

I 766
23.4
BNG(U)-VRT 766/2023-24/1-350

SALE DEED:

THIS DEED OF SALE IS MADE AND EXECUTED ON THIS THE TWENTY FIRST DAY OF
APRIL YEAR TWO THOUSAND AND TWENTY-THIRD (21/4/2023) AT
BENGALURU:

:BY:

- 1) MR. DAYANANDA SAGAR,
Aged about 60 years,
S/o. Late G.A. Ramaiah Reddy,
- 2) MRS. INDIRA DAYANANDA SAGAR,
Aged about 54 years,
W/o. Mr. Dayananda Sagar,
- 3) MR. HARIRAM DAYANAND,
Aged about 31 years,
S/o. Mr. Dayananda Sagar,
- 4) MRS. MEGHANA REDDY,
Aged about 24 years,
W/o. Mr. Hariram Dayanand,

1 to 4 are residing at; No. 741, 21st Cross,
8th B' Main, 7th Sector,
HSR Layout, Bangalore - 560102.
- 5) MRS. MANASA,
Aged about 26 years,
D/o. Mr. Dayananda Sagar,
W/o. Suhas,
Residing at, No.618, 21st Cross,
2nd Sector, HSR Layout, Bangalore - 560 102.
- 6) MR. KESHAVA REDDY G.R.,
Aged about 58 years,
S/o. Late G.A. Ramaiah Reddy,
- 7) MRS. CHANDRAKALA R.,
Aged about 48 years,
W/o. Mr. Keshava Reddy G.R.,
- 8) MRS. SRILAKSHMI G.K.,
Aged about 29 years,
D/o. Mr. Keshava Reddy G.R.,
- 9) MS. RAMYA REDDY G.K.,
Aged about 21 years,
D/o. Mr. Keshava Reddy G.R.,

Sl. No. 6 to 9 are residing at;
No. 1250, 3rd Main, 18th Cross,
7th Sector, HSR Layout,
Bangalore - 560102.
- 10) MR. ANJANEYA,
Aged about 80 years,
S/o. Late Pillappa,

For, M/s. CANDEUR CONSTRUCTIONS

Project Name: Candeur Signature
Flat No. B-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAM REDDY SRIKANTH
REDDY
(Managing Partner)
BUILDER
Digitally signed by
KATAM REDDY SRIKANTH
REDDY
Date: 2023.04.20 07:07:41
KATAM REDDY SRIKANTH REDDY

Debanjali Choudhury


PURCHASER/S



Print Date & Time : 21-04-2023 11:42:23 AM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 766

BNG(U)-VKT...766/2023-24

12-350

ವರ್ತಮಾನ ದಲ್ಲಿರುವ ಉಪನೋಂಜಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 21-04-2023 ರಂದು 11:30:53 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	84975.00
2	ಸೇವಾ ಶುಲ್ಕ	1300.00
	ಒಟ್ಟು :	86275.00

ಶ್ರೀ Smt DEBANJALI CHOWDHURY W/o. Mr. Rahul Chatterjee ಅವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚೆತ್ತ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Smt DEBANJALI CHOWDHURY W/o. Mr. Rahul Chatterjee			Debanjali Chowdhury

ಹಿರಿಯ ಉಪನೋಂಜಣಾಧಿಕಾರಿ
ಸಹಿ ರಹಿತವಾಗಿ
ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಪಟ್ಟಣ.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚೆತ್ತ ಗುರುತು	ಸಹಿ
1	Smt DEBANJALI CHOWDHURY W/o. Mr. Rahul Chatterjee (ಬರೆದುಕೊಂಡವರು)			Debanjali Chowdhury
2	Mr RAHUL CHATTERJEE . ರವರ Mr. Goutam Chatterjee (ಬರೆದುಕೊಂಡವರು)			Chatterjee

ಹಿರಿಯ ಉಪನೋಂಜಣಾಧಿಕಾರಿ
ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಪಟ್ಟಣ.

2
bluejay-1A1...../2023-24
3-350

- 11) **MRS. GOWRAMMA,**
Aged about 70 years,
W/o. Mr. Anjaneya,
 - 12) **MRS. RADHA G.A.,**
Aged about 52 years,
D/o. Mr. Anjaneya,
 - 13) **MR. PURUSHOTHAM G.A.,**
Aged about 49 years,
S/o. Mr. Anjaneya,
 - 14) **MRS. BABITHA G.N.,**
Aged about 42 years,
W/o. Mr. Purushotham G.A.,
 - 15) **MR. PUNITH G.P.,**
Aged about 23 Years,
S/o. Mr. Purushotham G.A.,
 - 16) **MISS. THANUJA G.P.,**
Aged about 21 Years,
D/o. Mr. Purushotham G.A.,
 - 17) **MR. CHANDRASHEKAR G.A.,**
Aged about 46 years,
S/o. Mr. Anjaneya,
 - 18) **MRS. MUNILAKSHMI N.,**
Aged about 34 years,
W/o. Mr. Chandrashekar G.A.,
 - 19a) **MASTER POORNESH G.C.**
Aged about 14 Years,
S/o. Mr. Chandrashekar G.A.,
 - 19b) **MISS CHANDANA G.C.**
Aged about 11 Years,
D/o. Mr. Chandrashekar G.A.,
- No. 19a and 19b are minors, represented by their
Natural Guardian/Mother
MRS. MUNILAKSHMI N.
- 20) **MR. RAMESH G.A.,**
Aged about 44 years,
S/o. Mr. Anjaneya,
 - 21) **MRS. USHA K.,**
Aged about 33 years,
W/o. Mr. Ramesh G.A.,
 - 22a) **MASTER LIKHITH G.R.,**
Aged about 7 Years,
S/o. Mr. Ramesh G.A.,
 - 22b) **MASTER DHIRAJ G.R.,**
Aged about 3 Years,
S/o. Mr. Ramesh G.A.,

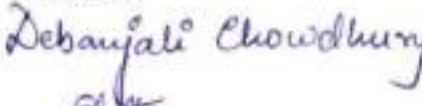
For, M/s. CANDEUR CONSTRUCTIONS,

Project Name: Candeur Signature
Flat No. B-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAMREDDY
SRIKANTH
REDDY
(KATAM REDDY SRIKANTH REDDY)
(Managing Partner)
BUILDER

Digitally signed by
KATAMREDDY SRIKANTH
REDDY
Date: 2023.04.20 07:07:41


PURCHASER/S

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ	ಸಹಿ
3	Mr DAYANANDA SAGAR, INDIRA DAYANANDA SAGAR, HARIRAM DAYANAND, MRS. MEGHANA REDDY, MANASA, KESHAVA REDDY G.R., CHANDRAKALA R., SRILAKSHMI G.K., All are Rep by their GPA Holder M/s.CANDEUR CONSTRUCTION S Rep by its Managing Partner MR. KATAM REDDY SRIKANTH REDDY, S/o. Mr. Katam Reddy Krishna Reddy Rep by his SPA Holder V.Sreekanth S/o V.Mohan Reddy (ಎದೆಬಿಡುವುದಿಲ್ಲ)			V. Sreekanth
4	Smt RAMYA REDDY G.K., ANJANEYA, GOWRAMMA, RADHA G.A., PURUSHOTHAM G.A., BABITHA G.N, PUNITH G.P, THANUJA G.P, CHANDRASHEKAR G.A, MUNILAKSHMI N All are Rep by their GPA Holder M/s.CANDEUR CONSTRUCTION S Rep by its Managing Partner MR. KATAM REDDY SRIKANTH REDDY, S/o. Mr. Katam Reddy Krishna Reddy Rep by his SPA Holder V.Sreekanth S/o V.Mohan Reddy (ಎದೆಬಿಡುವುದಿಲ್ಲ)			V. Sreekanth
5	Sri MASTER POORNESH G.C.& MISS CHANDANA G.C.Rep by Minor Guardian Smt MUNILAKSHMI N., RAMESH G.A., USHA K All are Rep by their GPA Holder M/s. CANDEUR CONSTRUCTIONS Rep by its Managing Partner MR. KATAM REDDY SRIKANTH REDDY, S/o. Mr. Katam Reddy Krishna Reddy Rep by his SPA Holder V.Sreekanth S/o V. Mohan Reddy (ಎದೆಬಿಡುವುದಿಲ್ಲ)			V. Sreekanth
6	Sri MASTER LIKHITH G.R.& MASTER DHIRAJ G.R.Rep by Minor Guardian MRS.USHA K.G.A CHETAN KUMAR,BHAVYA P.M, All are Rep by their GPA Holder M/s. CANDEUR CONSTRUCTIONS Rep by its Managing Partner MR. KATAM REDDY SRIKANTH REDDY, S/o. Mr. Katam Reddy Krishna Reddy Rep by his SPA Holder V.Sreekanth S/o V.Mohan Reddy			V. Sreekanth

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BNG(U)-TKT.....266/2023-24/5-350

No. 22a and 22b are minors, represented by their
Natural Guardian/Mother
MRS. USHA K.

- 23) **MR. G.A. CHETAN KUMAR,**
Aged about 41 years,
S/o. Mr. Anjaneya,
- 24) **MRS. BHAVYA P.M.,**
Aged about 30 years,
W/o. Mr. G.A. Chetan Kumar,
- 25a) **MISS RUCHITHA C.,**
Aged about 8 Years,
D/o. Mr. G.A. Chetan Kumar,
- 25b) **MISS VINITHA C.,**
Aged about 3 Years,
D/o. Mr. G.A. Chetan Kumar,

No. 25a and 25b are minors, represented by their
Natural Guardian/Mother
MRS. BHAVYA P.M.

- 26) **MRS. KALAVATHI G.A.,**
Aged about 40 years,
D/o. Mr. Anjaneya,

Sl. No. 10 to 26 are residing at;
Dasara Street, Gunjur,
Varthur Ward No.149,
Bangalore - 560087.

All are represented by their
General Power of Attorney Holder:
M/s. CANDEUR CONSTRUCTIONS
A Registered partnership Firm,
Registered under the Indian Partnership Act 1932,
Having its registered office at,
Sy. No. 183/1A, 183/1B, 183/10,
Gunjur Main Road,
Next to Vinayaka Theater,
Varthur, White Field, Bangalore-560 087.

Represented by its Managing Partner
MR. KATAM REDDY SRIKANTH REDDY,
S/o. Mr. Katam Reddy Krishna Reddy

hereinafter called the "**VENDORS/FIRST PARTY**"(which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, legal representatives, executors and successors in title, executors, administrators and permitted assigns) **OF THE FIRST PART:**

For, M/s. CANDEUR CONSTRUCTIONS,

Project Name: Candeur Signature
Flat No.B-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAM REDDY SRIKANTH REDDY
Digitally signed by
KATAM REDDY SRIKANTH REDDY
Date: 2023.04.20 07:07:41
(KATAM REDDY SRIKANTH REDDY)
(Managing Partner)
BUILDER


Debajali Chowdhury

PURCHASER/S

	(ಬರೇಕುಟುಂಬವವರು)			
7	Smt RUCHITHA C. & MISS VINITHA C Rep by Minor Guardian BHAVYA P.M. MRS. KALAVATHI G.A All are Rep by their GPA Holder M/s, CANDEUR CONSTRUCTIONS Rep by its Managing Partner MR. KATAM REDDY SRIKANTH REDDY, S/o. Mr. Katam Reddy Krishna Reddy Rep by his SPA Holder V.Sreekanth S/o V.Mohan Reddy (ಬರೇಕುಟುಂಬವವರು)			V. Sreekanth
8	M/S CANDEUR CONSTRUCTIONS, Rep by its Managing Partner MR. KATAM REDDY SRIKANTH REDDY, S/o. Mr. Katam Reddy Krishna Reddy . Rep by his SPA Holder V.Sreekanth S/o V. Mohan Reddy (BUILDER/SECOND PARTY) (ಬರೇಕುಟುಂಬವವರು)			V. Sreekanth

BNG(U)-VRT.....766/2023-24

/6-350

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರ ಹುದ್ದೆಯಲ್ಲಿರುವ
ವಸಂತಕುಮಾರ್, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.

4
BNG(U)-VNT...206/2023-24/7-356

:AND:

M/s. CANDEUR CONSTRUCTIONS,

A Registered partnership Firm, Registered under the Indian Partnership Act 1932,

Having its registered office at, Sy.No.183/1A, 183/1B, 183/10, Gunjur Main Road, Next to Vinayaka Theater, Varthur, White Field, Bangalore-560 087.

Represented by its Managing Partner

MR. KATAM REDDY SRIKANTH REDDY,

S/o. Mr. Katam Reddy Krishna Reddy

hereinafter called the "**BUILDER/SECOND PARTY**" (which expression shall wherever the context so requires or admits, mean and include its legal representatives, successors in business and interest, successors-in-title, assignees, executors and administrators) **OF THE OTHER PART:**

:IN FAVOUR OF:

1. MRS. DEBANJALI CHOWDHURY

Aged about 31 Years

W/o. Mr. Rahul Chatterjee

PAN : AOYPC9383A

AADHAAR NO. 2841 6869 1396

2. MR. RAHUL CHATTERJEE

Aged about 33 Years

S/o. Mr. Goutam Chatterjee

PAN: AMIPC0756D

AADHAAR NO. 9714 4210 6205

Both are residing at:

Flat No Angel G02 Siddha Town,

Sir Ramesh Mitra Road,

Near Narayanpur, Beraberi East,

Rajarhat Gopalpur(M), North 24 Parganas,

West Bengal 700136.

hereinafter called the "**PURCHASERS/THIRD PARTY**"(which expression wherever it so requires shall mean and include all his/her/their respective heirs, legal representatives, administrators, executors and permitted assigns etc.) **OF THE THIRD PART:**

WITNESSETH:

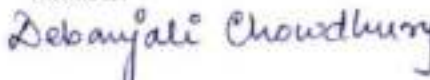
WHEREAS, the Vendors No.1 to 5 are the absolute owner of the property bearing Survey No.219/1 measuring 3353 Square Feet and Survey No.226/1 measuring 16553 Square Feet totally measuring 19906 Square Feet, Converted vide, Official Memorandum No. ALN[E.V.H.]SR 100/2010-11, dated 28.10.2010 and Official Memorandum No. ALN[E.V.H.]SR 356/2007-08, dated 06.03.2010, issued by Special Deputy Commissioner, Bangalore Urban District respectively and Survey No.219/6A measuring 2 Acres 17 Guntas, Converted vide, Official Memorandum No. ALN[E.V.H.]SR 356/2007-08, dated: 06.03.2010, issued by Special Deputy Commissioner, Bangalore Urban District, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk) , Bangalore Urban District.

