed by N. Adinarayana Murthy represented by Lakshman in favour of M.R. Seetharam represented by K. Narayanaswamy in relation to site bearing No. F-6 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.

F-7 (SOUTH WING)

1.	Original Sale deed dated 5.12.1998 executed by B.R. Samasamajam in favour of B. Vasu and B V Renukamma in relation to site bearing No. F-7 (South Wing) in Thanisandra Village admeasuring 1200 square feet.
2.	Original Sale deed dated 27.03.2006 executed by B. Vasu and B V Renukamma in favour of M.R. Seetharam in relation to site bearing No. F-7 (South Wing) in Thanisandra Village admeasuring 1200 square feet.

F-9 (SOUTH WING)

1.	Original Sale deed dated 4.6.2001 executed by B.R. Samasamajam in favour of R. Gopinathan in relation to site bearing No. F-9 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2.	Original Sale deed dated 27.11.2003 executed by R. Gopinathan in favour of M.R. Seetharam in relation to site bearing No. F-9 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.

D-1(NORTH WING)

1.	Original Sale deed dated 22.05.2000 executed by B.R.A.Shree Shree and B.R. Samasamajam in favour of V. S. Amaravenmathy in relation to site bearing No. D-1 (North Wing) in Survey Number 55/1 admeasuring 2400 square feet.
2.	Original General Power of Attorney executed by V. S. Amaravenmathy in favour of K. Narayanaswamy.
3.	Original Settlement Agreement dated 13.1.2007 executed by V. S. Amaravenmathy in favour of M. R. Seetharam.
4.	Original Sale deed dated 03.07.2010 executed by V. S. Amaravenmathy represented by K. Narayanaswamy in favour of M.R. Seetharam in relation to site bearing No. D-1 (North Wing) in

WADIA GHANDY & CO.(SOUTH)

	Survey Number 55/1 admeasuring 2400 square feet.
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D-4(NORTH WING)

1.	Original Sale deed dated 22.02.1999 executed by B.R.A.Shree Shree in favour of R. Chakravarthy in relation to site bearing No. D-4 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Certified copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of R. Chakravarthy as the owner.
3	Original Sale deed dated 30.01.2004 executed by R. Chakravarthy in favour of M.R. Seetharam in relation to site bearing No. D-4 (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.

D-2(SOUTH WING)

1.	Original Sale deed dated 22.02.1999 executed by B.R. Samasamajam in favour of V. M. Murali Thantry in relation to site bearing No. D-2 (South Wing) in Thanisandra Village admeasuring 1200 square feet.
2	Certified copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of Murali Thantry as the owner.
3	Settlement Agreement dated 25.02.2004 executed by V. M. Murali Thantry in favour of M. R. Seetharam.
4	Original Power of Attorney dated 25.2.2003 executed by V. M. Murali Thantry in favour of Lakshman.
5	Original Sale deed dated 25.02.2004 executed by V. M. Murali Thantry represented by Lakshman in favour of M.R. Seetharam in relation to site bearing No. D-2 (South Wing) in Thanisandra Village admeasuring 1200 square feet.

D-3 (SOUTH WING)

1	Original Sale deed dated 7.01.1999 executed by B.R. Samasamajam represented by Lakshman in favour of Madhava Achar K in relation to site bearing No. D-3 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Original General Power of Attorney executed by Madhava Achar in favour of Lakshman.
3	Original Settlement Agreement dated 25.12.2004 executed by Madhava Achar K in favour of M. R. Seetharam in relation to site bearing No. D-3 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
4	Original Sale deed dated 29.11.2005 executed by Madhava Achar K. represented by Lakshman in favour of M.R. Seetharam in relation to site bearing No. D-3 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.

D-4(SOUTH WING)

WADIA GHANDY & CO.(SOUTH)

1.	Original Sale deed dated 23.9.1999 executed by B.R. Samasamajam in favour of S. K. Vishnu Murthy in relation to site bearing No. D-4 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Original Sale Deed dated 27.7.2001 executed by Vishnu Murthy in favour of L. Kalpana in Survey Number 55/1 admeasuring 1200 square feet.
3.	Original Settlement Agreement dated 25.2.2004 executed by L. Kalpana in favour of M. R. Seetharam in relation to site bearing No. D-4 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
4	Original Sale deed dated 29.11.2005 executed by L. Kalpana represented by Lakshman in favour of M.R. Seetharam in relation to site bearing No. D-4 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.

