

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
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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ಚೀಲಿ : ರೂ. 2/-
(GST EXTRA)

c) the remaining provisions of this Agreement will remain in full force and effect unless the parties decide that the effect of such declaration is to defeat the original intention of the parties.

35) COST OF THIS AGREEMENT AND CUSTODY:

The Second Party/Developer has borne the cost of stamp duty and registration charges paid on this Agreement. The Original of this deed shall be with Second Party/Developer.

36) SPECIFICATIONS:

ANNEXURE

STRUCTURE

RCC-framed structure designed to withstand wind force and seismic loads for Zone II.

SUPER STRUCTURE

First Class masonry with cement blocks /cement mortar external 6 inch thick & internal 4 inch thick walls.

FLOORING FINISHES

- Living/Dining/ Bedrooms /Kitchen – Vitrified tiles
- All balconies/utility - Rustic ceramic tiles
- All toilets - ceramic tiles
- Entrance lobby - Granite
- Staircase - Sadarahalli granite (for treads)/black granite (for risers)

DADOING FINISHES

- All toilets - ceramic tiles up to 7' height
- Kitchen - ceramic tiles – up to 2' height from counter level leaving window opening

COUNTERS

- For kitchen - 20 mm granite platform with single bowl single drain board of Futura/Nirali/Equivalent

DOORS & WINDOWS

Chyaderi

Roopa

K. Rekha
Bhuth

For ANURAG CONSTRUCTIONS

Managing Partner

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- Main door - Teakwood frames with melamine polishing with hardware of reputed make.
- Internal/toilet doors – frames and skin doors and painting and luppum finishing with standard hard ware.
- UPVC/ Power coated aluminium Windows glass panels and safety grills, with mosquito mesh in living/bedrooms

RAILING & GRILLS

- Balconies - MS railings as per design
- Staircases – MS railing with Special Coating as per design

PAINTING

- External – exterior emulsion paints or equivalent,
- Internal- smooth finish with luppum in halls and bedrooms with plastic emulsion

HARDWARE

- Premium quality hardware –Hindware/CERA/Parry Ware/Equivalent

PLUMBING & SANITARY

- Sanitaryware
 - EWC - from Parryware or Hindware or Cera or equivalent
 - Washbasin – from Parryware or Hindware or Cera or equivalent
- CP fittings - Premium fittings from Parryware/Cera/equivalent
- Hot & cold water provision - For all shower mixer unit in toilets
- Kitchen sink – Only cold water tap provision along with drinking water tap
- wash basins shall be provided in toilets.

ELECTRICAL

- Concealed copper wiring of Anchor or equivalent. Reputed brand Modular switches and sockets.TV and Telephone points in living. Power outlet for air conditioner in master bed room. Power outlets for geyser and exhaust in toilets

ELEVATORS

- One 6passenger lift of Kone/Johnson /Equivalent.

ಶ್ರೀ ರವಿಶಂಕರ್
Chayadani

Ronda

K.Rekha
Brath

ANURAG CONSTRUCTIONS
Managing Partner

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GENERATOR

- One Generator of Kirloskar or equivalent.

AMENITIES

- Oil type Transformer, CCTV Surveillance, Entrance Arch, Tar road, and Compound wall.
- Party Hall fully equipped Gym, Walking Track, Children TOT-LOT Spacious Parking, etc.,

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL OF Northern portion of residentially converted land in Survey Number-19/5 measuring **1 Acre**, converted from agricultural purpose to non-agricultural residential purpose vide official Memorandum dated 02.05.2018, bearing No. ALN (EVH) SR199/2017-2018, issued by the Deputy Commissioner of Bangalore District, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, and bounded on the:

- East by : land bearing Sy.No.22;
West by : land bearing Sy.No.19/4;
North by : land bearing Sy.No.19/7;
South by : 25ft Road & remaining portion of same Survey Number belonging to parties of the First Part.

Note: the sketch of the Schedule Property is annexed to this Joint Development Agreement showing the remaining portion of the owners land and also with the road on the southern side of the Schedule Property, which sketch shall be read as part and parcel of the this Document.

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Chyadewi

Roopa

K. Rekha
Bhath

For ANURAAG CONSTRUCTIONS
Managing Partner