gesup tae zigtere Gesyaroment of Kamalaka Registration and Stamps Department THE WASHINGTON THE STATE OF THE Thillenhad, althanisad ton entrocoment BHG(U)-BLR(S)/ 12958 12005-04 / PARTITION DEED AND FAMILY SETTELMENT THIS DEED OF PARTITION AND FAMILY SETTLEMENT is executed on this the Twentieth Day of January Two Thousand and Six (20-01-2006) 1. SH.C.SUNDARAM BETWEEK: S/a. Late M.S.Chockslingam Aged about 75 Years Residing at No.334/21, 14th cross Sadashivnagar, Hereinafter referred to as the party of the "FIRST PART", 2. Smt.S.MANGAYARKARASI W/o. C.Sunderam Aged about 70 years, Represented by her G.P.A.Holder, Sri.C.SUNDARAM S/o. Late M.S.Chockalingam Aged about 75 Years Residing at No. No.334/21, 14th cross, Sadashivnagar, Blore, Hereinefter referred to as the party of the 'SECOND PART', S. Aleana

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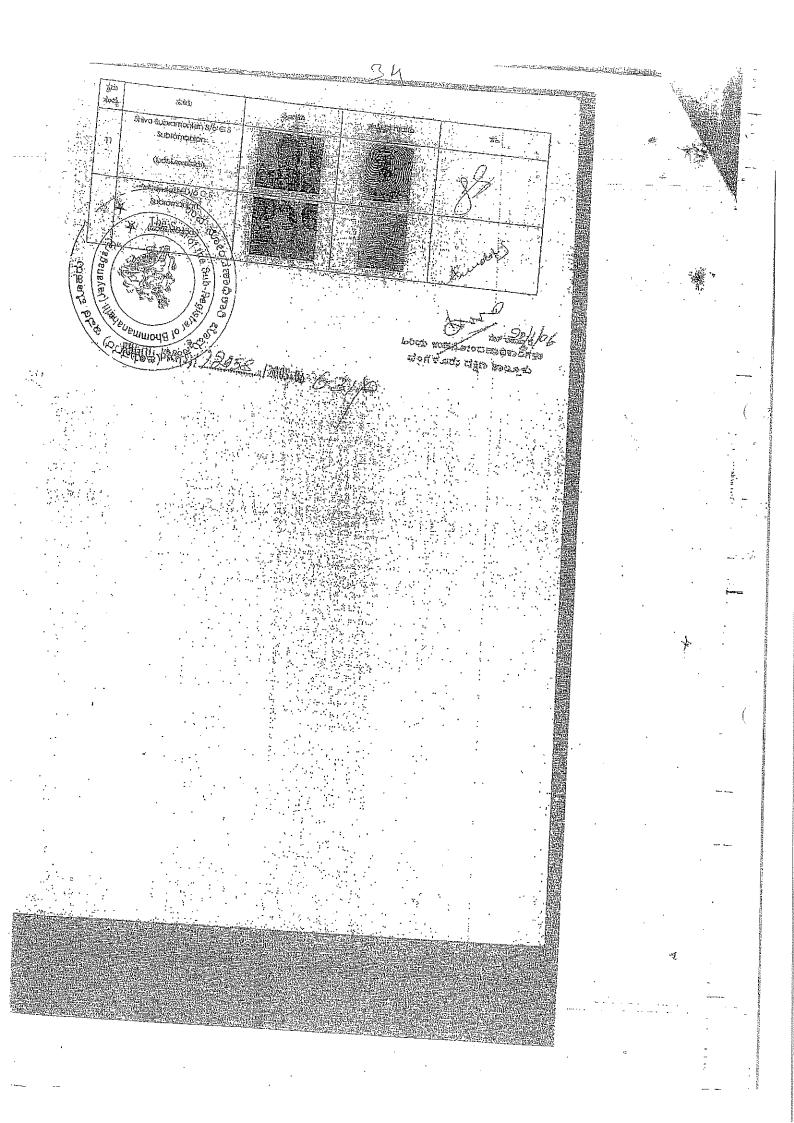
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STI. SHIVA SUBRAMANIAN S/o.C.S.Subramanian Aged about 28 years,

