

Box 958  
2023-24

This Document Consist of 54 Pages  
First Page Doct. No. 958 of Book-I  
2023-24

FREE

### JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT (JDA) MADE AND EXECUTED ON THIS THE SEVENTH DAY OF JUNE YEAR TWO THOUSAND TWENTY THREE (07/06/2023) AT BANGALORE BETWEEN:

M/S. ZONASHA ESTATE AND PROJECTS PRIVATE LIMITED, a private limited company having its registered office at No. 1075, 12<sup>th</sup> Main, 8<sup>th</sup> Cross, Indiranagar, Bangalore 560038, (PAN NO: AAACZ3802G), represented herein by its Managing Director Mr. Radhakrishnan Nagarajan, hereinafter referred to as the "FIRST PARTY/OWNER" (which expression shall wherever and whenever the context so demands shall mean and include its successors-in-office and interest and assigns) of the ONE PART;

AND

M/s. PRESTIGE ESTATES PROJECTS LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 'Prestige Falcon Tower, No. 19, Brunton Road, Ashoknagar, Bangalore 560 025 (PAN No. AABCP8096K), represented herein by its Executive Director- Legal, Mr. T Arvind Pai, hereinafter referred to as the "DEVELOPER" (which expression shall wherever and whenever the context so demands shall mean and include its successors-in-office and interest and assigns) of the OTHER PART;

For ZONASHA ESTATE AND PROJECTS PVT LTD

  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
T. ARVIND PAI  
Executive Director - Legal





ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಮೊಂಡೇರಿ ಹಾಗೂ ಮುದ್ರಾಂತ್ ಇಲಾಖೆ  
Department of Stamps and Registration  
ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂತ್ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S PRESTIGE ESTATES PROJECTS LIMITED represented herein by its Executive Director -  
Legal, Mr. T Anvind Pai rep by his SPA holder Mr. J Manjunath Singh , ಇವರು 20872000.00  
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂತ್ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ  | ಮೊತ್ತ (ರೂ.) | ಪಣದ ಪಾವತಿಯ ವಿವರ                                                  |
|---------|-------------|------------------------------------------------------------------|
| ಚಲನ್    | 20872000.00 | Challan No CR0623003000139958<br>Rs.20872000/- dated 07/Jun/2023 |
| ಒಟ್ಟು : | 20872000.00 |                                                                  |

ಸ್ಥಳ : ಹಲಸೂರು

ದಿನಾಂಕ : 07/06/2023

H/07/06/2023  
ಹಿರಿಯ ಅಧಿಕಾರಿಯ ಮುಖಾಂತಿ ಅಧಿಕಾರಿ  
(ಹಲಸೂರು)  
ಹಲಸೂರು, ಬೆಂಗಳೂರು

**WITNESSETH AS FOLLOWS:**

WHEREAS the First Party herein is the sole and absolute owner of all that piece and parcel of immovable property bearing non-agricultural converted lands bearing various survey numbers detailed below and situated in Ramagondanahalli Village of Varthur Hobli, Bangalore East Taluk, Bangalore in all admeasuring 6 Acres 23.5 Guntas, morefully described in the Item No.1 to 31 in the Schedule herein below and hereinafter collectively referred to as the "SCHEDULE PROPERTY";

WHEREAS the First Party had purchased the Schedule Property in terms of several sale deeds listed in Annexure II hereto and the Schedule Property is also converted to non-agricultural residential use by the orders of the Deputy Commissioner, Bangalore District, listed in the said Annexure II and the First Party has secured BBMP kathas, paid property taxes and other outgoing in respect thereto upto date and the Owner is in peaceful possession and enjoyment of the Schedule Property ever since its purchase/transfer, without any let, claim or hindrance from any persons;

WHEREAS the Owner is in the business of buying and selling real estate including development of residential housing projects and the Schedule Property is held in its books as stock in trade. In fact, with a view to develop the Schedule Property as residential apartments building the Owner has already applied to Bangalore Development Authority (BDA) for sanction of residential development plan for construction of residential apartment buildings in the Schedule Property however the Owner is yet to get the same sanctioned;

WHEREAS considering brand and reputation of the Developer herein, the Owner is desirous of getting the Schedule Property developed through and by the Developer and has approached the Developer by making following representations:-

- (a) that the Owner is the absolute owner of the Schedule Property and that the Owner has a good, marketable and subsisting title over the Schedule Property and that none else has any right, title and interest or share therein;

For ZONASHA ESTATE AND PROJECTS PVT LTD

  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
T. ARVIND RAI  
Executive Director - Legal