For, M/s. CANDEUR CONSTRUCTIONS,

Project Name: Candeur Signature
Flat No. B-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAMREDDY SRIKANTH
REDDY
Digitally signed by
KATAMREDDY SRIKANTH
REDDY
Date: 2023.04.20 07:07:41
(Managing Partner)
BUILDER


Debanjali Chowdhury

PURCHASER/S

ಗುರುತಿಸುವವರು

BNG(U)-VRT.....766/2023-24/8-350

ಕ್ರಮ ಸಂಖ್ಯೆ	ಜೆಸರು ಮುಖ್ಯ ವಿಳಾಸ	ಸಹಿ
1	Gajendra HSR Layout, Bangalore	
2	Harsha HSR Layout, Bangalore	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ವರ್ತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.

I hereby certify that on production of the original document, I have satisfied myself that the Total stamp duty of Rs. 8497/- has been paid thereon Vide e-Stamp Certificate No IN-KA69045157764678T Dated 07-08-21, e-Stamp Certificate has been Verified.

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ವರ್ತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.

 1 ನೇ ಪುಸ್ತಕದ ದೃಷ್ಟಿ ಸಂಬಂ VRT-1-00766-2023-24 ಆಗಿ ಒ.ಡಿ. ಸಂಬಂ VRTD1460 ನೇ ಪುಸ್ತಕದಲ್ಲಿ ದಿನಾಂಕ 21-04-2023 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ವರ್ತೂರು)	
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Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ವರ್ತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.

BNG(C)-VRT.....⁵ 206 2023-24 / 9-350

WHEREAS, the Vendors No.1 to 5 represents that, the property bearing Sy.No.226/1 measuring 16553 Square Feet, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, is the portion of the larger property bearing Sy.No.226 measuring 2 Acres 16 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), was originally allotted to one Smt. Munivenkatamma, W/o. Muniswamappa, as Tenant in pursuance of the Order passed in Case No. A1.MI. 586/1977-78 dated 29.01.1979 by the Special Deputy Commissioner for Abolition of Inam, Bangalore in respect of Sy.No.226 measuring 2 Acres 16 Guntas. Thereafter, the property bearing Sy.No.226 measuring 2 Acres 16 Guntas, which belongs to Smt. Munivenkatamma, W/o. Muniswamappa got phoded and renumbered as Sy.No.226/1 measuring 1 Acre and Sy.No.226/2 measuring 1 Acre 16 Guntas.

WHEREAS, subsequently, aforesaid Smt. Munivenkatamma, W/o. late Muniswamappa conveyed the property bearing Sy.No.226/1 measuring 1 Acre in favour of Sri G.R. Rajashekara Reddy, S/o. late G.A. Ramaiah in terms of Sale Deed dated: 15.12.1986 registered as Document No.5387/1986-87 of Book 1 at Pages 101-106 Volume 2513 in the office Sub-Registrar, Bangalore South Taluk.

WHEREAS, the property bearing Sy.No.219/6A measuring 2 Acres 17 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), was originally belongs to Sri. Nanjundappa S/o. Gulla Venkatappa and subsequent to his demise, all his estates including the subject property got inherited by his adopted son Sri. Papaiah, subsequent to the demise of said Papaiah, all his property including the Sy.No.219/6A got inherited by his only son Sri G.P. Muni Reddy @ Abbaiah, S/o. late Papaiah. Thereafter said Sri G.P. Muni Reddy @ Abbaiah, S/o. late Papaiah conveyed the property bearing Sy.No.219/6A measuring 2 Acres 20 Guntas in favour of Smt. Chikkagowramma w/o GA Ramaiah Reddy in terms of Sale Deed dated: 10.12.1976 registered as Document No.1917/1976-77 of Book I at Pages 168-171 Volume 1209 in the office Sub-Registrar, Bangalore South Taluk.

WHEREAS, subsequent to the death of Sri G.A. Ramaiah Reddy (husband of aforesaid Smt. Chikkagowramma), legal heirs of Sri G.A. Ramaiah Reddy i.e., Sri Dayananda Sagar, Sri G.R. Keshava Reddy, Sri G.R. Srinivasa Reddy, Sri G.R. Jayanagaraja Reddy, Smt. Sharadamma & Smt. Chikkagowramma have filed Original Suit No.446/1995 on the file of II Additional Senior Civil Judge, Bangalore Rural District against Sri G.R. Rajashekara Reddy for partition of the family property. Thereafter with the intervention of the well-wishers, matter was amicably settled out of the Court and accordingly, legal heirs of Sri G.A. Ramaiah Reddy i.e., Sri G.R. Rajashekara Reddy, Sri Dayananda Sagar, Sri G.R. Keshava Reddy, Sri G.R. Srinivasa Reddy, Sri G.R. Jayanagaraja Reddy, Smt. Sharadamma & Smt. Chikkagowramma entered into a Memorandum of Partition dated: 10.09.1995, and in the said Partition the property bearing Sy.No.226/1 measuring 1 Acre and Sy.No.219/6A measuring 2 Acres 17 Guntas fallen to the share of Sri Dayananda Sagar. By virtue of the foregoing partition, Sri Dayananda Sagar, S/o. late G.A. Ramaiah became the absolute owner of the property bearing Sy.No.226/1 measuring 1Acre and Sy.No.219/6A measuring 2 Acres 17 Guntas.

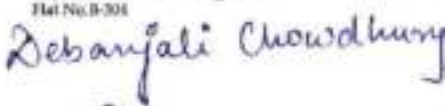
WHEREAS, subsequently, Sri Dayananda Sagar, S/o. late G.A. Ramaiah has made an application to the Special Deputy Commissioner (Revenue), Bangalore District for conversion of land bearing Sy.No.226/1 measuring 1 Acre and Sy.No.219/6A measuring 2 Acres 17 Guntas from agricultural to non-agricultural purpose. After the survey, the Special Deputy Commissioner (Revenue), Bangalore District has issued an Official Memorandum, dated: 06.03.2010 bearing No. ALN[E.V.H.]SR 356/2007-08 according to which the property bearing Sy.No.226/1 measuring 1 Acre & Sy.No.219/6A measuring 2 Acres 17 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk has been converted from agricultural to non-agricultural residential purposes.

For, M/s. CANDEUR CONSTRUCTIONS.

Project Name: Candeur Signature
Flat No. B-308


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAMREDDY SRIKANTH REDDY
Digitally signed by
KATAMREDDY SRIKANTH REDDY
Date: 2023.04.20 07:07:41
(KATAM REDDY SRIKANTH REDDY)
(Managing Partner)
BUILDER


PURCHASER/S



BNG(U)-VRT.....766/2023-24

10-356

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration
ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Smt DEBANJALI CHOWDHURY W/o. Mr. Rahul Chatterjee , ಇವರು 467415.00
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	424885.00	Challan No CR0423003001413414 Rs.424885/- dated 15/Apr/2023
ಚೆಲನ್	42490.00	Challan No CR0423003001413414 Rs.42490/- dated 15/Apr/2023
ಚೆಲನ್	40.00	Challan No CR0423003001413414 Rs.40/- dated 15/Apr/2023
ಒಟ್ಟು :	467415.00	

ಸ್ಥಳ : ವೆಂಕೋರ
ದಿನಾಂಕ : 21/04/2023

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ವಕೂಲತು, ಬೆಂಗಳೂರು ನಗರ ಪಂಚಾಯತ್,
(ವೆಂಕೋರ)

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706
2023-24/11-35

WHEREAS, the property bearing Sy.No.219/1 measuring 8 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), was originally belongsto one Sri Anjanappa, S/o. late Poojappa, who acquired by the virtue of the Grant Order in No. LRF 4854/1977-78 dated: 28.06.1979, in pursuance of the Grant Order passed in the Court of theLand Tribunal, Bangalore South Taluk, Bangalore. Accordingly, the Occupancy Right got issued in favour of Sri Anjanappa, S/o. late Poojappa in respect of the property bearing Sy.No.219/1 measuring 8 Guntas through the Certificate of registration of tenants as an occupant under Section 55(I) of the Karnataka Land Reforms Act, 1961, by the Special Tahasildar for Land Reforms, Bangalore South Taluk. Subsequently, the aforesaid Sri Anjanappa died intestate leaving behind his only legal heir Sri A. Ramachandrappa to succeed to his estate. By virtue of the inheritance, Sri A. Ramachandrappa, S/o. late Anjanappa became the absolute owner of the property bearing Sy.No.219/1 measuring 8 Guntas.

WHEREAS, thereafter, aforesaid Sri A. Ramachandrappa, S/o. late Anjanappa represented by his GPA Holder Sri G.R. Rajashekara Reddy conveyed the property bearing Sy.No.219/1 measuring 8 Guntas in favour of Sri Dayananda Sagar, S/o. late G.A. Ramaiah in terms of Sale Deed dated: 04.01.2010, registered as Document No.VRT-04731-2009-10 of Book I stored in CD No. VRTD 60 in the office of Senior Sub-Registrar, Varthur. Subsequently, Sri Dayananda Sagar, S/o. late G.A. Ramaiah has made an application to the Special Deputy Commissioner (Revenue), Bangalore District for conversion of land bearing Sy.No.219/1 measuring 8 Guntas from agricultural to non-agricultural purpose. After the survey, the Special Deputy Commissioner (Revenue), Bangalore District has issued an Official Memorandum, dated: 28.10.2010 bearing No. ALN[E.V.H.]SR 100/2010-11 according to which the property bearing Sy.No.219/1 measuring 8 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk has been converted from agricultural to non-agricultural residential purposes.

WHEREAS, in the manner stated above, Sri Dayananda Sagar, S/o. late G.A. Ramaiah Vendors No.1 herein became the absolute owner of the property bearing Sy.No.226/1 measuring 1 Acre, Sy.No.219/6A measuring 2 Acres 17 Guntas & Sy.No.219/1 measuring 8 Guntas.

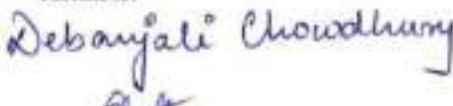
Thereafter, Vendors No.1 along with his legal heirs, i.e., Smt. Indira Dayanand Sagar, Sri Hariram Dayanand, Smt. Meghana R. Reddy and Smt. Manasa D. Vendors No.2, 3, 4 and 5 being owners for the property bearing property bearing Sy.No.226/1 measuring 1 Acre, Sy.No.219/6A measuring 2 Acres 17 Guntas and Sy.No.219/1 measuring 8 Guntas entered into a Joint Development Agreement, dated: 15.10.2018 with M/s. Candeur Constructions, represented by its Managing Partner, Sri Katam Reddy Srikanth Reddy, Builder herein, registered as DocumentNo.HLS-1-03867-2018-19 of Book I stored in CD No. HLSD 169 registered in the office of the Senior Sub-Registrar, Halasoor, Bangalore in respect of portion of the property bearing Sy.No.219/1 measuring 3353 Sq.Ft., Sy.No.226/1 measuring 16553 Sq.Ft. and Sy.No.219/6A measuring 2 Acres 17 Guntas, thereby agreeing to share the development in the ratio of 40:60, which means the Owners shall be entitled to 40% of development and the Developer shall be entitled to 60% of development and in pursuance thereof on the same day, Vendors No. 1 ,2, 3, 4and 5 have executed a General Power of Attorney in favour of M/s. Candeur Constructions, represented by its Managing Partner, Sri Katam Reddy Srikanth Reddy, registered as Document No.HLS-4-00455-2018-19 of Book IV stored in CD No. HLSD 169 registered in the office of theSenior Sub-Registrar, Halasoor, Bangalore, thereby authorizing M/s. Candeur Constructions, to deal with the property bearing Sy.No.219/1 measuring 3353 Sq.Ft., Sy.No.226/1 measuring 16553 Sq.Ft. and Sy.No.219/6A measuring 2 Acres 17 Guntas, which is more fully described inthe Schedule here below and herein after referred to as Item No.I and Item No.II of the Schedule 'A' Property respectively.

For, M/s. CANDEUR CONSTRUCTIONS,

Project Name: Candeur Signature
Flat No. B-104


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAMREDDY
SRIKANTH
REDDY
(Managing Partner)
BUILDER
Digitally signed by
KATAMREDDY SRIKANTH
REDDY
Date: 2023.04.20 07:07:41
(KATAM REDDY SRIKANTH REDDY)


PURCHASER/S

7260/2023-24/12-356

WHEREAS, the Vendors No.6 to 9 are the absolute owner of the property bearing Survey No.224/2 measuring 3 Acres 3 Guntas and Survey No.227/1 measuring 3 Acres 5 Guntas, Converted vide, Official Memorandum dated: 17.01.2019 bearing No. ALN[E.V.H.]SR 363/2007-08 issued by Special Deputy Commissioner, Bangalore Urban District situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), Bangalore Urban District.

WHEREAS, the Vendors No.6 to 9 represents that, the property bearing Sy.No.224/2 measuring 2 Acres, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk is the portion of the larger property bearing Sy.No.224/2 measuring 3 Acres 3 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), was originally belongsto Sri Motappa, S/o. Munivenkatappa @ Gucchappa who acquired the same from his Vendors Sri Abdul Rahiman Sabi, Sri Sabjan, Sri Bhasha, Sri Khadar, Master Khalil & Master Waheed, (minors represented by their Father/Guardian Sri Abdul Rahiman Sabi) in terms of registered Sale Deed, dated: 06/09/1971, registered as Document No.1903/1971-72 of Book 1 at Pages 201- 203 Volume 879 in the office Sub-Registrar, Bangalore South Taluk. Subsequent to the purchase, aforesaid Sri Motappa, S/o. Munivenkatappa @ Gucchappa conveyed the property bearing Sy.No.224/2 measuring 2 Acres in favour of Sri Sabjan, S/o. Abdul Rahiman Saheb in terms of Sale Deed, dated: 27.01.1973, registered as Document No.6174/1972-73 of Book 1 at Pages 235- 237 Volume 976 in the office Sub-Registrar, Bangalore South Taluk.

WHEREAS, thereafter, aforesaid Sri Sabjan, S/o. Rahiman Sabi along with his father Sri Rahiman Sabi conveyed the property bearing Sy.No.224/2 measuring 2 Acres in favour of Sri G.A. Ramaiah Reddy, S/o. Appanna @ Siddappa in terms of Sale Deed, dated: 06.02.1973, registered as Document No.6333/1972-73 of Book 1 at Pages 95 & 96 Volume 975 in the office Sub-Registrar, Bangalore South Taluk. In the meanwhile, said Sri Rahiman Sabi, S/o. Abdul Khader Sabi conveyed the another portion of the property bearing Sy.No.224/2 measuring 1 Acre 3 Guntas in favour of Sri G.A. Ramaiah Reddy, S/o. Appanna @ Siddappa in terms of Sale Deed, dated: 21.11.1971, registered as Document No.4761/1971-72 of Book 1 at Pages 25-27 Volume 907 in the office Sub-Registrar, Bangalore South Taluk.

WHEREAS, in the manner stated above, the aforesaid Sri G.A. Ramaiah Reddy, S/o. Appanna @ Siddappa became the absolute owner of the property bearing Sy.No.224/2 totally measuring 3 Acres 3 Guntas.