24 Sankey road,

Hereinafter referred to as party of the ELEVENTH PART',

Smt.S.ARUNDATHI

D/o. C.S.Subramanian Aged about 23 years, 24 Sankey Road,

Bangalore 560 052. Hereinafter referred to as the party of the TWELFTH PART',

i, witnesseth:

WHEREAS, M.S Chockelingam Chettiar, the father of the party of the First Part herein, acquired various movable and immovable properties during his lifetime which are more fully described in the Schedule hereinder written and hereinafter referred to as the SCHEDULE PROPERTIES",

WHEREAS, the said M.S Chockalingam chettiar had three some namely Sri.C.Sundaram the party of the First Part, C.Valliappa and C.Thiagarajan, out of whom C.Thiagarajan predeceased his father, issueless, leaving behind his wife Smt. Meenakshi Thiagarajan,

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WHEREAS, the said M.S Chockalingam Chettiar died in testage on 14/05/1999 leaving behind his wife and children as his legal heirs,

WHEREAS, the party of the First Part is the eldest son of Late M.S.Chockalingam Chettiar.

WHEREAS the party of the Second Part is the wife of the party of the First Part,

WHEREAS the parties of the Third, Fifth, Seventh and Eighth Part are the children of the party of the First and the Second Part,

WHEREAS the party of the Fourth Part is the wife of the party of the Third Part and the parties of the Ninth and the Tenth Part are the children of the parties of the Third and the Fourth Part,

WHEREAS the party of the Sixth Part is the wife of the party of the Fifth Part and the parties of the Eleventh and Twelfth part are the children of the parties of the Fifth and Sixth Part,

WHEREAS a private family trust namely M/s. Sundaram Trust was declared by one of the close relatives of the family namely Smt.

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Dhanalakshmi, the author of the trust on 07/02/1999 with the object of providing adequately for the general welfare, security, education, maintenance and marriage expenses of the beneficiaries of the trust and executed a Deed of Trust Dt:10/09/1999 in favour of Smt. S.Mangayarkarasi, the party of the Second Part as its Sole trustee and further reserved the liberty of dealing with the trust to the beneficiaries and the bustee,

WHEREAS Property bearing No.71, Millers Road Bangalore -52 was purchased by Late M.S Chockalingam Chettiar and his sons under a registered Deed of Sale Dt.30.03.1971, from one Srl.Hajec Abdul Sattar Sait registered as document No. 325/1971-72, in the Office of the Sub-Registrar, Bangalore and a partnership firm under the name and style of M/s, Sona and Sons was constituted on 07/02/1979 for the better management of the building that was constructed thereon, M.S.Chockalingam Chettiar, his wife Late Smt.T.Meenakshi Achi, his sons C.Sundaram, the party of the First Part, C.Valliapa and two private family trusts namely Sundaram Trust and Valliappa Trust represented by Smt. S.Mangayarkarasi W/o.Sri.C.Sundaram and Smt. V.Seetha W/o.Sri.Valliappa respectively,

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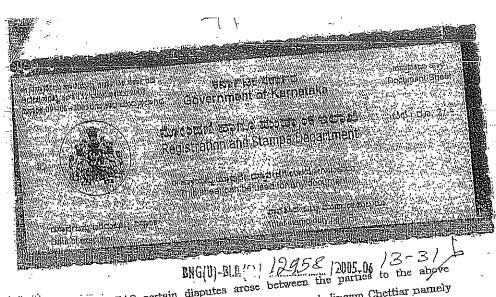
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WHEREAS Late M.S.Chockalingam had purchased an extent of 130.13 acres of land known as "LALBAGH KATHLEKHAN ESTATE" and another extent of 624.32 acres of land known as LALBAGH KEREKHAN ESTATE'.