Print Date & Time : 07-06-2023 05:36:01 PM

ದಾಖಲೆ ಸಂಖ್ಯೆ P-1155

958/13-23

ಹಲಸೂರು ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ತಿವಾಜಿವಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 07-06-2023 ರಂದು 04:15:26 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲ್ಪದೇಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ             | ರೂ. ವೈ      |
|-------------|------------------|-------------|
| 1           | ನೋಂದಣಿ ಕುಲ್ಪ     | 10436000.00 |
| 2           | ಸೇವಾ ಕುಲ್ಪ       | 3150.00     |
| 3           | ದ್ವಿ ಪ್ರತಿ ಕುಲ್ಪ | 200.00      |
|             | ಒಟ್ಟು :          | 10439350.00 |

ಶ್ರೀ M/S PRESTIGE ESTATES PROJECTS LIMITED represented herein by its Executive Director - Legal, Mr. T Arvind Pai rep by his SPA holder Mr. J Manjunath Singh ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿಗಾಗಿ

| ಹೆಸರು                                                                                                                                                         | ಪೋಟೋ | ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು | ಸಹಿ |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------------------|-----|
| ಶ್ರೀ M/S PRESTIGE ESTATES PROJECTS LIMITED represented herein by its Executive Director - Legal, Mr. T Arvind Pai rep by his SPA holder Mr. J Manjunath Singh |      |                      |     |

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಹಲಸೂರು, ಬೆಂಗಳೂರು  
ಮುಖ್ಯದ್ದಾಗಿ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ (ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ. (ರೂಪಾಯಿ) ಒಪ್ಪಿರುತ್ತದೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು                                                                                                                                                                               | ಪೋಟೋ | ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು | ಸಹಿ                                                     |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------------------|---------------------------------------------------------|
| 1           | M/S PRESTIGE ESTATES PROJECTS LIMITED represented herein by its Executive Director - Legal, Mr. T Arvind Pai rep by his SPA holder Mr. J Manjunath Singh ದಿನಾಂಕ .<br>(ಬರೆದುಕೊಂಡವರು) |      |                      |                                                         |
| 2           | M/S ZONASHA ESTATE AND PROJECTS PRIVATE LIMITED represented herein by its Managing Director Mr. Radhakrishnan Nagarajan .<br>(ಬರೆದುಕೊಂಡವರು)                                         |      |                      | For ZONASHA ESTATE AND PROJECTS PVT LTD<br><br>DIRECTOR |

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಹಲಸೂರು, ಬೆಂಗಳೂರು

- (b) that the Schedule Property is not subject to any attachments before or after judgment, acquisition/requisition proceedings, mortgage, charge and/lien of any kind, third party interest by way of prior agreements and/or agency coupled with interests or tax liabilities, attachment towards tax liability, nor has the Schedule Property been given as security for any purpose either directly or indirectly or made part of any surety in any case or court proceedings;
- (c) that there are no tenancy claims, minor claims lien or encumbrances of any kind on the Schedule Property;
- (d) that the Owner has not entered into any Agreement/arrangements for sale, lease, transfer or development of the Schedule Property with any other person;
- (e) that the Owner is in possession and enjoyment of the Schedule Property;
- (f) that there are no legal impediments in law or under any other statute for the development of the Schedule property and there are no restrictive covenants, easements and/or servitudes;
- (g) that the Owner has paid and discharged all property taxes and other out going in respect of the Schedule Property upto date and there are no arrears of taxes and other statutory dues to any authority;
- (h) that the entire Schedule Property is contiguous block of land with proper road access as described in the Schedule here under;

WHEREAS based on the aforesaid representations of the Owner, the Developer has agreed to undertake the development of the Schedule Property, entirely at their cost and expenses by constructing thereupon high rise residential apartment building/s, as per the development plan already submitted to BDA for approval by the Owner, by taking approval for detailed building construction plans from Bruhat Bangalore Mahanagara Palike and all other consents and approvals as are necessary for construction of residential apartment buildings on the Schedule Property and share the saleable super built up area with the Owner in the agreed ratio and the Parties shall be entitled to go with revenue share in which the Developer shall be entitled to sell all the built up area to its customers and share the revenue arising out of the sale of built up area and other advantages in the manner as set out herein and on the terms and conditions contained in this Agreement, hereinafter referred to as "JDA" ;

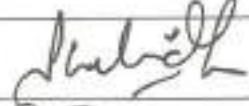
For EDHASHA ESTATE AND PROJECTS PVT LTD

  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
T. ARVIND PAI  
Executive Director - Legal