WHEREAS, the property bearing Sy.No.227/1 measuring 3 Acres 5 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), was originally belongs to Sri G.A. Ramaiah Reddy, S/o. Appanna @ Siddappa who acquired the same from his Vendors Sri Nanjappa @ Abbaiah, S/o. Muniyappa in terms of registered Sale Deed, dated: 04.08.1969 registered as Document No.2181/1969-70 of Book 1 at Pages 80 & 81 Volume 775 in the office Sub-Registrar, Bangalore South Taluk. Subsequent to the death of Sri G.A. Ramaiah Reddy, legal heirs of Sri G.A. Ramaiah Reddy i.e., Sri Dayananda Sagar, Sri G.R. Keshava Reddy, Sri G.R. Srinivasa Reddy, Sri G.R. Jayanagaraja Reddy, Smt. Sharadamma & Smt. Chikkagowramma filed Original Suit No.446/1995 on the file of II Additional Senior Civil Judge, Bangalore Rural District against Sri G.R. Rajashekara Reddy for partition of the family property. Thereafter with the intervention of the well-wishers, matter was amicably settled out of the Court and followed by, legal heirs of Sri G.A. Ramaiah Reddy i.e., Sri G.R. Rajashekara Reddy, Sri Dayananda Sagar, Sri G.R. Keshava Reddy, Sri G.R. Srinivasa Reddy, Sri G.R. Jayanagaraja Reddy, Smt. Sharadamma & Smt. Chikkagowramma entered into a Memorandum of Partition dated: 10.09.1995, and in the said Partition the property bearing Sy.No.224/2 measuring 3 Acres 3 Guntas & Sy.No.227/1 measuring 3 Acres 5 Guntas fallen to the share of Sri G.R. Keshava Reddy.

WHEREAS, subsequently, said Sri G.R. Keshava Reddy, S/o. late G.A. Ramaiah made an application to the Deputy Commissioner, Bangalore District for conversion of land bearing Sy.No.224/1 measuring 3 Acres 2 Guntas and Sy.No.227/1 measuring 3 Acres 5 Guntas from agricultural to non-agricultural purpose. After the survey, the Deputy Commissioner,

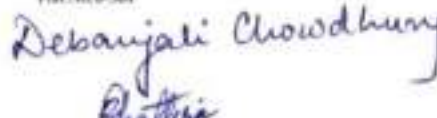
For, M/A. CANDEUR CONSTRUCTIONS.

Project Name: Candeur Signature
Flat No. B-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/A. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAM REDDY
SRIKANTH
REDDY
(Managing Partner)
BUILDER

Digitally signed by
KATAM REDDY SRIKANTH
REDDY
Date: 2023.04.20 07:07:41
(KATAM REDDY SRIKANTH REDDY)


Debanjali Chowdhury
Chatterjee

PURCHASER/S

8766
BNG(U)-YR...../2023-24/13-356

Bangalore District has issued an Official Memorandum, dated: 17.01.2019 bearing No. ALN[E.V.H.]SR 363/2007-08 according to which the property bearing Sy.No.224/1 measuring 3 Acres 2 Guntas and Sy.No.227/1 measuring 3 Acres 5 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk has been converted from agricultural to non-agricultural residential purposes.

WHEREAS, thereafter, the aforesaid Sri G.R. Keshava Reddy, S/o. late G.A. Ramaiah Vendors No.6 herein along with Smt. Chandrakala R., Smt. Srilakshmi G.K., Ms. Ramya Reddy G.K. Vendors No. 7, 8 and 9 being owners for the property bearing Sy.No.224/2 measuring 3 Acres 3 Guntas & Sy.No.227/1 measuring 3 Acres 5 Guntas, entered into a Joint Development Agreement, dated: 15.10.2018 with M/s. Candeur Constructions, represented by its Managing Partner, Sri Katam Reddy Srikanth Reddy, Builder herein, registered as Document No.HLS-1- 03870-2018-19 of Book I stored in CD No. HLSD 169 registered in the office of the Senior Sub- Registrar, Halasoor, Bangalore, thereby agreeing to share the development in the ratio of 40:60, which means the Owners shall be entitled to 40% of development and the Developer shall be entitled to 60% of development and in pursuance thereof on the same day, Sri Keshava Reddy, Smt. Chandrakala R., Smt. Srilakshmi G.K., Ms. Ramya Reddy G.K. executed a General Power of Attorney in favour of M/s. Candeur Constructions, represented by its Managing Partner, Sri Katam Reddy Srikanth Reddy, registered as Document No.HLS-4-00457-2018-19 of Book IV stored in CD No. HLSD 169 registered in the office of the Senior Sub-Registrar, Halasoor, Bangalore, thereby authorizing M/s. Candeur Constructions, to deal with the property bearing Sy.No.224/2 measuring 3 Acres 3 Guntas & Sy.No.227/1 measuring 3 Acres 5 Guntas, which is more fully described in the Schedule here below and herein after referred to as Item No.III and Item No.IV of the Schedule 'A' Property respectively.

WHEREAS, the Vendors No.10 to 23 represents that, the property bearing Survey No. 219/6B measuring 2 Acres 17 Guntas, converted vide, Official Memorandum dated: 09.11.2018 bearing No. LAND10006029, issued by Special Deputy Commissioner, Bangalore Urban District, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), Bangalore Urban District.

WHEREAS, Vendors No. 10 to 23 represents that, the property bearing Sy.No.219/6 measuring 2 Acres 20 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), was originally belongs to Smt. Gangamma, W/o. Vasanthappa who acquired the same from her Vendors Sri Papayya, S/o. Nanjundappa in terms of registered Sale Deed, dated: 09.11.1942 registered as Document No.1750/1942-43 of Book 1 Volume 608 at Pages 93-95, in the office Sub-Registrar, Bangalore Taluk. Thereafter, the property bearing Sy.No.219/6 measuring 2 Acres 20 Guntas, which belongs to Smt. Gangamma, W/o. Vasanthappa got phoned and renumbered as Sy.No.219/6B.

WHEREAS, subsequently, aforesaid Smt. Gangamma, W/o. Bajanthri Vasanthappa conveyed the property bearing Sy.No.219/6B measuring 2 Acres 20 Guntas in favour of Sri Anjaneya, S/o.late Pillappa in terms of Sale Deed dated: 20.12.1974 registered as Document No.7462/1974-75 of Book 1 Volume 1117 at Pages 47-49, in the office Sub-Registrar, Bangalore South Taluk. Subsequently, aforesaid Sri Anjaneya, S/o. late Pillappa has made an application to the Deputy Commissioner, Bangalore District for conversion of land bearing Sy.No.219/6B measuring 2 Acres 17 Guntas from agricultural to non-agricultural purpose. After the survey, the Deputy Commissioner, Bangalore District has issued an Official Memorandum, dated: 09.11.2018 bearing No. LAND10006029 according to which the property bearing Sy.No.219/6B measuring 2 Acres 17 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk has been converted from agricultural to non-agricultural residential purposes.

For: M/s. CANDEUR CONSTRUCTIONS.

Project Name: Candeur Signature
Flat No. B-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAM REDDY
SRIKANTH
REDDY
Digitally signed by
KATAM REDDY SRIKANTH
REDDY
Date: 2023.04.20 07:07:41
(Managing Partner)
BUILDER


Debajyoti Chowdhury

Chaitanya

PURCHASER/S

WHEREAS, thereafter, the aforesaid Sri Anjaneya, Vendors No.10 herein along with Smt. Gowramma, Smt. Radha G.A., Sri Purushotham G.A., Smt. Babitha G.A., Sri Punith G.P., Miss Thanuja G.P., Sri Chandrashekar G.A., Smt. Munilakshmi N., Master Poornesh G.C., Miss Chandana G.C., Sri Ramesh G.A., Smt. Usha K., Master Likhith G.R., Master Dhiraj G.R., Sri G.A. Chethan Kumar, Smt. Bhavya P.M., Miss Ruchitha C., Miss Vinitha C. and Smt. Kalavathi G.A. Vendors No.11 to 23 herein, being the owners for the property bearing Sy.No.219/6B measuring 2 Acres 17 Guntas, entered into a Joint Development Agreement, dated: 15.10.2018 with M/s. Candeur Constructions, represented by its Managing Partner, Sri Katam Reddy Srikanth Reddy, Builder herein, registered as Document No.HLS-1-03876-2018-19 of Book I stored in CD No. HLSD 169 registered in the office of the Senior Sub-Registrar, Halasoor, Bangalore, thereby agreeing to share the development in the ratio of 40:60, which means the Owners shall be entitled to 40% of development and the Developer shall be entitled to 60% of development and in pursuance thereof on the same day, Sri Anjaneya, Smt. Gowramma, Smt. Radha G.A., Sri Purushotham G.A., Smt. Babitha G.A., Sri Punith G.P., Miss Thanuja G.P., Sri Chandrashekar G.A., Smt. Munilakshmi N., Master Poornesh G.C., Miss Chandana G.C., Sri Ramesh G.A., Smt. Usha K., Master Likhith G.R., Master Dhiraj G.R., Sri G.A. Chethan Kumar, Smt. Bhavya P.M., Miss Ruchitha C., Miss Vinitha C. and Smt. Kalavathi G.A. executed a General Power of Attorney in favour of M/s. Candeur Constructions, represented by its Managing Partner, Sri Katam Reddy Srikanth Reddy, registered as Document No.HLS-4-00458- 2018-19 of Book IV stored in CD No. HLSD 169 registered in the office of the Senior Sub- Registrar, Halasoor, Bangalore, thereby authorizing M/s. Candeur Constructions, to deal with the property bearing Sy.No.219/6B measuring 2 Acres 17 Guntas, which is more fully described in the Schedule here below and herein after referred to as Item No.V of the Schedule 'A' Property.

WHEREAS, Item Nos. I to V of the Schedule herein together form a composite block and they are together referred to as Schedule 'A' Property for convenience.

WHEREAS, the Vendors are thus fully seized and possessed of Schedule 'A' Property with power and authority to sell, develop or otherwise dispose of the same in favour of any person/s of their choice.

AND WHEREAS, the Builder, as the Item Nos. I to V of the Schedule 'A' Property about to each other and form the larger property in a composite block, with the consent of all respective members of the Vendors, decided and agreed to undertake development thereof under a composite scheme of development in terms of the aforesaid Joint Development Agreements and all the said Joint Development Agreements collectively referred to as 'Principal Agreement'.

WHEREAS, subsequently, as the Schedule 'A' Property on coming within the limits of Bruhat Bangalore Mahanagara Palike (BBMP) was assessed for municipal property taxes and was assigned with the Amalgamated Municipal Khata No. 1736, Sy.No's.219/6B, 219/1, 219/2, 226/1, 219/6A, 224/2 & 227/1, Municipal No.307 and the details of the joint Khathedar was registered in the records maintained by Bruhat Bangalore Mahanagara Palike.

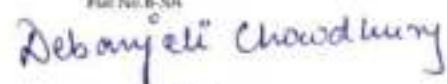
AND WHEREAS, pursuant to the above, the Second Party formulated a scheme of Residential Development consisting of Residential Apartment Building and Villas and secured Building Construction Plan sanctioned by the Joint Director (Town Planning - North), BBMP vide No. BBMP/ Addl.Dir/JDNORTH/ LP/0011/2019-20 dated: 02.01.2020 for construction of residential apartment buildings consisting of 4 Villas and 4 Blocks. Further, Block '1' consisting of Two Towers viz., Tower 'A' and Tower 'B' comprising of 1 Basement level, Ground and Twenty Three Upper Floors, Block '2' consisting of Two Towers viz., Tower 'C' and Tower 'D' comprising of 2 Basement level, Ground and Twenty Three Upper Floors,

For, M/s. CANDEUR CONSTRUCTIONS.

Project Name: Candeur Signature
Flat No. B-504


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAMREDDY
SRIKANTH
REDDY
(Managing Partner)
BUILDER
Digitally signed by
KATAMREDDY SRIKANTH
REDDY
Date: 2023.04.20 07:07:41
(KATAM REDDY SRIKANTH REDDY)




PURCHASER/S

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Block '3' consisting of Two Towers viz., Tower 'E' and Tower 'F' comprising of 2 Basement level, Ground and Twenty Three Upper Floors, Block '4' consisting of One Tower viz., Tower 'G' comprising of 1 Basement level, Ground and Sixteen Upper Floors; and 3 club houses identified as Emerald, Citrine and Sapphire respectively. 4 Villas comprising of Ground and Two Upper Floors as per approved plan and the entire development is identified as "CANDEUR SIGNATURE". The Builder separately named each of the Residential Apartment Building Towers in Schedule A Property as under:

BLOCKS	TOWERS
BLOCK-I	OPAL -A
	OPAL -B
BLOCK-II	QUARTZ-C
	QUARTZ-D
BLOCK-III	LARIMAR-E
	LARIMAR-F
BLOCK-IV	ZIRCON-G
BLOCK-V	4-VILLAS

WHEREAS, the Builder has registered the Project under the provisions of the Real Estate (Regulation and Development) Act 2016 hereinafter referred to as "the Act" and Karnataka Real Estate (Regulation and Development) Rules 2017 Act with the Real Estate Regulatory Authority vide Application acknowledge No. PRM/KA/RERA/ 1251/446/PR/200121/003217.

WHEREAS, as per the plan sanction, the Builder propounded a scheme of construction of Residential Apartment Buildings in Schedule 'A' Property in terms of which any person desirous of owning an apartment in any of the Seven Towers stated above in 'CANDEUR SIGNATURE' will be nominated by the Builder to purchase the proportionate undivided share, right, title and interest in the Schedule 'A' Property from the Vendors and such buyer by virtue of agreeing to purchase the undivided interest in the Schedule 'A' Property will get a right to construct the chosen apartment in any of the Blocks in "CANDEUR SIGNATURE" through the Builder and upon conveyance of the undivided share in the Schedule 'A' Property, the buyer will perfect his/her/their title over the apartment got constructed. Upon such sale in the overall scheme, the entire Schedule 'A' Property will be jointly owned and held by the owners of the apartments and each of them having a definite undivided share in the Schedule 'A' Property and absolute ownership to the respective Apartments with right to use in common with others, all the common amenities, areas and facilities, staircases, lifts, lobbies, passages, access, etc., within the Schedule 'A' Property and the dedicated roads in Schedule 'A' Property. The scheme as described above forms basis of sale and ownership of the Apartments in "CANDEUR SIGNATURE". The Builder has worked out the proportion of undivided share to be held in each of the portion of Schedule 'A' Property based on the construction.

AND WHEREAS, the Vendors and Builder identified the apartments and built-up areas etc., falling to their respective shares in 'CANDEUR SIGNATURE' being constructed by the Builder on Schedule 'A' Property in terms of individual respective Sharing Agreements dated: 04.01.2020 & 13.01.2020 respectively and agreed that the Vendors and Builder are entitled to dispose of their respective shares and other entitlements of the built-up areas, car parking areas in their own names.