WHEREAS the parties of the First and the Second Part purchased certain lands being coffee plantation lands in Coorg District, Karnataka State called as YEMMEGOONDI ESTATE" which are under the enjoyment of the parties of the First, Second, Third and Eighth Part,

WHEREAS the parties to the above partition, in order to severe from their joint status from the HUF of the party of the First Part in respect of some of the joint family and ancestral properties, arrived at a oral family arrangement on 09/12/1999, however could not act upon the terms thereof in entirety, in view of the rights of other heirs of late M.S.Chockalingam Chettiar over some of the ancestral and joint family properties,

WHEREAS the parties acted upon the terms of the above arrangement, only in respect of the properties, which are more fully described in SCHEDULE-I of this deed,



WHEREAS certain disputes arose between the parties to the above partition and the other heirs of late M.S Chockalingam Chettiar namely spic. C. Valliappa, his branch and Smt. Meenakshi Thiagarajan in the year 2001, which culminated in a Family Settlement before the Lok-Adalath conducted by the High Court legal services committee on 20/09/2001,

WHEREAS in the said family settlement, the parties to this Deed, Sri.C.Valliappa, his branch and Smt. Meenakshi Thiagarajan in order to severe from the joint status comprising the larger HUF members of late M.S.Chockalingam Chettiar, accepted the modalities of division under a joint memo in respect of the family properties including the shares held by late M.S.Chockalingam Chettiar in the various companies, which are more fully described in SCHEDULE-II to this Deed,

WHEREAS, in order to give full effect to the family arrangement dated 09/12/1999 and Family Settlement before the Lok-Adalath conducted by the High Court legal services committee on 20/09/2001, the parties herein and here to this deed for the purposes of having a record of remembrance and to have the appropriate entries made, wherever required, thought it fit to have a consolidated deed incorporating all the terms arrived at in furtherance of the oral arrangement dated

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09/12/1999 and the family settlement before the Lok-Adalat dated 20/09/2001,

WHEREAS in pursuance of the aforesaid arrangement and in consideration of the absolute ownership acquired by the parties in respect of the shares allotted by virtue of mutual transfers and releases affected under the aforementioned Family Arrangements detailed herein above in this Memorandum of Partitlon in respect of the Schedule Properties for which the parties have minimally agreed to do such acts, deeds and things necessary to give effect to the division of the properties amongst them and accordingly this Deed of Partition is drawn up on the day, month and the year first herein above mentioned as follows:

- 1. That the parties hereio hereby confirm that the joint family properties have been divided and allotted among themselves in the following manner:
 - All the items described the Schedule-A are allotted to the share of the FIRST PARTY.
 - îi) All the items described in the Schedule-B are allotted to the share of the SECOND PARTY.
 - All the items described in the Schedule-C are allotted to the share of the THIRD PARTY,

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- All the items described in the Schedule-D are hereby allotted to the share of the FOURTH PARTY. (vi
- All the items described in the Schedule-E are hereby allotted to the share of the FIFTH PARTY. ٧Ì
- All the items described in the Schedule-F are hereby allotted to the share of the SIXTH PARTY.
 - All the items described in the Schedule-G are hereby allotted to the share of the SEVENTH PARTY. vii)
 - All the items described in the Schedule-H are hereby allotted to the share of the EIGHTH PARTY. viii)
 - All the items described in the Schedule-I are hereby allotted to the share of the NINTH PARTY. ix)
 - All the items described in the Schedule-J are hereby allotted to the share of the TENTH PARTY.
 - All the items described in the Schedule-K are hereby allotted to the share of the ELEVENTH PARTY. ĸį)
 - All the items described in the Schedule-L are hereby allotted to the share of the TWELFTH PARTY.

2. Each of the party has been put in physical vacant possession of the properties hereby allotted to him/her,

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- 3. Each of the parties to whom the properties are allotted as above, shall be entitled to hold, possess and enjoy his/her respective properties allotted to them, freed and discharged from the right, title, interest and claims of the other parties thereto;
- Each of the parties hereby releases and relinquishes his/her right, title interest, share and claim in the properties allotted to the other parties;
- 5. Each of the parties hereto bereby confirm that he/she will do and execute all such acts, deeds and things as may be required by the other parties, for giving effect to this partition and for transfer of Katha and delivery of possession, etc., at the cost of the parties requiring the same;
- 6. Having regard to the size and attuation of the properties and the number of parties involved, it has not been possible to have an exact division by valuation; but the parties accept the allotments;

II. CUSTODY OF TITLE DEEDS:

The original title deeds in respect of the properties divided by this deed shall be in the custody of the FIRST PARTY and all other parties shall have a true copy of the same.