ಗುರುತಿಸುವವರು

| ಕ್ರಮ<br>ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ                                             | ಸಹಿ                                                                                |
|----------------|---------------------------------------------------------------|------------------------------------------------------------------------------------|
| 1              | Shashidhar Patel<br>19, Brunton Road, Ashok Nagar, Blore      |  |
| 2              | Nagaraj D K<br>1075, 12th Main, 8th Cross, Indiranagar, Blore |  |

ಮಾ' ರಾಜೀಶ್ವರ  
ಹರಿಯ ಉಪನೋಂದಾಧಿಕಾರಿಗಳು  
ಹಲಸೂರು, ಬೆಂಗಳೂರು

Difference between Original and Duplicate is Nil

ಹರಿಯ ಉಪನೋಂದಾಧಿಕಾರಿಗಳು  
ಹಲಸೂರು, ಬೆಂಗಳೂರು

Kept pending for timeout

Designed and Developed by C-DAC, ACTS, Pune

ಹರಿಯ ಉಪನೋಂದಾಧಿಕಾರಿಗಳು  
ಹಲಸೂರು, ಬೆಂಗಳೂರು

WHEREAS the Developer has represented to the Owner that they have the necessary experience, expertise and financial capacity to undertake the development of the Schedule Property and to market the same as agreed hereunder ;

WHEREAS based on the representations of the parties to each other, both the Parties hereto are desirous of reducing in writing the terms and conditions agreed between them for the development and sale of the Schedule Property and built up areas, as set out herein after ;

**NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:**

That, in pursuance of the foregoing and subject to the mutual obligations and consideration undertaken by the Parties hereto, the terms of the development of the Schedule Property is mutually agreed and recorded as under:

**1) AGREEMENT & PERMISSION FOR DEVELOPMENT:**

- 1.1) That in pursuance of the foregoing and subject to the obligations undertaken by each party hereto and in consideration of the benefits accruing to each party as provided herein, the Owner has entrusted, and the Developer has agreed to develop the Schedule Property whereby the Developer shall construct a multistoried high rise residential apartment buildings as per the development plan to be sanctioned by BDA [hereinafter referred to as "said Project"].
- 1.2) The Owner hereby permits and authorizes the Developer to enter upon the Schedule Property and to develop the Schedule Property by constructing the said Project, as per the development plan and detailed building construction plans to be sanctioned, subject to the terms of this Agreement;
- 1.3) The Owner shall not revoke the permission, so granted during the subsistence of this Agreement till completion of the entire Project as the Developer will be incurring substantial expenditure for plan approvals and for construction of the said Project in the Schedule Property, provided however that, the Developer adheres to the terms of this Agreement and nothing herein contained shall be construed as delivery of possession in part performance of any Agreement of Sale under Section 53-A of the Transfer of Property Act, 1908 read with/or Section 2(47)(v) of the Income Tax Act, 1961 and all documents executed by the Owner shall be read accordingly.

For 20/ASHA ESTATES AND PROJECTS PVT LTD

DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

T. ARVIND RAI  
Executive Director - Legal

8  
.....Sheet of Doct. No. 958 of Book-I  
2023-24

Ordered for Registration

ಹರಿಯ ಉಪನಿರ್ದೇಶಕರು  
ಹೆಲಸೂರು, ಬೆಂಗಳೂರು



1 ನೇ ಪ್ರಕಟದ ದಾಖಲೆ  
ಸಂಖ್ಯೆ HLS-1-00958-2023-24 ಆಗಿ  
ಸಿ.ಡಿ. ಸಂಖ್ಯೆ HLSD1292 ನೇ ದೃಢೀಕರಣ  
ದಿನಾಂಕ 08-06-2023 ರಂದು ಮೊದಲಾದಾಯಿತಾಗಿದೆ



ಉಪನಿರ್ದೇಶಕರು, ಸಿ.ಡಿ. (ಹೆಲಸೂರು)

ಹರಿಯ ಉಪನಿರ್ದೇಶಕರು  
ಹೆಲಸೂರು, ಬೆಂಗಳೂರು

- 1.4) The Owner hereby agrees not to interfere or interrupt in any manner whatsoever in the development of the said Project on the Schedule Property and construction of the buildings thereon and / or omit to commit any act having the effect of delaying or stopping the work that has to be done under this Agreement, provided the Developer adheres to the terms of this Agreement. However, the Owner and /or its authorized representative/ s are entitled to inspection as provided in this Agreement.