D-5(SOUTH WING)

1,	Original Sale deed dated 1.3.1999 executed by B.R. Samasamajam in favour of K. S. Srinivasa Murthy in relation to site bearing No. D-5 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Certified copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of K. S. Srinivasa Murthy as the owner.
3	Original General Power of Attorney executed by K. S. Srinivasa Murthy in favour of Lakshman.
4	Original Settlement Agreement dated 27.3.2004 executed by K. S. Srinivasa Murthy.
5	Sale deed dated 29.11.2005 executed by K. S. Srinivasa Murthy represented by Lakshman in favour of M.R. Seetharam in relation to site bearing No. D-5 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.

G-3(SOUTH WING), F-3 (SOUTH WING), D-1 (SOUTH WING), E-1 (SOUTH WING) and E-1/B (NORTH WING)

1.	Original Agreement to Sale executed by Shree Shree & B. R. Samasamajam in favour of M.R. Seetharam
2	General Power of Attorney executed by M. R. Seetharam in favour of K. Narayanaswamy.
3	Original Sale deed dated 29.11.2005 executed by Shree Shree & B. R. Samasamajam in favour of M.R. Seetharam in relation to site bearing No. G-3, F-3, D-1, E-1 of North Wing and E-1/B of South Wing in Survey Number 55/1.

E-1/B (North Wing)

1.	Original Sale deed dated 2.12.1999 executed by Shree Shree & B.R. Samasamajam in favour of T. H. Victor and T. Manohar in relation to site bearing No. E-1 (North Wing) in Survey Number 55/1 admeasuring 2400 square feet.
2	Original Partition Deed dated December 8, 1999 executed by and between T. H. Victor and T. Manohar in relation to site bearing No. E-1 (North Wing) in Survey Number 55/1 admeasuring 2400 square feet.
3	Original Sale Deed dated 4.11.2004 executed by T. Manohar in favour of B. R. Alluri

WADIA GHANDY & CO.(SOUTH)

	Seetharama Raju in relation to site no. bearing E-1/B admeasuring 1200 square feet.
4	Letter of mutal understanding executed between M. Ramaswamy, B. R. Ragamma, B. R. Alluri Seetharama Raju and Mr. M. R. Seetharam.
5	Certified copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of Alluri Seetharama Raju as the owner.

E-1/A (North Wing)

1.	Original Sale deed dated 24.1.2004 executed by T. H. Victor in favour of Vishwanath Rajappa in relation to site bearing No. E-1/A (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Power of Attorney executed by Vishwanath Rajappa in favour of V. R. Radhakrishna in relation to site bearing no. E-1A (North Wing)
3	Settlement Agreement dated 27.12.2006 executed by Vishwanath Rajappa in favour of M. R. Seetharam.
4	Original Sale Deed dated 3.7.2010 executed by Vishwanath Rajappa in favour of M. R. Seetharam in relation to site bearing No. E-1/A (North Wing) in Survey Number 55/1 admeasuring 1200 square feet.

F-4 (South Wing)

1.	Original Sale deed dated 8.02.2001 executed by B. R. Samasamajam in favour of P. L. Sekar in relation to site bearing No. F-4 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.
2	Certified copy of the Demand Register (Khatha) issued by the Secretary, Thannisandra Village Panchayat, Bangalore South Taluk recording the name of P. L. Sekar as the owner.
4	Agreement dated 14.5.2005 executed by P. L. Sekar in favour of M. R. Seetharam.
5	Original Sale Deed dated 29.11.2005 executed by P. L. Sekar in favour of M. R. Seetharam in relation to site bearing No. F-4 (South Wing) in Survey Number 55/1 admeasuring 1200 square feet.

APPENDIX – B

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

Common Documents

- 1) Release Deed dated April 18, 2002 executed by Ramananda Rai and others in favour Sharada Shetty.
- 2) 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 Nagawara Property.