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III. CUSTODY OF PARTITION DEED:

This deed is executed in original and six duplicates. The original shall be in the custody of Fifth party and the First, Third, Seventh, Eighth, Ninth and Eleventh parties shall each have a duplicate.

SCHEDULE PROPERTIES

SCHEDULE-I

SONA TOWERS, 71 MILLER ROAD., BANGALORE,

One half share of undivided share of the land out of the total extent measuring an extent of 31320 sq. ft together with rear block on the eastern side (including basement on eastern side) of the building Sona Towers at No. 71, Millers Road, Bangaloro. 560 052, together with towers at No. 71, Millers Road, Bangaloro. 560 052, together with towns area including lift machine room, staircase, lifts, parking space common area including lift machine room, staircase, lifts, parking space which shall be for the benefit of tenants in occupation of the entire building situated in the land and building fliereon measuring an extent of 31320 sq. ft comprised in the property bearing No. 71, Millers Road, Bangalore 560 052, and bounded on the

East by

Properties belonging to Mr. D'Sousa, Mr. A. Narayana Pai and Mr. Rathnam and Measuring on that side 124.5 feet,

West by: North by Measuring on that side 124.5 feet,
Millers Road and measuring on that side 121 feet,
Premises No. 70 belonging to Hajee Abdullah Sait
and measuring on that side 254 feet,

S. Charpai S. Charpai Meura

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South by:

The remaining portion of the premises No. 71, belonging to Mr. R. M. Muthaiah and two others and measuring on that side 254.5 square feet.

SCHEDULE- II

Ground floor portion of about 2,392 sq. ft of built area of Schedule- I property and the garage together with 2392/4096 undivided share, interest, right and title in the land portion of Schedule- I property, together with the corresponding rights to common walls and structures including staircases and common amenities and facilities like supply, electricity, sanitary connections, etc situated in the land and building bearing former No. 334 in Palace Orchards, now known as No. 334/21, XIV Cross, Sadashivanagar, in the 45th Division of the Corporation of Bangalore, measuring East to West 90 feet and North to South 60 feet, together with all rights and appurtenances whatsoever, whether underneath or above the surface and together with all the structures erected and standing thereon with all the fittings and fixtures therein and bounded on the,

North:

by site No. 333

South:

by site No. 335

East :

by site No. 321 and

West by Road

Building RCC 4096 Sq. Ft with water, electricity and sanitary available.

SCHEDULE-III

All that piece and parcel on the Eastern portion of the Lalbagh Estate measuring 342.17 Acres carved out of the total extent of 754.45 Acres of land situated in Dandubittehara Village, Kasaba Hobli,

n securational Complete Appropria File Swarpston (275) Hunt (Coyetumetriot Remaidke

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Narasimharajapura taluk, Chikmagalur District, Hipla Village, Jagara Hobli, Chikmagalur Taluk, Chikmagalur District and Melgiri Village, Jagara Hobli, Chikmagalur Taluk, Chikmagalur District comprising of survey numbers: survey numbers :

rvey numbers :	Extent in Acres
Sy. No.	36.20
2 (Part) A	88.32
3A	37.20
4A	10.16
8A	40.09
37A	76.35
. 38A	9;25
9(Part)A	11.10
9 (Part)B	3,30
	2.20.
13(Part)C	11,20
5A and KK	13.20
1	342,17
TOTAL	S 57.7%
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The with all areas, water courses, liberties, easements, appendages together with all areas, water courses, liberties, easements, appendages together with an areas, water courses, nontrees, easenments, appendages and appurtenances along with the buildings and structures standing thereupon bounded on the: Maskalmadi Estate

