

ಈ ದಸ್ತಾವೇಜು 12 ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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2751
23-24

SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this 5th day of July, Two Thousand and Twenty Three (5/07/2023) at Bangalore by:

M/s.DESAI DEVELOPERS,
A Registered Partnership Firm,
Having its Registered Office at Site No.90,
K.B. Homes, Green Garden Layout, Munnekolala Road,
Kundalahalli Gate, Marthahalli, Bangalore-560 037.
PAN:AAKFD5517D

Represented by its Managing Partner

Dr.DESAI THIPPA REDDY., aged about 59 years,
S/o Late Sri.Venkata Sidda Reddy,
Aadhar No:7076 3981 7098

Hereinafter referred to as the
VENDOR/OWNER/DEVELOPER/BUILDER/PROMOTER

AND IN FAVOUR OF:

1. **Ms. B. MANASA,** aged about 28 years
D/o Sri. B. Mallikarjuna .
PAN: CMFPM2891G
Aadhar Card No. 695814028166

2. **Ms. B. SREEDEVI,** aged about 55 years
W/o Sri. B. Mallikarjuna .
PAN: BKHPS8570B
Aadhar Card No. 792841646975

For DESAI DEVELOPERS

Dr. Reddy
Managing Partner

B. Manasa
B. Sreedevi

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2751/2023-24 ಪುಟ ಸಂಖ್ಯೆ 2



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Kumari .B. MANASA D/o Sri. B. Mallikarjuna ಇವರು ₹1,01,093.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	89,980.00	Online Challan Reference Number RG0723000001175154AB Dated:05/07/2023
E-Payment	1,852.00	Online Challan Reference Number RG0723000001175154AB Dated:05/07/2023
E-Payment	9,261.00	Online Challan Reference Number RG0723000001175154AB Dated:05/07/2023
Total:	1,01,093.00	

ಉಪನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಮಹದೇವಪುರ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs2,630.00 has been paid thereon

ಸ್ಥಳ : ಮಹದೇವಪುರ

ದಿನಾಂಕ: 05/07/2023

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಮಹದೇವಪುರ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

2751 2022-24 ಸುಖ ಸಂಖ್ಯೆ 3

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

The Karnataka State Registration and Stamps Department Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜು ಹಾಳೆ
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Both are residing at C/o Mr. Krishna Chaitanya.K, Flat No.CA-0403,
KSR Cordelia, No.67/1 & 67/2, Dasara halli, , Bangalore – 560 024.

Hereinafter called the **PURCHASERS**;

WITNESSETH:

The expressions "VENDOR/OWNER/DEVELOPERS/BUILDERS" and "PURCHASER/S" wherever it appear in this context shall mean and include their respective heirs, executors, administrators, legal representatives and assigns.

WHEREAS, the Vendor is the absolute owner of all that piece and parcel of property bearing **Present BBMP Katha No.253/46/1**, Converted Sy.No.46/1, measuring 1 acre 2 Guntas or 45,738 sq.feet (converted for residential purpose vide Conversion Order No.ALN(KRPH)SR/157/2014-15, dated:15/05/2015, issued by the Deputy Commissioner, Bangalore District., Bangalore), situated at Dasarahalli Village, K.R.Puram Hobli, Bangalore East Taluk, presently under the administrative jurisdiction of BBMP, which Property is more fully described in Schedule A given hereunder and hereinafter referred to as Schedule A Property, the First Part had acquired the same vide registered Deed of Sale dated 01/10/2020, registered as document bearing No.3187/2020-21, registered before the Office of the Sub-Registrar, Shivaji Nagar (Mahadevapura), Bangalore, executed by previous owner **Sri.K.M.SRINIVASAMURTHY**, S/o Late Sri.H.K.Munivenkataswamappa,

WHEREAS the Vendor herein having acquired the Schedule "A" Property in the manner referred to above has been in peaceful possession and enjoyment of the same as it's absolute owner thereof and have also paid upto date taxes to the Bruhath Bangalore Mahanagara Palike, in respect of the Schedule "A" Property.

AND WHEREAS, the Vendor herein who is also a Builder have prepared a Development Scheme for the construction of multistoried residential building known as "**DESAI GREEN GARDENS**" on the land described in the Schedule "A" hereto and have also obtained plan sanctioned from the Concerned authority for the construction of multistoried building over the Schedule "A" Property.