Survey No. 128/1C

- 1) Original Sale deed dated 30.10.1995 executed by i) Mr. H.Anjinappa, ii) Mr.Ramaiah, iii) Mr. A.Vasudeve, iv) Mrs. Pavithra v) Madhusudhana vi) Master Akshay Kumar in favour of Mr. S.Narayana Rai represented by GPA holder Mr. H.T.Raju and the same was registered as document No.6555/95-96, in the office of the sub registrar, Bangalore, North Taluk.
- 2) Original Records of rights and and pahani (19 Nos.) issued by the Tahsildar, Bangalore, North Taluk.
- 3) Original Sale deed 5.08.1996 executed by Mrs. Jayamma and Mrs. Prakash in favour of Mr. S.Narayana Rai and the same was registered as document No.2325/96-97 in the office of the sub registrar, Bangalore, North Taluk.
- 4) Endorsement dated 17.11.1997 issued by the Thasildar, Bngalore that there is no tenancy claim against the property.
- 5) Original Official Memorandum dated 21.3.1998 passed by the special deputy commissioner Bangalore, North Taluk converting the agricultural land into non-agricultural, residential purposes.
- 6) Certified copy of the encumbrance certificate dated 9.9.2002 and 15.9.2002 issued by the Sub-Registrar for period from 1.4.1995 to 13.9.2002 (2 Nos.)
- 7) Mutation register extract issued by the Village Accountant, Nagavara, Bangalore, North Taluk recording the name of Mr. S.Narayana Rai
- 8) Certified copy of release deed dated 04.04.2002 executed by Mr. Ramananda Rai and others in favour of Mrs. Sharda J. Shetty and the same was registered as document No.915/02-03, in the office of the sub registrar, Krishnarajapuram, Bangalore.
- 9) Copy of the Survey sketch of the property.

- 10) Copy of the Public notice issued in the Hindu news paper dated 10.12.2002.
- 11) Encumbrance Certificate for the period from April 1, 2000 to November 11, 2010 in relation to survey Nos. 128/1C.

Survey No. 128/ 1A, 128/ 1B, 128/D, 128/E

- 1) Certified copy of sale deed dated 18.10.1978 executed by Mr. Hanumappa, in favour of Mr. V.Kurup swamy and the same was registered as document No.2634 /78-79, book no I, PAGES 183 TO 186 Volume No.3091 in the office of the sub registrar, Bangalore, North Taluk.
- 2) Original Sale deed dated 04.11.1995 executed by Mr. V. kurupa Swamy in favour of Mr. S.Narayana Rai represented by GPA holder Mr. H.T.Raju and the same was registered as document No.6723/95-96,vol no 5562, pages 32 to 35, book no I, in the office of the sub registrar, Bangalore, North Taluk.
- 3) Original Sale deed dated 04.11.1995 executed by Mr. V. Kurupa Swamy in favour of Mr. S.Narayana Rai represented by GPA holder Mr. H.T.Raju and the same was registered as document No.6724/95-96,vol no 5562, pages 36 to 40, Book no I, in the office of the Sub Registrar, Bangalore, North Taluk.
- 4) Original Records of rights and and pahani (18 Nos.) in respect of survey no 128/1A issued by the Tahsildar, Bangalore, North Taluk.
- 5) Original Records of rights and and pahani (18 Nos.) in respect of survey no 128/1b issued by the Tahsildar, Bangalore, North Taluk.
- 6) Original Records of rights and and pahani (18 Nos.) in respect of survey no 128/1d issued by the Tahsildar, Bangalore, North Taluk.
- 7) Original Records of rights and and pahani (18 Nos.) in respect of survey no 128/1E issued by the Tahsildar, Bangalore, North Taluk.
- 8) Mutation registers standing the name of Mr. Kurupa swamy in respect of Sy. No. 128/1A, 128/1b, 128/1d, 128/1E issue by the Village Accountant, Nagavara, Kasaba Hobli, Bangalore, North Taluk.
- 9) Mutation register extract dated 9.10.1998 recording the name of Mr. S.Narayana Rai issue by the village accountant, Nagavara, Bangalore, North Taluk.
- 10) Original Encumbrance Certificate dated 23.9.1002 in respect of survey Nos. 128/1A, 128/1B for the period from 1.4.1995 to 13.9 2002.
- 11) Original Encumbrance certificate dated 23.9.1002 in respect of survey Nos. 128/1E, 128/1D for the period from 1.4.1995 to 13.9 2002.