East by

Remaining Portion of Lal Bugh Estate West by

Bhadra Tiger Reserve

Remaining Portion of Lal Bagh Estate North by South by

SCHEDULE IV

ALL THOSE PROPERTIES bearing the Item No., Survey No., Area in Acres, Description of Property and situation set out in the table below together

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with all the buildings and structures thereon, wells, tanks, lines and Barbed wire thereon fruit trees, shade trees and other trees of any and every description standing thereon, plants, vines, coffee and cardamom and orange Plantations thereon fences, ditches, waters, water ways, water courses, water barriers, paths, road ways, rights liberties, casements, advantages and appurtenances whatsoever to the said Properties or any of them or here to before occupied, emjoyed or reputed or known as part or parcel of them or, any of them appuirtenant thereto:

Item No.	Survey No.	Area in Acres	Description of Property
. 1.	103	6.50	Alienated Coffee Uluguli Village, Suntikoppa Nad, Somwarpet Tiq, Coorg District, Karnataka
2.	104/2(6.00	Unprivilaged Sagu Bane Coffee, Uluguli Village, Suntikoppa Nad, Somwarpet Tiq, Coorg District, Kamataka
3.	104/3P 1	23,79	Unprivilaged Sagu Bane Coffee, Uluguli Village, Suntikoppa Nad, Somwarpet Tiq, Coorg District, Karnataka
4	104/3P 2	5.00	Unprivilaged Sagu Bane Coffee, Uluguli Village, Suntikoppa Nad, Somwarpet Tiq, Coorg District, Karnataka
5.	104/6	12.00	Umprivilaged Sagu Bane Coffee, Uluguli Village, Suntikoppa Nad, Somwarpet Tiq, Coorg District, Kamataka

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Item No.1:

An extent of 24,30 Acres in the Yemmegundi Estate, more fully described in the Schedule -IV hereunder and the remaining parties including the party of the first part, except party of the Eleventh and Twelfth part, have no manner of right, title or interest, claim whatsoever over the Schedule -IV Property.

Item No.2:

40 % share in the Berathana Agrahara Property morefully described in the Schedule -V(a) and V(b) hereunder and the remaining parties, except parties of the Eleventh and Twelfth Part, have no manner of right, title or interest, claim whatsoever over the Schedule - V(a) and V(b) Property.

Item No.3:

That the party of the Sixth part shall be entitled to 40 % shares in Schedule VII and the remaining parties, except parties of the Eleventh and Twelfth Part, have no manner of right, title or interest, claim whatsnever over the Schedule VII.

SCHEDULE - G SHARE ALLOTED TO MICENA- Party of the Seventh Part

Rs. 25,000/- per month for her lifetime shall be paid by party of the Ninth Part and shall be provided with a fund of Rs. 30,00,000/-(Rupees Thirty Lakhs Only) or a Flat shall be provided and after her lifetime the flat shall devolve to her children.

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BNG(U)-PLO(5)/ 12958 /2005.06 26.31

SCHEDULE - H SHARE ALLOTED TO S. VALLIAPPAN- Party of the Eighth Part

Rs.1,00,000/- per month for his lifetime shall be paid by the party of the

SCHEDULE - I
SHARE ALLOTED TO C. SUNDARAM- Party of the Ninth Part

Item no.1

40% (Forty) share in the Beneficial interest in the Sundaram Trust evidenced by the supplemental deed of trust Dt 18/07/2001, which trust holds 99 % ownership in eastern portion of the Property bearing No.71, Millers Road more fully described in Schedule I.

Item no.2

30 % share in the Lalbagh Estate morefully described in the Schedule –III here in above and the remaining parties except parties of the Fourth and Tenth Part have no manner of right, title or interest, claims whatsoever over the Schedule – III Property.

Item no.3

30% share in Schedule VI and the remaining parties, except parties of the Fourth and the Tenth Part, have no manner of right, title or interest, claim whatsoever over the Schedule VI.

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Item No. 4:

Absolute ownership over Schedule II Property, subject to Life estate of the party of the second part in the Schedule II Property conferred under the above partition and the remaining parties shall have no manner of right, title or interest, claims whatsoever over the Schedule -II Property.