B. S. Suresh
B. S. Suresh

For DESAI DEVELOPERS

P. R. Ramesh
Managing Partner

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ: 2751/2023-24 ಪುಟ ಸಂಖ್ಯೆ: 4

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ: MDP-1-02751-2023-24

ಮಹದೇವಪುರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 05/07/2023 ರಂದು 03:16:24 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	30,870.00
2	ಸೇವಾ ಶುಲ್ಕ	525.00
	ಒಟ್ಟು	31,395.00

Kumari .B. MANASA D/o Sri. B. Mallikarjuna ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Kumari .B. MANASA D/o, Sri. B. Mallikarjuna , 27, Resident of: Flat No.CA-0403, KSR Cordelia, No.67/1 & 67/2, Dasara Halli,, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560024 (Presenter)		 Left Thumb	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಉಪ ಮಹದೇವಪುರಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Kumari .B. MANASA D/o Sri. B. Mallikarjuna , , 27, Resident of: Flat No.CA-0403, KSR Cordelia, No.67/1 & 67/2, Dasara Halli,, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560024 (Claimant)		 Left Thumb	
2	Smt .B. SREEDEVI W/o Sri. B. Mallikarjuna , , 55, Resident of: Flat No.CA-0403, KSR Cordelia,, No.67/1 & 67/2, Dasara halli, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560024 (Claimant)		 Left Thumb	

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
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The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

AND WHEREAS, Vendors/Developer has obtained a plan sanction for the Development Scheme from the Bruhath Bangalore Mahanagara Palike, vide its order bearing No.BBMP/Ad.Com/YLK/LP:0707/21-22, dated 23/12/2021, for the construction of Multi storied Residential Building consisting of Stilt, Ground plus Three upper floors after having credited requisite fee and accordingly commenced the construction for the construction of multistoried building over the Schedule "A" Property

AND WHEREAS, the Vendor/Developer have also registered with the Real Estate (Regulation and Development) Act, 2016, Karnataka Real estate (Regulation and Development) Rules - 2017 vide registered Number: **PRM/KA/RERA/1251/446/PR/220210/004687** for the multistoried residential building complex known as **"DESAI GREEN GARDENS"** over the Schedule "A" Property.

WHEREAS by an agreement the Vendor/Builders are obliged for the Purchaser/s a sale of flat bearing **No.107**, in the **First Floor** of **"DESAI GREEN GARDENS"**, measuring about **839 Sq.foot** super built up area (**581 Sq.foot** of Carpet Area), which flat is more fully described in Schedule "C" along with **457 Sq.foot** undivided interest in the Immovable Property described in the Schedule "A" hereto, which undivided share of land is more fully described in the Schedule "B" hereunder and hereinafter referred to as the Schedule "B" Property and the flat referred to above is more fully described in the Schedule "C" hereunder and hereinafter referred to as the Schedule "C" Property, with rights, liabilities and restrictions in the enjoyment thereof as mentioned in the Schedules hereto.

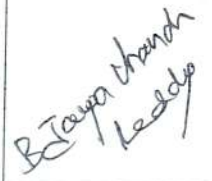
NOW THIS DEED WITNESSETH THAT in pursuance of the aforesaid and the Purchaser/s agreeing to the stipulations set out in the Schedules below and in consideration of **Rs.30,87,000/-** (Rupees Thirty Lakhs and Eighty Seven Thousand Only) paid by the Purchaser/s to the Vendor/Builders in the manner referred herein below; the Vendors/Builders doth hereby grant, convey, transfer and sell unto the Purchaser/s the Schedule "B" and "C" hereto, and together with such undivided interest, rights, estates, claims of the Vendor/Builder into and upon the same and every

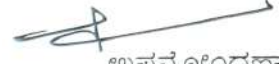
B. Ganesha
B. Suresh

For DESAI DEVELOPERS

D. Reddy
Managing Partner

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2751/2023-24 ಮಹಿ ಸಂಖ್ಯೆ 6

3	M/s.DESAI DEVELOPERS is Rep. by Mr .Dr.DESAI THIPPA REDDY , whose GPA is Mr .B. JAYACHANDRA REDDY S/o Mr.B.Narasimha Reddy, , 59, Resident of: Site No.90, K.B. Homes, Green Garden Layout, Munnekolala Road, Kundalahalli Gate, Marthahalli, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560037 (Executant)		 Left Thumb	
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ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಮಹದೇವಪುರ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

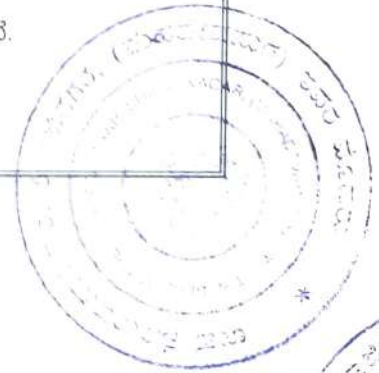
ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Kanthesh Reddy S/o Venkappa (Identifier)	402,B Narayanapura, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560016	
2	Malli S/o Lakshmaiah (Identifier)	402,B Narayanapura, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560016	


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ MDP-1-02751-2023-24 ಆಗಿ ದಿನಾಂಕ 05/07/2023 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.  ಉಪನೋಂದಣಾಧಿಕಾರಿ ಮಹದೇವಪುರ
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ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
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The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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part thereof TO HAVE AND TO HOLD, subject to the stipulations contained in the Schedules hereto, free from all encumbrances.