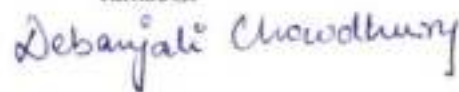
WHEREAS, the Purchaser/s herein being desirous of owning an apartment in one of the Tower/Buildings in "CANDEUR SIGNATURE" as described in Schedule 'C' hereunder and hereinafter referred to as the Apartment/Schedule 'C' Apartment, having understood the scheme of ownership stated above and after being fully satisfied with the title of the Vendors to the Schedule 'A' Property and after verifying various sanctions and approvals secured by the Builder and also being satisfied with the scheme of development of the Schedule 'A' Property and being interested in the scheme of ownership formulated by the Builder, had requested the Builder to nominate him/her/them to be the buyer/s of the corresponding proportionate undivided interest in the Schedule 'A' Property, morefully described in the Schedule 'B'

For, M/s. CANDEUR CONSTRUCTIONS,

Project Name: Candeur Signature
Flat No. B-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAMREDDY SRIKANTH REDDY
Digitally signed by
KATAMREDDY SRIKANTH REDDY
Date: 2023.04.20 07:07:41
(KATAM REDDY SRIKANTH REDDY)
(Managing Partner)
BUILDER


Debajyoti Chowdhury

PURCHASER/S

BKG(5)-VRT.....¹¹ 206/2023-24/16-35

hereunder and hereinafter referred to as the Schedule 'B' Property and also agreed to get constructed the Schedule 'C' Apartment through the Builder. For the purpose of acquiring absolute ownership, right, title and interest to the Schedule 'C' Apartment, it is necessary to own, hold, possess and enjoy the proportionate undivided share, right, title and interest in the Schedule 'A' Property i.e., Schedule 'B' Property.

WHEREAS, the Builder accordingly nominated the Purchaser/s herein to be the buyer/s of Schedule 'B' Property and the Vendors agreed to sell the Schedule 'B' Property in favour of the Purchaser/s in terms of an Agreement to Sell dated: 07.08.2021 to be held, owned and possessed by the Purchaser/s in terms of the scheme as aforesaid. Upon such sale in the overall scheme, the entire Schedule 'A' Property will be jointly owned and held by the owners of the apartments and each of them having a definite undivided share in the Schedule 'A' Property and absolute ownership to the respective Apartments with right to use in common with others, all the common amenities, areas and facilities, staircases, lifts, lobbies, passages, access, etc., within the Schedule 'A' Property and the dedicated roads in Schedule 'A' Property.

WHEREAS, on the terms stated above, the Vendors have agreed to sell Schedule 'B' Property for the consideration stipulated herein free from all encumbrances with right to construct and own the Apartment described in Schedule 'C' herein and the Purchaser/s has/have agreed to purchase Schedule 'B' Property for the said consideration free from all encumbrances, with right to construct and own Schedule 'C' Apartment;

WHEREAS, the Builder has since completed the construction of the Buildings in Schedule 'A' Property, has delivered possession of the Apartment to the Purchaser/s thereby fully and completely discharging its obligations under Agreement to Sell referred to above. The Purchaser/s on his/her/their part has/have paid and discharged the amounts payable under the said Agreement to Sell referred above to the Builder has/have now come forward to purchase the Schedule 'B' Property by agreeing to own, possess and enjoy Schedule 'B' Property and Schedule 'C' Apartment strictly in terms of this Sale Deed. The Vendors and the Builder are hence executing this deed of sale for conveying their right, title and interest in the Schedule 'B' Property in favour of the Purchaser/s to enable the Purchaser/s to perfect his/her/their title to Schedule 'C' Apartment;

WHEREAS, under aforesaid Sharing Agreements dated: 04.01.2020 & 13.01.2020, the Schedule 'B' and 'C' Properties are part of the areas allotted to the share of the Builder and hence consideration stipulated herein and all other amounts payable by the Purchaser/s under this Sale Deed shall belong to Builder.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

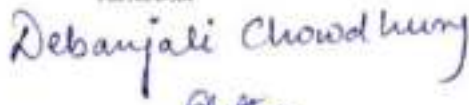
That in pursuance of the aforesaid Agreements and in consideration of the payment of the sale consideration of Rs.84,97,500/- (Rupees Eighty-Four Lakhs Ninety-Seven Thousand Five Hundred Only) paid by the Purchaser/s to the Builder (as authorised and directed by Vendors), the receipt of which sum the Builder hereby admits and acknowledges and acquits the Purchaser/s of any further payment and in pursuance of the Purchaser/s' covenant to fulfill the terms and conditions of the Agreement to Sell stated above, the Vendors hereby grant, convey, sell, transfer, assign and make over UNTO the Purchaser/s all that Property described in Schedule 'B' herein, free from all encumbrances together with all the rights of way, easements of necessity, water, water courses, drains, privileges, appurtenances, advantages whatsoever pertaining to or belonging to the Schedule 'B' Property and also convey all their right, title, interest and ownership in the property described in Schedule 'C' herein built in terms of Sale Agreement referred to above and also enjoy the common areas and facilities in the building in which Schedule 'C' Property is a portion together with all those rights as are detailed in Schedule 'D' hereunder and subject to all those obligations as are detailed in Schedule 'E' hereunder TO HAVE and TO HOLD the same ABSOLUTELY AND FOREVER free from all encumbrances and the Builder hereby confirm having transferred all its rights in respect of Schedule 'B' Property and Schedule 'C' Apartment in favour of the Purchaser/s for the consideration received and acknowledged as above.

For, M/s. CANDEUR CONSTRUCTIONS,

Project Name: Candeur Signature
Flat No: B-504


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAM REDDY SRIKANTH REDDY
SRIKANTH
REDDY
Digitally signed by
KATAM REDDY SRIKANTH REDDY
Date: 2023.04.20 07:07:41
(Managing Partner)
BUILDER


PURCHASER/S

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Purchaser/s has/have deducted the TDS @ 1% from the Sale Consideration stipulated in this Sale Deed, due and payable under the provisions of Income Tax 1961 and Rules made thereunder.

1) **ASSURANCES:**

- 1.1) The Vendors hereby covenant with the Purchaser/s that notwithstanding anything done or knowingly suffered, the Vendors has a good title, right and absolute power to sell, transfer and convey all and singular property hereby conveyed, being the Schedule 'B' Property, to the Purchaser/s and that the Schedule 'B' Property and every part thereof shall at all times remain and be UNTO the Purchaser/s and be quietly entered into, upon, held, possessed and enjoyed by the Purchaser/s jointly in common with all the other undivided share owners, without any let, hindrance, interruption or disturbance by the Vendors or anyone claiming through or in trust for them.
- 1.2) The Vendors hereby agree that they shall at all times execute and do every such lawful assurances, deeds and things as may be reasonably required by the Purchaser/s and at Purchaser's/s' cost for further and more perfectly assuring the title of the Schedule 'B' Property and every part thereof to the Purchaser/s.
- 1.3) That in view of sale of Schedule 'B' Property, the Purchaser/s has/have perfected their title to Schedule 'C' Apartment got constructed by the Purchaser/s through the Builder in terms of the scheme of development stated above and the Purchaser/s shall be entitled to own, possess and enjoy the Schedule 'B' and 'C' Properties as absolute owner/s with full powers of enjoyment and alienation but subject to terms of this Sale Deed.
- 1.4) The Purchaser/s covenant/s and expressly assure/s the Builder that the accounts as drawn up and finalized are correct and that the adjustments for claims / demands against each other have been mutually and amicably settled unconditionally and irrevocably notwithstanding anything to the contrary, the Purchaser/s is/are not entitled to and will not claim any sums nor make any claims or demands whatsoever or howsoever against the Builder and hereby forever release, acquit and discharge the Builder from any or all obligations under the said Agreement to Sell dated 07.08.2021 and any claims of delay compensation which the Purchaser/s may have against the Builder shall be deemed to have been amicably settled between the Parties on execution of this Sale Deed.

2) **INDEMNITY:**

The Vendors shall keep the Purchaser/s fully indemnified against all encumbrances, claims, demands, costs and expenses occasioned or made by the Vendors or any person having or claiming any estate, right, title or interest in or to the property hereby conveyed.

3) **TITLE DEEDS:**

The Vendors/Builder have already delivered to the Purchaser/s Photo copies of all the documents of title pertaining to the Schedule 'A' Property and the Purchaser/s has/have purchased Schedule 'B' Property being satisfied with the Vendors's title and Builder's right to develop Schedule 'A' Property. It is hereby further declared that all the terms and conditions, covenants and obligations as contained in or referred to in the said Agreement to Sell referred to above constitute documents of title expressing covenants continuing and binding to the extent provided therein on the Vendors, Builder and the Purchaser/s to the intent that such attendant rights and obligations in respect of Schedule 'B' Property shall ensure for the benefit of and be binding upon the Vendors and the Purchaser/s in all respects. The original title deeds of the Schedule 'A' Property will be ultimately deposited with the Association to be formed by all the Owners of the Apartments in the Schedule 'A' Property or will be retained by Builder.

For, M/s. CANDEUR CONSTRUCTIONS,

Project Name: Candeur Signature
Flat No. B-504


(KATAMREDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAMREDDY SRIKANTH REDDY
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Date: 2023.04.20 07:07:41
(KATAMREDDY SRIKANTH REDDY)
(Managing Partner)
BUILDER

Debanjali Chowdhury


PURCHASER/S

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4) **PROPERTY TAXES/KHATA:**

- 4.1) The Purchaser/s shall be liable to pay municipal property taxes in respect of Schedule 'C' Apartment from the date of registration the same is separately assessed to municipal property taxes or from the date of receiving possession whichever is earlier. By virtue of this Sale Deed, the Purchaser/s is/are entitled to secure at his/her/their cost, transfer of Khata in respect of the Schedule 'C' Apartment and get it registered in his/her/their names in the records of the Bruhat Bangalore Mahanagara Palike.
- 4.2) The Purchaser/s at the its sole cost, shall himself/herself/themselves obtain Municipal Khata of Schedule 'C' Property from the jurisdictional municipal office and Vendors/Builder agree to sign necessary consent letters. In the event of any demand for payment of betterment charges for securing transfer of Khata, the Purchaser/s agrees to pay the same in proportion to the Schedule 'B' Property.

5) **POSSESSION:**

- 5.1) The Vendors/Builder have delivered and put the Purchaser/s in constructive possession of the Schedule 'B' Property and actual, physical, vacant possession of the Schedule 'C' Apartment pursuant to completion of construction of the building in which the Schedule 'C' Apartment is situated. However, the Purchaser/s shall not come in the way of development of remaining portion of the Larger Property and further the Purchaser/s declare that he/they has/have no right to do so.
- 5.2) The Purchaser/s hereby confirm/s having taken possession of the Schedule 'C' Apartment as aforesaid and before taking the possession, the Purchaser/s has/have inspected and satisfied as to completion of all works in the Schedule 'C' Apartment and its fitness for occupation and the Purchaser/s has/have no claims against the Vendors and/or Builder in respect of the Schedule 'C' Apartment including but not limited to the following:
- correctness of the measurements/area of the Schedule 'C' Apartment, area and location of car parking space/s allotted;
 - amenities/services provided in/to the Schedule 'C' Apartment;
 - quality of construction of the Schedule 'C' Apartment and the apartment Tower in which Schedule 'C' Apartment is situated;
 - electrification and plumbing etc., in the Schedule 'C' Apartment and the apartment block in which Schedule 'C' Apartment is situated;
 - finishing of common areas and facilities in the apartment block in which Schedule 'C' Apartment is situated;
 - construction in Schedule 'C' Apartment and the apartment block in which Schedule 'C' Apartment is situated being in conformity with sanctioned building plans and the agreed specifications.
- 5.3) The Purchaser/s hereby declares and confirms that he/they has/have no claims (including for any damages/Interest etc.) against the Vendors/Builder in relation to sale of Schedule 'B' Property and construction of Schedule 'C' Apartment and/or the development of the Project whatsoever and hereby confirm that the Vendors/Builder have complied with all their obligations towards the Purchaser/s under this Deed to the satisfaction of the Purchaser/s and hereby fully and completely discharge the

For M/s. CANDEUR CONSTRUCTIONS,

Project Name: Candeur Signature
Flat No. B-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Partner of
Attorney Holder for Vendor
VENDOR

KATAMREDDY
SRIKANTH
REDDY
Digitally signed by
KATAMREDDY SRIKANTH
REDDY
Date: 2023.04.20 07:07:41
(KATAM REDDY SRIKANTH REDDY)
(Managing Partner)
BUILDER


Debajyoti Chowdhury
Chatterjee

PURCHASER/S

Vendors/Builder from all their obligations under this Deed, except those specifically reserved under this Sale Deed. Further, the Purchaser/s hereby confirms on execution of this sale deed and delivery of possession of the Apartment unit, all claims, demands etc., that the Purchaser/s has or may have or which may exist whatsoever stand fully and finally discharged and he/they shall have no claims whatsoever against the Vendors/Builder. In addition, the Purchaser/s confirms that they shall not initiate any legal proceedings against the Vendors/Builder with respect to any claim for delay in sale of Schedule B Property or construction of Schedule C Property and if any proceedings are pending as on date of this Sale Deed, the same shall stand automatically closed, dismissed and discharged.

6) **NATURE OF RIGHT OF USAGE:**

- 6.1) It is agreed that the buildings in Schedule 'A' Property shall be held by all the apartment owners in the respective Towers/buildings and each of them having proportionate undivided share and ownership in the land as per the terms and conditions herein. All passages, lifts, staircases, water lines, sewerage lines as also other facilities which are used in common by other apartment holders in the respective Towers/buildings will belong to and vest in the apartment owners jointly to be used by all the owners of such building in common. None of the apartment owners shall place any obstructions or store or keep any articles in the common areas of the building.
- 6.2) The Purchaser/s agree/s to own and enjoy Schedule 'B' Property and the Schedule 'C' Apartment, in common with other owners or purchasers of undivided shares in Schedule 'A' Property and shall be entitled to all those such Rights stated in Schedule 'D' herein and the Purchaser/s be liable to comply and adhere to the restrictions and obligations imposed on the Purchaser/s as detailed in Schedule 'E' herein. The rights and obligations so detailed in Schedules 'D' and 'E' hereunder are common to all apartment owners. The Builder however shall be entitled to confer additional benefits and rights to specific purchasers at their discretion.
- 6.3) Though the Purchaser/s is/are purchasing the undivided share in the entire Schedule 'A' Property, the Purchaser/s' rights are actually confined to the land abutting/earmarked for the construction of the Tower of the apartment building in which the Schedule 'C' Apartment will be/is situated. Further the Builder reserve right to allot exclusive car parking rights at the Basement Level to the purchasers who specifically apply for the same. Those who have been allotted such space by the Builder, the Purchaser/s shall not have any right to object to such allotment.
- 6.4) The Purchaser/s further covenant/s to use and enjoy all the common areas and amenities such as roads, parks and open spaces, common electrical lines and lighting, water lines, sewers, drains, pipes, internal roads, pavements, club house etc., in "CANDEUR SIGNATURE" in common with other owners and other occupants of Schedule 'A' Property. The Purchaser/s shall not place objects/things/articles which hinders free use of any common amenities.
- 6.5) The Garden Areas and other greenery abutting the buildings in Schedule 'A' Property viz., in "CANDEUR SIGNATURE" are for common use and enjoyment of the owners of the said residential buildings and the same shall be kept free from obstructions and constructions at all times and always be kept as garden areas only. None of the owners of the respective Towers in Schedule 'A' Property shall enclose the Towers with any compound or fencing.
- 6.6) The specific and general rights arising out of this Deed in favour of the Purchaser/s are confined only with respect to the Tower/building in which Schedule 'C' Apartment is situated. The Purchaser/s shall not be entitled to claim any right or interest or title of

For, M/s. CANDEUR CONSTRUCTIONS,

Project Name: Candeur Signature
Flat No. B-304


(KATAMREDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

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Date: 2023.04.20 07:07:41
(KATAMREDDY SRIKANTH REDDY)
(Managing Partner)
BUILDER


Debajyoti Chowdhury

PURCHASER/S

whatever nature in respect of rest of the areas or development in Schedule 'A' Property. The Builder is free and entitled to carry on any development activities on the said portions at any time as they deem fit and the Purchaser/s will not have any right to object against such development or claim any interest therein. The Vendors and Builder however have reserved the right of usage of roads and passages and facilities in the Schedule 'A' Property in perpetuity for purposes of supporting the development in the other Tower in the Schedule 'A' Property and maintenance of services in Schedule 'A' Property and this right is in the nature of an easement which runs with the Schedule 'A' Property and the sale of the Schedule 'B' Property is subject to such right of Builder at all times.