- 12) Endorsement dated 17.11.1997 issued by the Thasildar, Bangalore that there is no tenancy claim against the property.
- 13) Original Official Memorandum dated 26.3.1998 by the Special Deputy Commissioner Bangalore, North Taluk converting the agricultural land to non agricultural, residential use.
- 14) Certified copy of release deed dated 04.04.2002 executed by Mr. Ramananda Rai and others in favour of Mrs. Sharda J. Shetty and the same was registered as document No.915/02-03, in the office of the sub registrar, Krishnarajapuram, Bangalore.
- 15) Copy of the Survey sketch of the property.
- 16) Copy of the Public notice issued in the Hindu news paper dated 10.12.2002.
- 17) Encumbrance Certificate for the period from April 1, 2000 to November 11, 2010 in relation to survey Nos. 128/ 1A, 128/ 1B, 128/D, 128/E.

Survey No.128/2

- 1) Certified extract dated 25.10.2002, from appendix preliminary record of Nagavar village in respect of sy. No. 128/2, standing in the name of Mr. Hithalahalli Marappa.
- 2) Certified extract dated 29.11.1993 from Mutation Register recording the names of Mr. Byamma, Mrs. Munithayamma, Mr. Venkataswamappa, as D Mr. Sonnappa issue by the Village accountant, Nagavara, Bangalore, North Taluk.
- 3) Certified copy of Records of rights and and pahani (10 Nos.) in respect of survey no 128/2, from the period 65-66 and 01-12, issued by the Tahsildar, Bangalore, North Taluk.
- 4) Sale deed dated 13.12.1996 executed by Mr. Munithayamma and her son and grand children in favour of Mr. S.Narayana Rai and the same was registered as document No.5494/96-97, in the office of the sub registrar, Bangalore, North Taluk.
- 5) Original Sale deed dated 26.6.1997 executed by Mr. Sarojamma and her children in favour of Mr. S.Narayana Rai and the same was registered as document No.3699/97-98, in the office of the Sub Registrar, Bangalore, North Taluk.
- 6) Original Sale deed executed by Mr. V.Venkataramni and her children in favour of Mr. S.Narayana Rai and the same was registered as document No.5086/96-97, in the office of the sub registrar, Bangalore, North Taluk.

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- 7) Certified Extract of Mutation Registers dated 7.10.1997, 5.3.1997 & 10.4.1997 (3 NOS) issued by the by the Village accountant, Nagavara, Bangalore, North Taluk recording the name of Mr. S.Narayana Rai as the owner of the property.
- 8) Copy of the endorsement dated 17.11. 1997 issued by the Thasildar, Bangalore that there is no tenancy claim against the property.
- 9) Original Official Memorandum dated 21.3.1998 issued by the Deputy Commissioner, Bangalore converting the agricultural land into non-agricultural use.
- 10) Certified copy of release deed dated 04.04.2002 executed by Mr. Ramananda Rai and others in favour of Mrs. Sharda J. Shetty and the same was registered as document No.915/02-03, in the office of the sub registrar, Krishnarajapuram, Bangalore.
- 11) Copy of the Survey sketch of the property.
- 12) Encumbrance certificate dated 23.9.2002 in respect of survey Nos. 128/2 for the period from 1.4.1955 to 13.9 2002.
- 13) Encumbrance Certificate for the period from April 1, 2000 to November 11, 2010 in relation to survey Nos. 128/2.

Survey No. 128/3

- 1) Certified extract dated 25.10.2002 from appendix preliminary record of Nagavar village in respect of sy. No. 128/3, standing in the name of Mr. Tammanna, s/o Hemanna.
- 2) Certified extract from mutation register dated 29.11.1993 standing in the names of Mr. Jayagopala Gowda and Mr. Chandrashekhara, issue by the Village accountant, Nagavara, Bangalore, North Taluk.
- 3) Certified copy of Records of Rights and and pahani (17 Nos.) in respect of survey no 128/3, from the period 65-66 and 01-12, issued by the Tahsildar, Bangalore, North Taluk.
- 4) Original Sale deed executed by Mr. Jayagopala Gowda and Mr. Chandrashekhara in favour of Mr. S.Narayana Rai and the same was registered as document No.4339/96-97, in the office of the sub registrar, Bangalore, North Taluk.
- 5) Certified Extract of mutation register (3 NOS) Standing in the name of Mr. S.Narayana Rai issue by the Village accountant, Nagavara, Bangalore, North Taluk.
- 6) Certified Extract of mutation register dated 19.10.1998 Standing in the name of Mr. S.Narayana Rai issue by the Village accountant, Nagavara, Bangalore, North Taluk.