The Purchaser/s has/have paid a sum of **Rs.30,87,000/-** (Rupees Thirty Lakhs and Eighty Seven Thousand Only) is paid by the Purchaser to the Builder herein, the receipt whereof the Vendor/Builder do hereby admits and acknowledges before the undersigned witnesses.

AND that the Vendor/Builder doth hereby declare that they are the true, lawful and absolute owners of the flat described in the Schedule "C" hereunder alongwith the land described in the Schedule "B" hereto, and assures the Purchaser/s that the Vendor/Builders herein have not acted in any manner with the result that such right is curtailed and undertake to indemnify against any title defects

AND in particular the Vendor/Builder doth hereby declare that the flat described in Schedule "C" and land described in the Schedule "B" hereto is not subject to any lease or Court proceedings and the Vendor has paid all the taxes and out goings upto this date in respect thereof and undertake to discharge any such amount levied or leviable upto this date.

AND that the Vendor/Builder doth further assure the Purchaser/s that the Vendor/Builders shall do or cause to be done all things the Purchaser/s may reasonably require however at the cost of the Purchaser/s for more perfectly assuring the flat and undivided interest in the land described in the Schedule "A" hereto to be conveyed, granted, transferred and sold to the Purchaser/s.

AND that the Vendor/Builder doth hereby assure the Purchaser/s that they shall not convey to any person any interest in the land described in the Schedule "A" hereto without annexing thereto the stipulations contained in the Schedules hereto.

PROVIDED ALWAYS that the Vendor or persons claiming through or under trust for the Vendor shall have the right to enforce the stipulations contained in the Schedules hereto.

B. S. S. D. S.
B. S. S. D. S.

For DESAI DEVELOPERS
D. K. Reddy
Managing Partner

2751 2023-24 ಪುಟ ಸಂಖ್ಯೆ 8

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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PROVIDED ALWAYS that the Vendor/Builder doth hereby agree to abide by the stipulations contained in the Schedule hereto.

The registered Special Power of Attorney Holder **Mr.B.JAYACHANDRA REDDY** S/o Mr.B.Narasimha Reddy, {Special Power of Attorney dated 11/03/2022, registered as document No.406/2021-22, Book-IV, registered before the Office of the Sub-Registrar, Shivaji Nagar (Mahadevapura), Bangalore} is presenting, admitting execution and registering this Sale Deed before the Office of the jurisdictional Sub-Registrar at Bangalore on behalf of **M/s DESAI DEVELOPERS**, represented by it's Managing Partner **Dr.DESAI THIPPA REDDY**

"SCHEDULE "A"

All that piece and parcel of property bearing **Present BBMP Katha No.253/46/1**, Converted Sy.No.46/1, measuring 1 acre 2 Guntas or 45,738 sq.feet (converted for residential purpose vide Conversion Order No.ALN(KRPB)SR/157/2014-15, dated:15/05/2015, issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Dasarahalli Village, K.R.Puram Hobli, Bangalore East Taluk, presently under the administrative jurisdiction of BBMP and bounded on the;

East by : Land in Sy.No.46/2;
West by : Amruthahalli Village Boundary;
North by : Amruthahalli Village Boundary;
South by : Road and Land in Sy.Nos.77,78 & 79;

B. Sundar
B. Sundar

For DESAI DEVELOPERS

D. Reddy
Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

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SCHEDULE "B"

457 Sq.ft undivided right, title and interest in the immovable property mentioned in Schedule "A" above.

SCHEDULE "C"

Flat bearing No.107, in the First Floor, measuring about 839 Sq.ft super built up area (581 Sq.feet of Carpet Area), containing Two bed rooms, together with RCC Roofing, Vitrified flooring alongwith One covered car parking space, including proportionate share in common areas such as passages, lobbies, staircase, etc., in the multistoried residential building known as "DESAI GREEN GARDENS" constructed over Schedule "A" Property.