- 6.7) The Purchaser/s shall not require or undertake before/after delivery of possession of Schedule 'C' Apartment any additions/ deletions/modifications/changes in position etc., of the windows, doors, overall footprints of the Apartment, internal layout of the apartment, toilets and kitchen, sit outs/ balconies/ decks (covered or uncovered), architectural features (external/internal), fabrication works (grills, balcony railings, staircase railings etc.,) and external painting, other than what is provided for in the design by the Architects and Builder.
- 6.8) The Purchaser/s shall not make any structural alterations to the Schedule 'C' Apartment and/or effect any change to the plan or elevation and shall not enclose the balconies attached to the apartment. The Purchaser/s however while carrying on the interior decoration work within the Schedule 'C' Apartment shall not cause any nuisance/annoyance to the occupants of the other apartments in the building and shall not use the common areas, roads, open spaces in the Schedule 'A' Property for dumping materials/debris etc.,
The Purchaser/s shall strictly observe the rules, regulations, restrictions that may be generally/specifically imposed/prescribed by the Builder or the agency appointed or the Owners' Association, periodically for the maintenance of all common areas and facilities in "CANDEUR SIGNATURE".
- 6.9) All interior related works that the Purchaser/s may take up on his/her/their own can be taken up only after handing over possession of the apartment to the Purchaser/s by the Builder. The Purchaser/s shall carry out interior works only on week days during the day time between 9 A.M. and 6 P.M. The Purchaser/s shall not carry on any interior works on Sundays and public holidays. The Builder does not owe any responsibility for any breakages, damages caused to any of the finishing works or to the structure already handed over to the Purchaser/s but originally carried out by the Builder. The Builder is not answerable for any thefts or accidents during the course of the interior works. The Purchaser/s shall not allow any workers or labourers to stay/sleep in the apartment while undertaking the interiors. The Builder is entitled to evict such unauthorised persons, if required.
- 6.10) The Purchaser/s shall not, without the prior written consent of the Builder, make any structural alterations or additions to the Schedule 'C' Property or permanently remove there from any fixtures or fittings provided therein if any. However, the Purchaser/s may undertake temporary partitions, or install any electrical equipment required for Purchaser/s operations, including but not limited to Computer systems, electronic devices, CCTV, telephones, etc. The Purchaser/s shall carryout, at his/her/their own cost and expenses and without claiming any reimbursement from the Builder, minor non-structural additions or improvements to the Schedule 'C' Premises. The Purchaser/s shall not do any act, which will cause or tend to cause any damage to the structure and facade of the buildings.
- 6.11) The Builder reserves the right to retain/remove/plant any trees/plants, electrical equipment, water bodies, road structures, garbage bins etc., in Schedule 'A' Property, which the Purchaser/s cannot question. The Purchaser/s has/have expressly given consent for variations and/or modifications as the Architect/Builder may considered

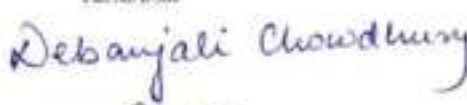
For, M/s. CANDEUR CONSTRUCTIONS.

Project Name: Candeur Signature
Flat No B-306


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAM REDDY SRIKANTH REDDY
SRIKANTH
REDDY
(Managing Partner)
BUILDER

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Date: 2023.04.20 07:07:41
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Debanjali Chowdhury

PURCHASER/S

necessary from time to time during the course of construction. The Architect and Builder are the final decision makers on these aspects and the Purchaser/s shall not interfere or question the design, costs, construction processes etc., implemented by the Builder.

- 6.12) The Builder has the right to make any alterations, improvements, additions, repairs whether structural or non-structural, interior or exterior, ordinary or extra ordinary in relation to any unsold Apartments in "CANDEUR SIGNATURE" and the Purchaser/s shall have no objection/make any claims in respect thereto.
- 6.13) The Car parking areas provided in the Property are for the benefit of all the buyers/owners/occupants of the apartments in the development. The Car parks are allotted to each of the buyers/owners of the apartments for facilitating the smooth functioning and use of Car parking areas. In the absence of such allotment, the use of the Car Parking areas would result in disharmony and periodical disputes amongst the owners/users of the apartments. In view of the same the Purchaser/s has/have agreed to enjoy the Car parking areas specifically earmarked for him/her/them. The Purchaser/s has/have irrevocably authorised the Builder to earmark Car parks to each of the owners/buyers of the apartments in the mutual interest of one and all in order to maintain peace, cordiality and harmony among the owners/occupants of the building and to avoid day to day parking problems. The Purchaser/s declare/s that he/she/they is/are bound by such earmarking of parking spaces and will not question the authority of Builder in doing so and further desist from making any issue or claims in respect thereto. Hence the Builder is allotting exclusive car parking areas at the Basement on the spaces left open after construction of the Apartment building to the Purchaser who specifically apply for the same and the Purchaser/s shall not object to such allotment.

7) CLUB:

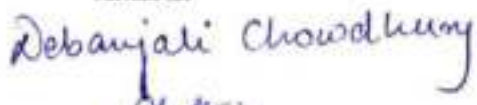
- 7.1) The Purchaser/s are aware that as per the scheme of development, there would be a Club House with all facilities and amenities to be developed by Vendor/Builder in the Schedule 'A' Property, which will be for the benefit of the Purchasers/occupants of the development in Schedule 'A' Property and also for the developments in the adjoining properties if developed by the Vendors/Builder and it is an independent entity and not forming part of Schedule 'A' Property and the income/rentals generated by the club house will be with the builder. Purchaser/s shall be required to pay the prescribed amount towards the club facility for membership therein and utilize the facilities available in the Club according to the terms and conditions and payment of the amounts prescribed by Vendors/Builder or by Club House Management Committee appointed by Vendors/Builder to run and manage the Club, and the Club House Management Committee will have one representative from the 'CANDEUR SIGNATURE' owners Association as Committee Member. Any tax liability arising out of this shall be borne by the Purchaser/s.
- 7.2) The Purchaser/s shall become a member of this club house by payment of a non-refundable membership fee of Rs. 3,00,000/- (Rupees Three Lakh Only)/- This is a non-refundable membership fee. This membership can be used by the Co-Purchasers and their immediate family members (Inmates of the Apartment/s).
- 7.3) It is also made clear that the Vendors/Builder shall be at liberty to enroll the purchasers of apartments in their future development adjoining to Schedule A Property as members into this Club House.
- 7.4) That the Purchaser/s apart from payment of the non-refundable membership fee shall also pay subscription, maintenance and administrative charges of the Club House and its amenities as demanded by the Vendor/Builder on monthly basis. The Purchaser/s shall not at any time claim ownership and undivided right over the Club House.

For, M/s. CANDEUR CONSTRUCTIONS,

Project Name: Candeur Signature
Plot No. B-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

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PURCHASER/S

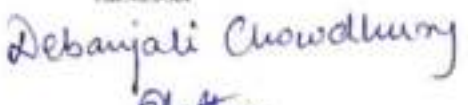
- 7.5) That the Purchaser/s, on selling the Schedule "B" & "C" Properties, will no longer continue to be the member of the Club House and other common amenities and facilities
- 7.6) And will not be entitled to the facility of the Club House and that the membership shall stand transferred to the new owner of the Schedule Property.
- 7.7) The ownership and possession of the land, buildings and the fittings and fixtures in the Club including movable assets will remain absolutely and exclusively with the Builder and/or their associate companies, concerns, agents, nominees, assignees and/or transferees and they alone shall be entitled to:-
- (i) Admit the owners/tenants in possession as members. Members shall have no right, title or interest whatsoever in the land and in the Club House building and/or assets therein.
 - (ii) Refuse/reject applications for memberships and suspend members either on account of their disqualification or failure to observe the Club House's rules and/or on account of non-payment of subscription and other dues or for misuse of facilities or for other reasons and such persons are not entitled to use the Club House and the facilities therein.
 - (iii) Fix the Subscriptions, rates and charges for use of its facilities and amenities, and to revise the aforesaid from time to time.
 - (iv) Frame the rules and regulations regarding usage of the facilities at the Club House.
- 7.8) The Builder shall have a perpetual right of ingress and egress to the Club by using the roads and other facilities in the Schedule 'A' Property by themselves and by their agents, servants, members, invitees, guests, visitors authorized/ permitted by them etc.,
- 7.9) The Purchaser/s as long as he/she/they remain occupant of the apartment/built spaces in 'CANDEUR SIGNATURE', shall be entitled to use the 'Club House', subject to (i) strict observance of the rules of the Club House, framed by the Vendors/Builder, their agents/assigns, from time to time; (ii) the payment of the subscriptions as may be fixed from time to time by the Builder and/or their agents/assigns; (iii) the payment of charges for usage as may be fixed from time to time by the Vendors/Builder and their agents/assigns; (iv) and are entitled for the following:-
- (a) The Purchaser and in case of more than one Purchaser, any one of them is entitled to be enrolled as member of the Club House on payment of admission fee prescribed by the Vendors/Builder, however the other Co-Purchasers and their immediate family members (Inmates of the Apartment/s) shall be entitled to utilize the Club House facilities.
 - (b) Membership of the Club entitles a member to use and enjoy the facilities at the Club, subject to strict observance of rules framed by the Vendors/Builder and their agents/assign and subject to the payment of the monthly subscriptions as may be fixed by Vendors/Builder subject to payment of charges for usage of facilities in Club.

For, M/s. CANDEUR CONSTRUCTIONS.

Project Name: Candeur Signature
Flat No. B-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAMREDDY SRIKANTH REDDY
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KATAMREDDY SRIKANTH REDDY
Date: 2023.04.20 07:07:41
(KATAM REDDY SRIKANTH REDDY)
(Managing Partner)
BUILDER


Debanjali Chowdhury

PURCHASER/S

- (c) Member/s will only have a right to use the facilities at the Club and have no interest, right or title whatsoever to any of the assets of the Club whether movable or immovable.
- 7.10) The Builder may themselves run the Club and/or engage any person/s to run the club and its activities.
- 7.11) The Purchaser/s is/are aware that Builder is at liberty to integrate the development in the Schedule Property with the development which the Builder may undertake in the lands abutting/adjoining to the Schedule Property purchased by the Builder. The Builder is empowered and authorized to enroll the Purchaser/s of apartments/villas of their future adjoining developments or other existing development as members and the Purchaser/s shall have no objection to this.
- 7.12) It is clarified that non-completion or non-operation of Club or any of the above facilities shall not be deemed as delay in handing over the possession of the Schedule 'C' Apartment. The Purchaser/s shall take possession of the Schedule 'C' Apartment even if Club and above facilities are not complete or non-operational.
- 7.13) The Purchaser/s is/are aware that Builder is at liberty to integrate the development in the Schedule A Property with the development which the Builder may undertake in the lands abutting/adjoining to the Schedule A Property purchased by the Builder. The Builder is empowered and authorized to enroll the Purchaser/s of Flat/s of its/their future adjoining developments or other existing development as members and the Purchaser/s shall have no objection to this. It is further clarified that Club House shall be non-exclusive and the Builder shall be entitled to allow all residents of CANDEUR SIGNATURE' and any others to use this Club House and also entitled for all benefits including the rental benefit/s accrued out of the area in the Club House.

8) **DEFECT LIABILITY PERIOD:**

(a) The Defect liability period shall be for a period of 5 (Five) year from the date of issuance of the Occupancy certificate. The Defect liability shall cover rectification of structural defects, owing to the negligence/omission of the Vendors/Builder. It is however agreed by the Purchaser/s that from the date of handing over of the possession of the Apartment and till completion of the Defect Liability Period, the Purchaser/s shall maintain the said Apartment and services therein in the same state and condition in which it will be handed over to the Purchaser/s. Further, the Purchaser/s shall, not during such period change/ amend/modify or carry out any repairs in the said Apartment or meddle with electrical, water and sanitary layouts, in any manner whatsoever. All defects that are caused due to normal wear and tear, abuse and improper usage/negligence/omission/act/commission on the part of the Purchaser/s/others is excluded from this clause and for which the Vendors/Builder are neither liable nor responsible. Subject to the terms as stated in this clause the Vendors/Builder shall endeavour to rectify the defect within a period of 30 days of such defect being notified in writing to the Vendors/Builder.

(b) The Vendors/Builder shall not be responsible for issues such as difference in shades of tiles, Tolerance as per IS and building codes, Air Pockets beneath tiles, Separation cracks/gaps between non-homogeneous building components, slopes considered for water drainage, reduction in carpet area due to plaster thickness and skirting, Minor tile chipping, place where welding is done, shall not be considered as defects. Defects arising from natural wear and tear/forced/ intentional/accidental damages do not come under scope of maintenance under defect liability, any defects or damages caused to glass, ceramic, vitrified, porcelain materials shall not come under the defect liability after accepting possession of the apartment.

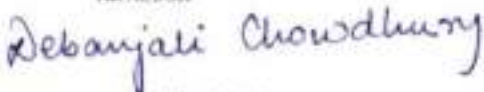
For, M/s. CANDEUR CONSTRUCTIONS,

Project Name: Candeur Signature
Flat No B-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAM REDDY SRIKANTH REDDY
SRIKANTH
REDDY
(Managing Partner)
BUILDER

Digitally signed by
KATAM REDDY SRIKANTH
REDDY
Date: 2023.04.20 07:07:41


PURCHASER/S

(c) The Vendors/Builder shall not be responsible for routine/non/structural cracks resulting from differential co-efficient of thermal expansion, non-monolithic joints, seasoning effects, sweating of walls, etc., and such other defects caused due to normal wear and tear, abuse and improper usage.