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- 7) Official Memorandum dated 24.3.1998 issued by the Special Deputy Commissioner Bangalore, North Taluk converting the agricultural land into non agricultural, residential purposes,.
- 8) Survey sketch of the property described first above.
- 9) Encumbrance certificate dated 23.9.2002 in respect of survey Nos. 128/3 for the period from 1.4.1955 to 13.9.2002.
- 10) Certified copy of Release Deed 4.4.2002 executed by Mr. Ramananda Rai and others in favour of Mrs. Sharda J. and the same was registered as document No.915/02-03, in the office of the sub registrar, Krishnarajapuram, Bangalore.
- 11) Encumbrance Certificate for the period from April 1, 2000 to November 11, 2010 in relation to survey Nos. 128/3.

Survey No.129/5

- 1) Certified copy of the Sale Deed dated 25.6.1951 executed by Mrs. Muniyamma, in favour of Mr. Doddalingappa and the same was registered as document No.2317 /61-62, book no I, PAGES 159 TO 160 Volume No.1222 in the office of the sub registrar, Bangalore, North Taluk. (item no 1)
- 2) Certified copy of Records of rights, issued by village accountant, Nagavar Bangalore, North Taluk.
- 3) Certified copy of Index of land issued by the village accountant, Nagavar Bangalore, North Taluk.
- 4) 20.8.1997 Sale deed executed by Mrs. Gowramma, wife of Doddalingappa and her children in favour of Mr. S.Narayana Rai and the same was registered as document No.6347/97-98, in the office of the sub registrar, Bangalore, North Taluk.
- 5) 1.8.1998 Sale deed executed by Mr. Ganesh, in favour of Mr. S.Narayana Rai and the same was registered as document No.6347/97-98, in the office of the sub registrar, Bangalore, North Taluk.
- 6) 9.10.1998 & 6.11.1998 Certified Extract of mutation register Standing in the name of Mr. S.Narayana Rai issue by the Village accountant, Nagavara, Bangalore, North Taluk.
- 7) Records of rights and and pahani issued by the village accountant, Nagavara, Ksasaba Hobli, Bangalore, North Taluk.
- 8) 17.11. 1997 endorsement issued by the Thasildar, Bngalore that there is no tenancy claim against the property.
- 9) Conversion of agricultural land into non agricultural, residential purposes, order passed by the special deputy commissioner Bangalore, North Taluk to Mr. S.Narayana Rai.

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- 10) 23.9.2002 Encumbrance certificate in respect of survey Nos. 129/5 for the period from 1.4.1955 to 13.9.2002 (2 Nos)
- 11) 4.4.2002 Certified copy of release deed executed by Mr. Ramananda Rai and others in favour of Mrs. Sharda J. and the same was registered as document No.915/02-03, in the office of the sub registrar, Krishnarajapuram, Bangalore.
- 12) Survey sketch of the property.
- 13) Public notice issued in the Hindu news paper dated 10.12.2002.
- 14) Encumbrance Certificate for the period from April 1, 2000 to November 11, 2010 in relation to survey Nos. 129/5.

APPENDIX - C

1. Development Agreement dated September 2, 2010, registered as document no. 3466/2010-11 with the office of the Sub-Registrar, Banasavadi, Bangalore executed by Mr. Seetharam in favour of G:Corp Homes Private Limited.
2. Power of Attorney dated September 2, 2010, registered as document no. 231/2010-11 in Book IV with the office of the Sub-Registrar, Banasavadi, Bangalore), executed by Mr. M. R. Seetharam in favour of the Developer.
3. Power of Attorney dated September 2, 2010 registered as document no. 232/2010-11 in Book IV with the office of the Sub-Registrar, Banasavadi, Bangalore executed by Mr. M. R. Seetharam in favour of the Developer.
4. Notarized Power of Attorney dated October 27, 2010 executed by Mr. M. R. Seetharam in favour of the Developer.