SCHEDULE 'D'

(Restrictions on the right of the Purchaser)

The Purchaser/s so as to bind himself/herself/themselves, his/her/their success-in-interest, heirs, representatives and assigns with the consideration of promoting and protecting his/her/their rights and in consideration of the covenants of the Seller being binding in him/them and the owners of the other undivided interest in the Property described in the Schedule 'A' hereto agrees to be bound by the following terms and conditions;

1. Not to use or to permit the use of the Property described in the Schedule 'A' hereto in a manner, which would diminish the utility of the common amenities to be provided in the proposed development scheme.
2. Not to use the roadways and side open space in the land described in the Schedule 'A' hereto for parking any heavy vehicles or to use them in a manner, which might cause hindrance for the free ingress or egress from other parts of the Schedule 'A' Property;

B. Suresh
B-Suresh

For DESAI DEVELOPERS

Managing Partner



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3. Not to default in the payment of any taxes or levies to be shared by the other joint owners of the property described in the Schedule 'A' hereto or the expenses to be shared by the owners of the proposed development schemes or any part thereof.

4. Not to make any arrangement for the maintenance, servicing and upkeep of the development scheme on the land described in the Schedule 'A' hereto and for ensuring the common amenities therein for the benefit of all concerned.

SCHEDULE 'E'

(Rights included in the transfer to the Purchaser/s)

1. Full right and liberty for the Purchaser/s and all persons authorised by the Purchaser/s (in common with all persons entitled, permitted or authorised to the like right) at all times by day or by night and for all purposes to go, pass and re-pass over the common areas in the proposed development scheme.

2. Full right and liberty to the persons referred to in common with all other persons with or without motor cars or other permitted vehicles at all times, day and night for all purposes to get and re-pass over the roadways and pathways in the land described in the Schedule 'A' hereto.

3. The Purchaser shall be entitled to have free and uninterrupted passage of water, Gas, Electricity to the Schedule "C" Property and waste/sewage, etc., from the Schedule "C" Property through the pipes, wires, cables, sewer lines, drains which are or may at any time hereafter, be passing in or under or through the Schedule "A" Property or other portions constructed on the Schedule "A" Property.

4. The Purchaser shall be entitled to the subjacent lateral vertical and horizontal support of the Schedule "C" Property from the other parts of the building.

5. The Purchaser shall have the right to lay cables/wires/lines for Radio, Television, Telephone or other communication installations leading to and from the Schedule "C" Property.

B. S. S. D. S.
B. S. S. D. S.

For DESAI DEVELOPERS

D. R. S.
Managing Partner

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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2751/2023-24 ಪುಟ ಸಂಖ್ಯೆ 12

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

indicating the formers' willingness to put the Purchaser or his/her/their nominee/s in possession of the property conveyed by this deed.

SCHEDULE 'G' **(THE DEVELOPERS/BUILDERS COVENANT)**

The Developers/Builders hereby covenants with the Purchaser/s as follows;

1. That the developers/builders will require every person to whom they shall hereafter transfer, grant or lease any properties comprised in the property described in the Schedule-A hereto and in the proposed development scheme to covenant and to observe the conditions and observe the restrictions set forth in the scheme above.
2. That the developers/builders and the assigned or trustees claiming through or in trust for the developers/builders in respect of the development scheme or any part thereof will always respect the rights of the Purchaser mentioned in this deed and in the Schedule 'E' in particular.
3. The Developers/Builders hereafter shall faithfully follow the covenants herein contained and shall not confer on any other person or persons any right not reserved for the Purchaser herein nor shall they contract to exclude for the transferees any burden expressed to be shared by the Purchaser herein.
4. The Developers/Builders accept and agree that any covenant by the Developers/Builders in future if any deed or document reducing or altering the right of the Purchaser herein or imposing on the Purchaser any restrictions not found herein before shall be void.
5. The developers/builders shall handover the original title deeds to the Apartment Owners Association on the same being formed;

The present market value of the flat and undivided interest in the land transferred herein is **Rs.30,87,000/-** (Rupees Thirty Lakhs and Eighty Seven Thousand Only).

B. S. S. S.
B. S. S. S.

For DESAI DEVELOPERS

P. R. Reddy
Managing Partner

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2751 2023-24 ಪುಟ ಸಂಖ್ಯೆ 13

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ಬೆಲೆ : ರೂ.3/-
(ಜವಾಬ್ದಾರಿ ಸೇರಿ)

IN WITNESS WHEREOF the parties to this Deed have hereunto set and subscribed their respective signatures and seals on the day, month and year first above mentioned.

WITNESSES:

1. *[Signature]*

[Signature]
[Signature]
[Signature]

2. *[Signature]*

[Signature]
[Signature]
[Signature]

For DESAI DEVELOPERS

[Signature]
Managing Partner

VENDOR/BUILDER

1. *[Signature]*

2. *[Signature]*

PURCHASERS

Drafted by

[Signature]

SNR ASSOCIATES,

Advocates,

Flat No.402, Fourth Floor,

"Samaikyaa's K.K.Veni Plaza"

B.Narayanapura, White Field Main Road,

Bangalore - 560 016.