9) COMMON MAINTENANCE:

- 9.1) That until formation of an Association by the Purchasers of the Apartments in "CANDEUR SIGNATURE", The Builder will undertake maintenance and upkeep of common areas and roads and facilities in "CANDEUR SIGNATURE" in Schedule 'A' Property or entrust the same to any Maintenance Company of their choice for a period of One year from the date of completion of the respective Towers in "CANDEUR SIGNATURE" and thereafter entrust the same to the Association to be formed by the Owners of Apartments in such Tower in "CANDEUR SIGNATURE". The Purchaser/s shall pay to Builder or Maintenance Company or Owners' Association as the case may be, proportionate sums for maintenance of common areas and facilities in "CANDEUR SIGNATURE".
- 9.2) The Purchaser/s from the date of possession of the Apartment is ready for which a notice is served on the Purchaser/s or possession is handed over or deemed to have been handed over shall be liable to proportionately share and pay for the common expenses/maintenance expenses to the Builder /the Agency appointed by the Builder for maintenance of all the common areas and facilities in "CANDEUR SIGNATURE".
- 9.3) The Purchaser/s shall pay to the Builder/the Agency appointed by the Builder a sum of Rs.4/- (Rupees Four Only)(excluding GST) per sq. ft. super built-up area of the Apartment as "Common Maintenance Charges" for a period calculated at one year. The Common Maintenance Charges is payable on possession of the Apartment. With this amount the Builder/Maintenance Agency will maintain the common areas and the facilities in "CANDEUR SIGNATURE" for a period of One year from the date the building is ready for occupation and any deficit shall be made good by the Purchaser/s proportionately. After the expiry of One year, the Vendors agree to transfer the maintenance of the Block/Tower to the Owners Association on its formation and till then the Builder/ Agency will run on payment of common expenses to them every month. The Purchaser/s shall after One year pay the Builder/ Agency/ Owners Association, as the case may be common maintenance charges to the agency in charge of the common area maintenance, quarterly in advance or as may billed by the Agency or Owners Association.
- 9.4) The Purchaser/s shall permit the Builder and/or Maintenance Company and/or Association as the case may be, their agents, with or without workmen at all reasonable times to enter into and upon the Schedule 'C' Apartment or any part thereof for the purpose of repairing, maintaining, re-building, cleaning and keeping in order and condition all services, drains, or other conveniences belonging to or servicing or used for the Schedule 'C' Apartment and also for the purpose of laying, maintaining, repairing and testing drainage, water pipes and electric wires and for similar purposes and also for the purpose of cutting off the supply of water and electricity and other facilities etc., to the Schedule 'C' Apartment who have defaulted in paying their share of the water, electricity and other charges and common expenses.

10) NO RIGHT TO OBSTRUCT DEVELOPMENT:

The Purchaser/s shall have no right at any time whatsoever to obstruct or hinder the progress of the construction of the buildings and other developments or any part thereof in the Schedule 'A' Property and/or in the balance portions in Larger Property and/or in "CANDEUR SIGNATURE". By executing this Sale Deed the Purchaser/s hereby

For, M/s. CANDEUR CONSTRUCTIONS,

Project Name: Candeur Signature
Flat No. B-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAMREDDY SRIKANTH REDDY
Digitally signed by
KATAMREDDY SRIKANTH REDDY
Date: 2023.04.20 07:07:41
(Managing Partner)
BUILDER


Debanjali Chowdhury

PURCHASER/S

expressly declare and confirm that he/she/they have no manner of rights in the remaining portion of the Larger Property in whatsoever manner concerned and they shall not claim any rights/interest on the same and Further declare that, Vendors/Builder is free to develop the same without any interruption/obstruction from the Purchaser/s.

11) **NOT TO ALTER NAME:**

The Purchaser/s shall not alter or subscribe to the alteration of the name of "CANDEUR SIGNATURE" in Schedule 'A' Property and/or alter the names assigned to the Towers therein.

12) **APPLICABILITY:**

The Agreement to Sell between the Vendors, Builder and the Purchaser/s and this Sale Deed, shall together constitute documents of title to the Schedule 'B' Property and Schedule 'C' Apartment for the Purchaser/s and in the event of there being any inconsistency in terms, conditions, covenants, rights and obligations of the parties detailed in these documents, the terms, conditions, covenants, rights and obligations mentioned in this Sale Deed shall prevail over the Sale Agreement, as otherwise Agreement to Sell and this Sale Deed shall all form part of one transaction between the parties hereto and shall collectively define the rights and obligations of the parties.

13) **STAMP DUTY & REGISTRATION FEE:**

This Sale Deed has been made, executed and registered at the cost of the Purchaser/s and the Purchaser/s has/have borne the stamp duty, registration fee payable on this deed and if any further stamp duty and registration fee is demanded by the registration authorities under whatever proceedings, the same shall only be borne by the Purchaser/s. The Vendors/ Builder shall have no liability in respect thereof.

: SCHEDULE 'A' PROPERTY:

ITEM NO. I

All that piece and parcel of the residential converted land bearing Survey No.219/1 measuring 3353 Square Feet, presently bearing Bruhat Bangalore Mahanagara Palike (BBMP) Khatha SerialNo. 767, Municipal No. 159 and Survey No.226/1 measuring 16553 Square Feet, presently bearing Bruhat Bangalore Mahanagara Palike (BBMP) Khatha Serial No. 1720, Municipal No. 301, totally measuring 19906 Square Feet, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), Converted vide, Official Memorandum No. ALN [E.V.H.] SR 100/2010-11, dated: 28.10.2010 and Official Memorandum No. ALN [E.V.H.]SR 356/2007-08, dated: 06.03.2010, issued by Special Deputy Commissioner, Bangalore Urban District respectively and bounded as follows:

East by	:	Property bearing Sy.No.227 and Sy .No.219/6B;
West by	:	Road;
North by	:	Property bearing Sy.No.225/2;
South by	:	Remaining portion of the property bearing Sy.No. 226/1 and Sy.No. 219/1.

ITEM NO. II

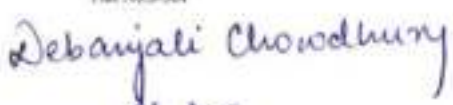
All that piece and parcel of the residential converted land bearing Survey No.219/6A measuring 2 Acres 17 Guntas, presently bearing Bruhat Bangalore Mahanagara Palike (BBMP) Khatha Serial No. 1719, Municipal No. 300, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk) Converted vide, Official Memorandum No. ALN[E.V.H.]SR 356/2007-08, dated 06.03.2010, issued by Special Deputy Commissioner, Bangalore District and bounded as follows:

For, M/s. CANDEUR CONSTRUCTIONS

Project Name: Candeur Signature
Flat No.3-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAMREDDY SRIKANTH REDDY
Digitally signed by
KATAMREDDY SRIKANTH REDDY
Date: 2023.04.20 07:07:41
(KATAM REDDY SRIKANTH REDDY)
(Managing Partner)
BUILDER


PURCHASER/S

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East by : Land bearing Sy.No.217;
West by : Land bearing Sy.No.219/5 and Sy.No.226;
North by : Land bearing Sy.No.219/6B and Sy.No.227;
South by : Land bearing Sy.No.218.

ITEM NO. III

All that piece and parcel of the land bearing Survey No.224/2 measuring 3 Acres 3 Guntas, presently bearing Bruhat Bangalore Mahanagara Palike (BBMP) Khatha Serial No. 1779, Municipal No. 315, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), Bangalore Urban District and bounded as follows:

East by : Land belongs to Sri Kaverappa;
West by : Land belongs to Sri G.M. Thimma Reddy;
North by : Land belongs to Sri Mani Basappa & Sri Basha;
South by : Property bearing Sy.No.227.

ITEM NO. IV

All that piece and parcel of the property bearing Survey No.227/1 measuring 3 Acres 5 Guntas, presently bearing Bruhat Bangalore Mahanagara Palike (BBMP) Khatha Serial No. 1779, Municipal No. 315, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), Bangalore Urban District and bounded as follows:

East by : Land belongs to Sri Pillanavara Bajjappa
Nanjundappa;
West by : Land belongs to Sri G.R. Rajashekar Reddy;
North by : Land belongs to Sri G.R. Keshava Reddy;
South by : Land belongs to Sri Pillanavara Anjenappa.

ITEM NO. V

All that piece and parcel of the land bearing Survey No. 219/6B measuring 2 Acres 17 Guntas, presently bearing Bruhat Bangalore Mahanagara Palike (BBMP) Khatha Serial No. 1736, Municipal No. 307, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk) Bangalore Urban District and bounded as follows:

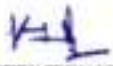
East by : Private Property;
West by : Property belongs to Sri Dayananda Sagar;
North by : Land belongs to Sri Keshava Reddy G.R.;
South by : Land belongs to Sri Dayananda Sagar.

COMPOSITE SCHEDULE PROPERTY

All that piece and parcel of the residential converted land bearing Survey No.219/1 measuring 3353 Square Feet, Survey No. 226/1 measuring 16553 Square Feet, Survey No.219/6A measuring 2 Acres 17 Guntas, Survey Number 224/2 measuring 3 Acres 3 Guntas, Survey No.227/1 measuring 3 Acres 5 Guntas, Survey No. 219/6B measuring 2 Acres 17 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), Bangalore Urban District, presently bearing amalgamated Khatha No. SL.No.1736, Sy.No.219/6B, 219/1, 219/2, 226/1, 219/6A, 224/2, 227/1 Municipal No. 307 in the record of Bruhat Bangalore Mahanagara Palike(BBMP) and bounded as follows:

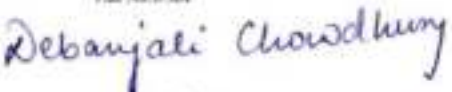
For, M/s. CANDEUR CONSTRUCTIONS,

Project Name: Candeur Signature
Flat No.8.304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAM REDDY
SRIKANTH
REDDY
(Managing Partner)
BUILDER

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DN: 2023.04.20 07:07:41
KATAM REDDY SRIKANTH REDDY


Debanjali Chowdhury

PURCHASER/S

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East by : Property bearing Sy.No's.228, 227/3, 227/2 & 217;
West by : Road & Property bearing Sy.No's.224/1, 225/1, 225/2, 226/1, 226/2 & 219/5;
North by : Varthur Village Boundary;
South by : Property bearing Sy.No.218.

**: SCHEDULE "B" PROPERTY:
(UNDIVIDED SHARE)**

Undivided share, right, title, interest, and ownership in the land in Schedule "A" Property, which comes to **405.40 Sq. Feet** of share in the land in Schedule 'A' Property.

**: SCHEDULE 'C' PROPERTY:
(DESCRIPTION OF APARTMENT)**

All that **3 BHK East Facing** Residential Apartment bearing No. 304 in **Third Floor of Block-I of Tower-B** in 'CANDEUR SIGNATURE' constructed on the Schedule 'A' Property and apartment measuring **964.98 Sq. Ft.** of Carpet Area and **580.02 Sq. Ft.** of proportionate share in common areas such as passages, lobbies, lifts, staircases and other areas of common use and totally **1545 Sq. Ft.** of super built up area approximately with right to use **One Covered Car Parking Space**, and the Apartment is bounded by:

East by : Unit No B-305;
West by : Amenities;
North by : Amenities;
South by : Unit No B-304.

The walls are built out of Solid Blocks and Cement with RCC Roofing and Vitrified/Ceramic Flooring and it has electricity, water and sanitary connections. The wood used is Teak/Sal and aluminium sliding/fixed windows.

**: SCHEDULE "D":
: RIGHTS OF THE PURCHASER/S:**

The Purchaser/s shall have the following rights in respect of the Schedule 'B' Property and Schedule 'C' Apartment while owning and possessing the said Properties;

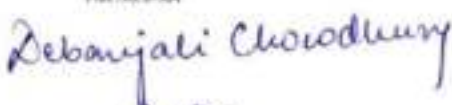
- 1) The right to construct and own an Apartment described in the Schedule 'C' above for residential purposes.
- 2) The right and liberty to the Purchaser/s and all persons entitled, authorised or permitted by the Purchaser/s (in common with all other persons entitled, permitted or authorised to a similar right) at all times, and for all purposes, to use the staircases, passages and common areas in the Building for ingress and egress and use in common.
- 3) The right to subjacent, lateral, vertical and horizontal support for the Schedule 'C' Apartment from the other parts of the Building.
- 4) The right to free and uninterrupted passage of water, gas, electricity, sewerage, etc., from and to the Schedule 'C' Apartment through the pipes, wires, sewer lines, drain and water courses, cables, pipes and wires which are or may at any time hereafter be, in, under or passing through the Building or any part thereof.
- 5) Right to lay cables or wires for Radio, Television, Telephone and such other installations, in any part of the Building, however, recognising and reciprocating such rights of the other Apartment Owners.

For, M/s. CANDEUR CONSTRUCTIONS,

Project Name: Candeur Signature
Flat No.B-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAM REDDY SRIKANTH REDDY
Digitally signed by
KATAM REDDY SRIKANTH REDDY
Date: 2023.04.20 07:07:41
(Managing Partner)
BUILDER




PURCHASER/S

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- 6) Right of entry and passage for the Purchaser/s with/without workmen to other parts of the Building at all reasonable times after notice to enter into and upon other parts of the Building for the purpose of repairs to or maintenance of the Schedule 'C' Apartment or for repairing, cleaning, maintaining or removing the sewer, drains and water courses, cables, pipes and wires and for water proofing causing as little disturbance as possible to the other Apartment Owners and making good any damage caused.
- 7) Right to use along with other owners of Apartments all the common facilities provided therein on payment of such sums as may be prescribed from time to time by the Builder and/or the Agency appointed by the Builder.
- 8) Right to use and enjoy the common roads, common areas and parks and open spaces and common facilities in "CANDEUR SIGNATURE" in accordance with the purpose for which they are provided without endangering or encroaching the lawful rights of other owners/users.
- 9) Right to make use of all the common roads and passages provided in Schedule 'A' Property to reach the building in Schedule 'A' Property without causing any obstruction for free movement therein.
- 10) The Purchaser/s shall be entitled in common with the Purchasers of the other apartment/s in the building, to use and enjoy the common areas and facilities listed hereunder :
 - a) Entrance lobbies, passages and corridors;
 - b) Lifts/pumps/generators;
 - c) Staircases and driveways in the basement, roads and pavements;
 - d) Common facilities, subject to compliance of rules, regulations and byelaws.
- 11) Right to dispose of Schedule 'B' and 'C' Properties by way of sale, mortgage, gift, exchange or otherwise subject to the same rights and obligations/restrictions placed on the Purchaser/s in the matter of enjoying ownership and possession thereon and any sale/transfer shall be completed in full consisting of both Schedule 'B' and 'C' Properties and not separately.