SCHEDULE - J SHARE ALLOTED TO C. MANGAL Party of the Tenth Part

Item No.1

10% (Ten) share in the Beneficial interest in the Sundaram Trust evidenced by the supplemental deed of trust Dt:18/07/2001, which trust holds 99 % ownership in eastern portion of the Property bearing No.71, Millers Road more fully described in Schedule I here in above written,

Item No.2:

30 % share in the Lalbagh Estate morefully described in the Schedule -III hereunder. And the remaining parties except parties of the Fourth and Ninth Part have no manner of right, title or interest, claims whatsoever over the Schedule -III Property.

Item No.3:

30% shares in Schedule VI and the remaining parties, except parties of the Fourth and Ninth Part, have no manner of right, title or interest, claim

whatspeyer over the Schedule VI.

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BNG(U)-PLE(S)//286 SCHEDULE-H

SHARE ALLOTED TO SHIVA SUBRAMANIAN- Party of the Eleventh Part

Item no.1:

40% (Forty) share in the Beneficial interest in the Sundaram Trust evidenced by the supplemental deed of irust Dt.18/07/2001, which trust holds 99 % concership in eastern portion of the Property bearing No.71, Millers Road more fully described in Schedule I hereunder written.

Item No.2:

An extent of 36.84 Acres in the Yemmegundi Estate, more fully described in the Schedule -IV hereunder and the remaining parties including the parties of the Second and eighth part, except party of the Sixth and Twelfth part, have no manner of right; title or interest, claim whatsoever over the Schedule -IV

Item No.3:

30% share in the Berathana Agrahara Property morefully described in the Schedule - V(a) and V(b) herounder and the remaining parties, except parties of the Sixth and I welfth Part, have no manner of right, title or interest, claim whatsoever over the Schedule - V(a) and V(b) Property.

Item No.4:

30% shares in Schedule VII and the remaining parties, except parties of the Sixth and Twelfth Part, have no manner of right, title or interest, claim whatsoever over the Schedule VII.

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BNG(0)-ELR(5)/ 12958 /2005-06 29-3/

SHARE ALLOTED TO S, ARUNDATHI- Party of the Twelfth Part BCHEDULE - L

Item No.1:

10% (Ten) share in the Beneficial interest in the Sundaram Trust evidenced by the supplemental deed of trust Dt.18/07/2001, which trust holds 99 % ownership in eastern portion of the Property bearing No.71, Millers Road more fully described in Schedule I herounder written.

An extent of 24 Acres in the Yemmegundi Estate, more fully described in the Schedule -IV hereunder and the remaining parties including the party of the third part, except party of the Sixth and Eleventh part, have no manner of right, title or interest, claim whatsoever over the Schedule -IV Property.

30% share in the Berathana Agrahara Property morefully described in the Item No.3: Schedule - V(a) and V(b) hereunder and the remaining parties, except parties of the Sixth and Eleventh Part, have no manner of right, title or interest, claim whatsoever over the Schedule - V(a) and V(b) Property.

30% shares in Schedule VII and the remaining parties, except parties of the Item No.4: Sixth and Eleventh Part, have no manner of right, title or interest, claim Whatsoever over the Schedule VII

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ercerese verero Government/of Karnstako Decumencane Kalegotiya) arama titoma ya wichati Registorijan and stampa Department in the constraint of the const BNG(UJ-BLR(S)) 12958/2005-06 30-IN WITNESS WHEREOF, the PARTIES have executed this DEED OF PARTITION

in the presence of the witnesses attesting hereunder;

WITNESSES:

27, BENSON CRIDSS ROAD

BENSON TOWN,

BANGALD LE 510606 (Represented by her GPA Holder C.Sundaram)

THIRD PARTY

FOURTH PARTY

(Represented by her GPA Holder S. Chockalingum)

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Drafted by

NINTH PARTY

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CERTIFICATE

Certified that a sum of Rs ON ONLY (In words Rupees Only)
In cash has been remitted by SmVSri.

R/o Towards Stamp Duty

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