:SCHEDULE 'E':

:OBLIGATIONS ON THE PURCHASER/S:

The Purchaser/s hereby agree/s, confirm/s and undertake/s the following obligations towards the Builder and other Apartment Owners. The obligations herein contained are in addition to the obligations contained elsewhere in this Sale Deed.

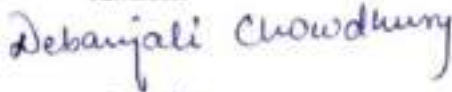
- 1) The Purchaser/s shall be bound by the following obligations :
 - a) Not to raise any construction in addition to that mentioned in Schedule 'C' above.
 - b) Not to use or permit the use of Schedule 'C' Apartment in a manner which would diminish the value or the utility therein.
 - c) Not to use the space left open after construction in Schedule 'A' Property or in "CANDEUR SIGNATURE" for parking any vehicles or to use the same in any manner which might cause hindrance to or obstruct the free movement of vehicles parked in the parking spaces or for users of adjoining properties.

For, M/s. CANDEUR CONSTRUCTIONS,

Project Name: Candeur Signature
Flat No. B-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAMREDDY
SRIKANTH
REDDY
(Managing Partner)
BUILDER
Digitally signed by
KATAMREDDY SRIKANTH
REDDY
Date: 2023.04.20 07:07:41


PURCHASER/S

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- d) Not to default in payment of any taxes or levies to be shared by the other apartment owners of the Schedule 'A' Property.
- e) Not to decorate the exterior part of the building to be constructed otherwise than in the manner agreed to by at least two third majority of the owners of the apartments in Schedule 'A' Property.
- f) Not to make any arrangements for maintenance of the building referred to in Schedule 'A' above and for ensuring common amenities for the benefit of all concerned.
- 2) The Purchaser/s shall has/have no objection whatsoever to the Builder managing the entire development in Schedule 'A' Property by or handing over the common areas and the facilities to a Maintenance Company/ies or to the Association as soon as it is formed and pending the same, the Builder shall retain the same and the Purchaser/s has/have given specific consent to this undertaking. The Builder or the Maintenance Company or Owners Association shall be paid on demand common expenses for upkeep and maintenance of buildings and common areas and facilities in Schedule 'A' Property and also service charges for undertaking the said task.
- 3) An Owners Association will be formed in respect of the Residential Buildings to be built in Schedule 'A' Property including in respect of the Block in which Schedule 'C' Apartment is a portion and the Purchaser/s shall become a Member of the Owners' Association and agree to observe and perform the terms and conditions and bye-laws and rules and regulations of the Association that may be formed and pay the admission fee and other fees that may be required. The maintenance of the building shall be done by Builder or by a maintenance company appointed by them until formation of Owners Association and Purchaser/s shall pay all common expenses and other expenses, taxes and outgoings in terms of this Sale Deed. Such Association shall be purely for the purpose of maintenance and management of the building though each individual owner of apartment will be owner thereof and the undivided share in the land. The main purpose and object of such association is to take over accounts/finance of the multistoried building and the development in "CANDEUR SIGNATURE" and properly manage the affairs of the same, provide all facilities to the occupants and collect from them, the proportionate share of maintenance cost and out goings. Each of the Association will be responsible for the upkeep and maintenance of the respective buildings.
- 4) The Association shall be responsible for all common areas, roads and common facilities which are common to all buildings and the expenses therefor shall be incurred from and out of the funds contributed by all the Owners in "CANDEUR SIGNATURE" or from the Owners' Association of each Block.
- 5) The Purchaser/s and other owners of Apartments in the said building shall pay such sums as are required by the Builder or maintenance company or the Association as the case may be towards maintenance and management of the common areas and facilities in the building and in Schedule 'A' Property (subject to further revision from time to time) for the maintenance and management of the common areas and facilities and any deficit shall be made good by the Purchaser/s in proportion to the area of the Schedule 'C' Apartment.
- 6) It is hereby clarified and agreed that the expenses relating to common areas and common facilities shall be borne by the actual users of the Apartment. However it is the primary responsibility of Purchaser/s to pay the same.

For, M/s. CANDEUR CONSTRUCTIONS.

Project Name: Candeur Signature
Flat No: B-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAM REDDY SRIKANTH REDDY
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(Managing Partner)
BUILDER


Debajyoti Chowdhury

PURCHASER/S

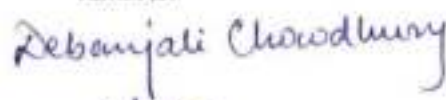
- 7) No apartment owner including Purchaser/s can get exempted from liability for contribution towards common expenses by waiver of the use or enjoyment of any common areas and facilities or by abandonment of apartment and/or facilities in Schedule 'A' Property.
- 8) The Purchaser/s in the event of leasing the Schedule 'C' Apartment shall keep informed the Builder or Agency maintaining the common areas or Owners Association about the tenancy of the Schedule 'C' Apartment and giving all the details of the tenants and occupants. Upon leasing, only the tenant/lessee shall be entitled to make use of the club facilities in the place of Purchaser/s as Temporary Members on payment. Notwithstanding the leasing, the primary responsibility to adhere to all the rights and obligations of the Purchaser/s contained herein shall be that of the Purchaser/s and it shall be the responsibility of the Purchaser/s to ensure that the tenant/lessee follows all the rules and regulations that may be prescribed for the occupants of the buildings in "CANDEUR SIGNATURE".
- 9) The Purchaser/s shall use the apartment as a private residence and the car-parking space for parking a light motor vehicle and not for any other purpose. The parking space specifically allotted to Purchaser/s is for exclusive use and enjoyment by Purchaser/s and the Purchaser/s shall not have the right to put up any construction in the parking space or enclose the same or use/convert it for any purpose other than as car parking space.
- 10) The Purchaser/s shall maintain the front elevation and the side and rear elevations of the apartment, in the same form as the Builder constructs and not at any time alter the said elevation in any manner whatsoever.
- 11) The Purchaser/s shall from the date of handing over possession, maintain the apartment at his/her/their cost in a good and tenantable repair and condition and shall not do or suffer to be done anything in or to the said apartment and/or common passages, which may be against the rules and bye-laws of the Bruhat Bangalore Mahanagara Palike or Bangalore Development Authority or any other authority. The Purchaser/s shall keep the apartment, walls, floor, roof, drains, pipes and appurtenances thereto belonging in good condition so as to support, shelter and protect the parts of the entire building and shall not do any work which jeopardizes the soundness or safety of the building or the property or reduce the value thereof or impair any easement or hereditament and shall not add any structure or excavate any basement or cellar. The Purchaser/s shall promptly report to the Builder or Maintenance Company or Association of Apartment Owners as the case may be, of any leakage/seepage of water/sewerage and the like through the roof/floor/wall of the said apartment and especially with regard to the external and common walls shared by the Apartment Owners.
- 12) It is a specific term and condition of this Sale Deed and of the rights to be created in favour of the prospective Purchasers in the building and in the said apartment that:
 - a) The name and/or apartment number of the Purchaser/s shall be put, in standardised letters and colouring only at the location/board that may be designated by the Builder at a place earmarked for the said purpose and at the entrance door of the particular Apartment but at no other place in the building and the number shall not be altered.
 - b) No sign board, hoarding or any other logo or sign shall be put up by the Purchaser on the exterior of the building or on the outer wall of the apartment.
 - c) The Purchaser/s shall not alter the colour scheme of the exterior of the building or of the exterior lobby wall of the said apartment though the Purchaser shall be entitled to select and carry out any decoration/ painting of the interior of the said apartment.

For, M/s. CANDEUR CONSTRUCTIONS,

Project Name: Candeur Signature
Flat No. B-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAMREDDY SRIKANTH REDDY
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Date: 2023.04.20 07:07:41
(KATAM REDDY SRIKANTH REDDY)
(Managing Partner)
BUILDER



PURCHASER/S

206/2023-24/51-350

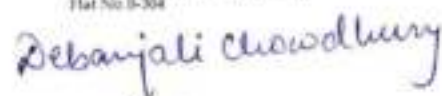
- d) The Purchaser/s shall not do anything that may adversely affect the aesthetic appearance/beauty of the building, nor do anything in the Property which may cause any nuisance or obstruction or hindrance to the other owners.
- e) Any further or other construction that may be permitted hereafter over and above the construction to be sanctioned as aforesaid such construction may be carried out by and/or at the discretion of the Builder. The Purchaser/s shall not be entitled to object to the same or to cause any obstruction or hindrance thereof, nor to ask for any discount and/or rebate and/or abatement in the above mentioned consideration.
- 13) The Purchaser/s shall, from time to time, do and execute all further acts, deeds, matters and things as may be reasonably required by the Builder for duly implementing the terms and intent of this Sale Deed and for the formation of Owners Association.
- 14) Since the Purchaser/s is/are to own the aforesaid undivided interest in the land described in the Schedule 'A' hereunder written it is specifically agreed that the Purchaser/s shall be entitled in common with the Purchasers/Owners of the other apartment/s in the building, to use and enjoy the common areas and facilities listed hereunder:
- Entrance and Common Passages;
 - Lifts/Pumps/Generators of the Block;
 - Common facilities including Club House.
 - Club House on membership basis and on compliance of byelaws formed for the Club.
- 15) The Purchaser/s is/are aware that the exclusive right of use of car parking space in Basement level will be allotted by the Builder to the various Apartment Owners and that the right of use so allotted shall vest solely in the respective Apartment Owner to whom it is allotted. The Purchaser/s shall have no objection to such right of use being allotted. It is, however, clearly understood that such right of use shall not vest in the Purchaser/s any title to the land earmarked as Car Parking Space.
- 16) The Builder will provide to the Purchaser/s access from the driveways/ internal roads to the building where Schedule 'C' Apartment is situated.
- 17) The cost of repairing and maintaining the internal/feeder/ access and drive-ways will be borne and paid proportionately by the Purchasers of apartments comprised in "CANDEUR SIGNATURE".
- 18) The Purchaser/s shall keep the apartment, walls, floor, roof, drains, pipes and appurtenances thereto belonging in good condition so as to support, shelter and protect the parts of the entire building. The Purchaser/s shall carry out at his/her/their own cost such repairs and maintenance to water lines, sewerage lines and the like in the said Apartment in the event of there being any complaint from the Apartment Owners below or above or adjoining of leakage/ seepage of water, sewerage and the like through the roof/floor/wall of the said apartment of the Purchaser/s.
- 19) The Purchaser/s shall not object for use of Common Road/Drive way/Passage in the Schedule 'A' Property for making use of the same by the Owners/Occupants/Users of the balance portions of the Schedule 'A' Property.
- 20) The Purchaser/s of apartments in "CANDEUR SIGNATURE" and/or in respective Blocks shall not at any time cause any annoyance, inconvenience or disturbance or injury to the occupiers of other apartments and parking spaces in the building and Purchaser/s specifically shall not :-

For, M/s. CANDEUR CONSTRUCTIONS,

Project Name: Candeur Signature
Flat No: B-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAM REDDY SRIKANTH REDDY
Digitally signed by
KATAM REDDY SRIKANTH REDDY
Date: 2023.04.20 07:07:41
(Managing Partner)
BUILDER


Debanjali Chowdhury

PURCHASER/S

- a) Close the lobbies, stairways, passages and parking spaces and other common areas.
 - b) Make any alterations in the elevation or both faces of external doors and windows of the apartment/parking space which in the opinion of the Builder or the Owners' Association differ from the colour scheme of the building.
 - c) Make any structural alterations or fresh openings inside the apartment.
 - d) Default in payment of any taxes or levies to be shared by the other owners of the Schedule "A" Property or common expenses for maintenance of the building.
 - e) Create nuisance or annoyance or damage to other occupants and owners by allowing pounding, running machinery and causing similar disturbances and noises.
 - f) Install machinery, store/keep explosives, inflammable/prohibited articles which are hazardous, dangerous or combustible in nature.
 - g) Use the common corridors, stair cases, lift lobbies and other common areas either for storage or for use by servants at any time.
 - h) Bring inside or park in the Schedule "A" Property any lorry or any heavy vehicles.
 - i) Use the apartment or portion thereof for purpose other than for residential purposes and not to use for any illegal or immoral purposes.
 - j) Drape clothes in the balconies and other places of building.
 - k) Enter or trespass into the Parking Areas, Garden areas and Terrace Areas not earmarked for general common use.
 - l) Throw any rubbish or used articles in Schedule "A" Property other than in the Dustbin provided in the property.
 - m) Undertake any interior decoration work or additions, alterations inside the apartment involving structural changes without prior consent in writing of the Builder/ Association.
 - n) Create any nuisance or disturbance or misbehave in the matter of enjoying the common facilities provided to all the apartment Owners in the building or "CANDEUR SIGNATURE".
 - o) Refuse to pay such sums as are demanded for use and enjoyment of common facilities in "CANDEUR SIGNATURE".
 - p) Trespass into other residential buildings in "CANDEUR SIGNATURE" or misuse the facilities provided for common use.
 - q) Use the Schedule 'C' Property as a transit apartment or service apartment and should not be let out/permit to use the same on daily/weekly/fortnightly basis.
 - r) Use the Schedule 'C' Property for training any skill or art or occupation or conduct any teaching classes.
 - s) Put up any construction in the parking space or enclose the same or use for any purpose other than Car Parking Space;
- 21) The use of the club house, swimming pool and other facilities by the Purchaser/s during tenure of membership shall be without causing any disturbance or annoyance to the fellow users and without committing any act of waste or nuisance which will affect the peace and tranquility of the place and shall not default/refuse/avoid paying the subscription and other charges for the use of the facilities therein.
 - 22) The Purchaser/s shall not park any vehicles in any part of Schedule 'A' Property except in the parking area specifically acquired by the Purchaser/s and earmarked for the Purchaser/s and not to enclose the parking areas or put up any construction therein whether temporary or permanent.

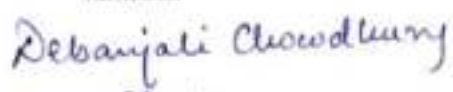
For M/s. CANDEUR CONSTRUCTIONS,

Project Name: Candeur Signature
Flat No. B-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAM REDDY SRIKANTH REDDY
SRIKANTH
REDDY
(Managing Partner)
BUILDER

Digitally signed by
KATAM REDDY SRIKANTH
REDDY
Date: 2023.04.20 07:07:41
M/s. CANDEUR CONSTRUCTIONS


Debanjali Chowdhury

PURCHASER/S

- 23) The Purchaser/s shall not throw garbage/used articles/rubbish in the common areas, parks and open spaces, roads and open spaces left open in the Schedule 'A' Property. The Purchaser/s shall strictly follow rules and regulations for garbage disposal as may be prescribed by the Builder or Agency maintaining the common areas and facilities in "CANDEUR SIGNATURE" or by the Owners Association.
- 24) The Purchaser/s shall not keep any cattle/live stock in the Schedule 'C' Apartment or in Schedule 'A' Property and Purchaser/s shall keep all the pets confined within the Schedule 'C' Apartment and shall ensure that the pets do not create any nuisance/disturbance to the other owners/occupants in the building.
- 25) The Purchaser/s shall maintain at Purchaser's cost the said Apartment and Parking Space in good condition, state and order and shall abide by all the laws and regulations of the Government, Bruhat Bangalore Mahanagara Palike, Bangalore Development Authority, City Municipal Council and any other duly constituted authority from time to time in force, and answer and be responsible for all notices or violations and of any of the terms and conditions in this sale deed.
- 26) The Purchaser/s shall not use the Apartment/Parking Space/Garden/ Terrace or permit the same to be used for any purpose which in the opinion of the Builder and/or Association on its formation to cause nuisance or annoyance to occupiers of the other Apartment/Parking Space/Garden/ in the said building to the Owners or occupiers of the neighbouring buildings and/or properties nor use the same for any illegal or immoral purposes, nor use the parking space for any other purpose except for parking light motor vehicles and should not construct any barrier enclosing the allotted parking space.
- 27) The Purchaser/s shall use all sewers, drains and water lines now in or upon or hereafter to be erected and installed in Schedule 'A' Property and in the Apartment Building in common with the other Apartment Owners and to permit free passage of water, sanitary, electricity and electrical lines, through and along the same or any of them and to share with the other Apartment Owners the cost of maintaining and repairing all common amenities such as common accesses staircases, lifts, generator, sewage treatment plant, diesel generator, etc., and to use the same as aforesaid and/or in accordance with the Rules, Regulations, Bye-Laws and terms of the Association to be formed by or among the Apartment Owners in the Building.
- 28) The common areas and facilities shall remain undivided and no apartment owner including Purchaser shall bring any action for partition or division of any part thereof. Further the Purchaser/s shall not seek partition of undivided share in the Schedule 'A' Property.
- 29) The Purchaser/s can make use of the common areas and facilities in accordance with the purpose for which they are intended without hindering or encroaching upon the lawful rights of other apartment owners in the Block and/or in "CANDEUR SIGNATURE".
- 30) The Purchaser/s shall pay to the Builder or maintenance company or Owners' Association as the case may be the following expenses in proportion to his/her/their share in Schedule "C" Apartment:
- Expenses for maintenance of lifts, pump sets, generators, sewage treatment plant, fire equipments and other machineries, sanitary and electrical connections in the building and in "CANDEUR SIGNATURE" including the cost of AMC's for these equipments;
 - Electricity consumption charges for running all common services and lighting the common areas, basement and all open areas and water consumption charges of buildings and for facilities in "CANDEUR SIGNATURE".
 - Cost of replacement of electrical fittings and bulbs in all common areas, corridors, basement and open places;

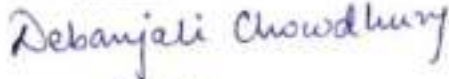
For, M/s. CANDEUR CONSTRUCTIONS

Project Name: Candeur Signature
Flat No 9-304


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS
And the General Power of
Attorney Holder for Vendor
VENDOR

KATAM REDDY
SRIKANTH
REDDY
(Managing Partner)
BUILDER

Digitally signed by
KATAM REDDY SRIKANTH
REDDY
Date: 2023.04.20 07:07:41
(KATAM REDDY SRIKANTH REDDY)


Debanjali Chowdhury

PURCHASER/S

29/06/2023-24/34-35

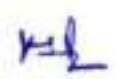
- d) Expenses for maintenance of the buildings and the land surrounding thereto, white washing and colour washing of common areas, roads, developments, club house, external areas and the compound;
- e) Expenses incurred in the maintenance of landscape, Gardens, pots and other plants in Schedule 'A' Property;
- f) Salaries and wages payable to the property manager, security guards, lift operators, plumbers, electricians, gardeners, pumps and generator operators and all other staff appointed;
- g) Such other expenses which are common in nature and not attributable any unit in particular but relates to the development in Schedule 'A' Property in general.
- h) All taxes payable, service charges and all other incidental expenses in general.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE SIGNED AND EXECUTED THIS SALE DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN:

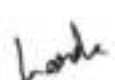
WITNESSES:

1)


(GAJENDRA)
HSR Layout


(KATAM REDDY SRIKANTH REDDY)
As a Managing Partner of
M/s. CANDEUR CONSTRUCTIONS,
And General Power of Attorney
Holder for Vendor No.1 to 26
VENDORS

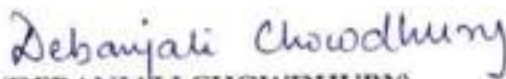
2)

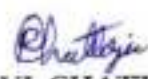

(HARSHA)
HSR Layout

For, M/s. CANDEUR CONSTRUCTIONS,

KATAM REDDY SRIKANTH REDDY
SRIKANTH REDDY

(KATAM REDDY SRIKANTH REDDY)
MANAGING PARTNER
BUILDER


(DEBANJALI CHOWDHURY)


(RAHUL CHATTERJEE)
PURCHASERS

Drafted By:


ROOPA SHETTY, B.A. (L.), LL.B., PGDIRPM.,
Advocate,
Lex Situs, No.810, Bilwapriya Platina, 2nd Floor,
27th Main Road, 1st Sector, HSR Layout, Bengaluru - 560102.

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BNG(U)-VRT.....206/2023-24/35-356

 WPD P. No. 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	HO 641 DO, BNGA, 2020, 1000sqm AREA STATEMENT (RERA) TYPE -19
	PROJECT NO. HO 641 PROJECT M/S. CANDLER CONSTRUCTIONS DATE 09.07.2020 DRAWN BY SITE ADDRESS: Bengaluru, Karnataka SCALE: NORTH

Key Plan



BLOCK-B.D.F TYPE -19 (RERA)	AREA IN Sq. Ft.	PERCENTAGE
CARPET AREA	564.58	62.46
OUTER WALL AREA	69.75	4.51
BALCONY AND UTILITY AREA	126.58	8.19
TOTAL BUILT UP AREA	1161.32	75.17
COMMON AREA	363.7	24.83
SALVABLE AREA	1,545	100.00

KATAMREDDY SRIKANTH REDDY

Digitally signed by KATAMREDDY SRIKANTH REDDY
Date: 2023.04.20 08:04:34 +05'30'

KL

Debanjali Chowdhury
Chattya

Print Date and Time: 21-Apr-2023 03:27:26

రేనాటరే సేకార

ఆర్ డబ్ల్యు : VRI-EC-A-0001547-2023-24

ప్రమాణపత్రం డబ్ల్యు : IGR-EC-C-0001324-2023-24

నమూనా 15 (148వే నియమ)

భగి శరణు అయిదు మూడవల్లి ఎలక్ట్రానిక్స్ మార్కెట్లో వివరించిన కార్డు. పత్రు సేకరించినది గ్రామీణ వివరించిన కార్డు దు ప్రమాణపత్రం ఇచ్చి అందజేస్తున్నట్లు తెలుపబడినది. (అందజేస్తున్నది అందజేస్తున్నది అందజేస్తున్నది పత్రు వివరించినది)
Property Schedule: —, 0

Details Of Property : Properties situated in Gunjur, having New AP1 No : 0. Details Of Receipt : Rs 40.00 Paid By Cholan against Receipt Number 1324/21-04-2023

దేవర శరణు అయిదు మూడవల్లి 21/Apr/2023 ను 21/Apr/2023 నుండి 1 వల్లి సేకరించినది తెలుపబడినది. సేకరించినది పత్రు అందజేస్తున్నది భగి శరణు గ్రామీణులు అందజేస్తున్నది సేకరించినది అందజేస్తున్నది అందజేస్తున్నది

క్రమం	(ఎ) అయిదు వివరి	వివరించిన కార్డు	(డి) దేవర శరణు అయిదు మూడవల్లి (In Rs.)	అందజేస్తున్నది		అందజేస్తున్నది	అందజేస్తున్నది	అందజేస్తున్నది	అందజేస్తున్నది
				అందజేస్తున్నది	అందజేస్తున్నది				
1	Village Name: Gunjur Property Schedule Description: (LAND MARK) Department / Property Type: BBMP, Index-II Village: Gunjur, Ward Name: BBMP Ward No. 149, Hobli Name: Vorthur Hobli 1, Area Name: Gunjur (Converted Street/Plot / Apartments Sq ft Base), Measurement: 1545 Sq Feet, East To West: Feet, North To South: Feet (EAST) Unit No B-305: (WEST) Amenities: (SOUTH) Unit No B-304 (NORTH) Amenities: Note: (Schedule A:) 3BHK East Facing Residential Apartment bearing No 304 in 3rd Floor of Block-I of Tower-B in "CANDEUR SIGNATURE"	21/Apr/2023	గ్రామ Market Value — 6372280.0000 Consideration — 8497500.0000	02 Mr DAVANANDA SAGAR, INDIRA DAVANANDA SAGAR, HARIRAM DAVANAND, MRS. MEGHANA REDDY, MANASA KESAVA REDDY G.R.CHANDRAKALA R. SPILAKSHMI G.K. AI ore Rep by their GPA Holder M/s CANDEUR CONSTRUCTION S Rep by its Managing Partner MR. KATAM REDDY SPKANTH REDDY, S/o. Mr. Katam Reddy Krishna Reddy Rep by his SPA	02 Smt DEBANJALI CHOWDHURY ., her M. Rajul Chatterjee, . Plot No Angul GQZ Sachin Town, Sr Ramesh Mitta Road Near Narganjpur, Berhampur East Rajahat Gopapuri(M), North 24 Parganas, West Bengal 700136. PAN 1, M RAHUL CHATTERJEE her M. Gouram Chatterjee, . Plot No Angul GQZ Sachin Town, Sr Ramesh Mitta Road Near Narganjpur, Berhampur East Rajahat Gopapuri(M), North 24	VRIID1460	37	VRI-1-00766-2023-24	



ক্রমিক সংখ্যা	(a) কাজের শিরোনাম	সূচক মাস	(c) চূড়ান্ত কৃত কাজের মূল্য (টাকা)	প্রাপ্তি তারিখ		ক্রেতার নাম	তারিখ	চূড়ান্ত কৃত কাজের মূল্য (টাকা)	
				ক্রেতার নাম	তারিখ			ক্রেতার নাম	তারিখ
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
	constructed on the Schedule 'A' Property and apartment measuring 964.98. Ft. of Carpet Area and 580.02 Sq. Ft. of proportionate share in common areas to fully measuring 1545 Sq. Ft. of super built up area and 405.40 Sq. Feet of UDS with right to use One Covered Car Parking Space, converted land bearing Survey No.219/1, 226/1, No.219/6A, 224/2, No.227/1, 219/68, situated at Gurjar Village, Vartur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), Bangalore Urban District, presently bearing amalgamated Khatha No. SI.No.1736, Sy.No.219/68, 219/1, 219/2, 226/1, 219/6A, 224/2, 227/1 Municipal No. 307 in the record of B&MP			Holder V. Srekanth S/o V. Mohan Reddy, . Sy.No.183/1A, 183/1B, 183/10,Gurjar Main Road, Next to Vinoysoka Theater, Vartur, White Field Bangalore-560 087. PAN: J Smt RAMYA REDDY G.K., ANLANEYA, GOWRAMMA, RADHA G.A., PURUSHOTHAM G.A., BABITHA G.N, PUNITH G.P, THANILIA G.P, CHANDRASHEKAR G.A, MUNILAKSHMI N All one Rep by their CPA Holder M/s.CANDEUR CONSTRUCTION S Rep by its Managing Partner MR. KATAM REDDY SRIKANTH REDDY, S/o. Mr. Katam Reddy Krishna Reddy Rep by its SPA Holder V. Srekanth	Poragona, West Bengal 700136. PAN:				

(1)	(2) English Text	(3) Kannada Text	(4) English Text (in Br.)	(5) English Text		(7) Signature	(8) Date	(9) English Text	
				(5)	(6)			(9)	(9)
				Vinoysika Theater, Varthur, White Field Bangalore-560 087. PANT 5, Sri MASTER LUKITH G.R. & MASTER DHIRAJ G.R. Rep by Minor Guardian MRS.USHA K.G.A.CHETAN KUMAR BHAVYA P.M., All are Rep by their GPA Holder M/s. CANDEUR CONSTRUCTIONS Rep by its Managing Partner MR. KATAM REDDY SRKANTH REDDY, S/o. Mr. Katam Reddy Krishna Reddy Rep by his SPA Holder V. Srekanth S/o V. Mohan Reddy, . S/o No.183/1A, 183/1B, 183/10,Gunjur Main Road, Next to Vinoysika Theater, Varthur, White Field Bangalore-560 087. PANT 4, Smt					

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గ్రామం	(2) పనుల పేరు	మూల పనుల పేరు	(4) దిద్దబడిన స్థల వివర (చ. అ.)	అనుమతి పేరు		తేదీ	చిహ్నం	అనుమతి పేరు
				(5) అనుమతి పేరు	(6) అనుమతి పేరు			(9) అనుమతి పేరు
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
				S/o V. Mohan Reddy, . Sy.No. 183/1A, 183/1B, 183/10, Gunjur Main Road, Next to Vinayaka Theater, Varthur, White Field Bangalore 560 087, PANE 6, SH MASTER POORNESH G. C. & MESS CHANDANA G. C. Rep by Minor Guardian Smt MUNILAKSHMI N., RAMESH G. A. USHA K All are Rep by their GPA Holder M/x CANDEUR CONSTRUCTIONS Rep by its Managing Partner MR. KATAM REDDY SRUKANTH REDDY, S/o. Mr. Katam Reddy Krishna Reddy Rep by his SPA Holder V. Srekanth S/o V. Mohan Reddy, . Sy.No. 183/1A, 183/1B, 183/10, Gunjur Main Road, Next to				

Reference (continued)

Time : $\frac{d\theta}{dt}$

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Results

- (2) Liability Note -

- (3) ವೇರಾಶಿ ಉದ್ದಿಸುವುದು 57 ಕ್ಷುಧಾ ಮತ್ತು ನೋವು 130 (1) ಕ್ಷುಧಾ ಉದ್ದಿಸುವುದು ಹುಳುವುಳ್ಳ ನೋವಿನಿಂದ ಹಿಮ್ಮೆ ಹೊಮ್ಮಿ, ಇದರ ಕ್ಷುಧಾ ವೇರಾಶಿ ಪುಟ್ಟ ಮತ್ತು ಸಾಂಪ್ರದಾಯಿಕ ನುಣುಪು ರೀತಿ ಮತ್ತು ಯಾವ ವೇರಾಶಿ ಸ್ಥಾನದಲ್ಲಿರುವುದು ಅದರ ಸ್ಥಳ ಹೊರಹಿಡಿಸುವುದು.

- [illegible]

- [illegible]