1A) MUNICIPAL KHATA:

The Owner has secured one municipal katha from Bruhat Bangalore Mahanagara Palike (BBMP) for all the land parcels comprised in Schedule Property in its name. The Owner has paid the municipal property taxes payable to BBMP upto date .

2) PLANS / LICENCES:

- 2.1) The Owner, as stated above, has already submitted to BDA for approval a residential development plan for construction of the Project in the Schedule Property. The Owner agrees to secure approval for such development plan within 2 months from the date of this Agreement at its own cost. The Developer, at its cost, shall prepare or get detailed building construction plans and all required drawings as per bye / laws, rules and regulations in force for development of the Schedule Property into a residential apartment buildings and also the necessary drawings, designs, etc., for other buildings therein. The Developer shall submit and take appropriate steps to secure at their cost necessary consents, no objection certificates, plan sanction and other permissions required from Bruhat Bangalore Mahanagara Palike, (BBMP) and other competent authorities for undertaking development within 6 (six) months from the date of Owner securing the approval the development plan from BDA. Both parties have already finalised proposed scheme of development of the Schedule Property.
- 2.2) The Owner agrees to sign and execute all necessary paper/s in respect thereto. The responsibility and expenses for preparing the plans and obtaining necessary licenses and sanctioned plans and all other permissions required to take up and complete the development said construction shall be that of the Developer.

For ZONASRA ESTATE AND PROJECTS PVT LTD



DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED



T. ARVIND PAI  
Executive Director - Legal

- 2.3) The responsibility and expenses for preparing the construction drawings for apartment buildings etc., and all other permissions required to take up, commence and complete the development and construction of the Project (other than development plan) and other facilities thereon and all infrastructure shall be that of the Developer. The plan approval charges, development charges, cesses, fees any other charges/levies and all sums demanded by the authorities for giving approval for detailed building constructions plans shall be paid by Developer. The Owner shall have no liability whatsoever in this behalf.
- 2.4) Upon receipt of approvals, the Second Party shall furnish to the Owner one set of copies of all approvals and sanctioned development plans and one set of building construction plans for its record along with copies of all other permits, licences, consents, no objection certificates obtained for developing the said Project.
- 2.5) The Owner has, of even date, executed a Power of Attorney to enable the Second Party to secure plans, licenses and other permissions and for purposes connected with the development of the said project on the Schedule Property as agreed herein. In addition thereto, the Owner shall sign and execute such other document, papers and other agreements, applications that may be required by the Developer for securing permission and license and effectively developing the Schedule Property. However, as agreed all costs associated with the plan approvals, no objection certificates, permission, licenses, etc., shall be met and borne by the Developer. The parties shall co-operate with each other for completion and mutual success of the development of the Schedule Property.
- 2.6) F.A.R
- In the development plan already submitted by Owner for approval to BDA the Owner has planned to achieve the permissible FAR of 2.25 for developing the Schedule Property and the Parties have agreed to utilize the said FAR. Any further modification to be made to the development plan shall be mutually agreed.

For ZIKASHA ESTATE AND PROJECTS PVT LTD

  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
T. ARVIND PAI  
Executive Director - Legal

3) CONSTRUCTION / DEVELOPMENT:

- 3.1) The Developer shall solely, at its own cost, develop the Schedule Property in accordance with approved development plans and sanctioned construction plans with necessary internal and external services, roads, driveways, walkways, common area amenities, facilities including compound and passages and sewerage disposal system, water distribution lines and electricity connections. The construction and other developments shall be in accordance with the **Specifications** mentioned in annexure attached hereto **Annexure I** or equivalents thereto.
- 3.2) The Developer shall be entitled to make additions, deletions and alterations to the development and construction plans as demanded by the sanctioning authorities and / or as per construction or aesthetic exigencies, without materially affecting the entitlements of the Owner. The Developer shall have absolute discretion in matters relating to the method and manner of construction without affecting the quality, safety and time frame agreed for completion of the development.
- 3.3) The Developer shall have absolute discretion in selection of construction materials, methodology of construction, equipments to be used for construction and other related techniques of construction and the Owner shall not interfere with the same. Provided however, the development and construction shall be in accordance with the Specifications agreed between the parties and in terms of this Agreement.

4) APPOINTMENT OF ARCHITECTS, CONTRACTORS AND ENGINEERS:

- 4.1) The Developer shall be entitled to appoint architects, contractors, engineers and other consultants at their cost to execute the development and construction works. The fees payable to the architects, engineers, Contractors, consultants and other staff and workmen and all persons connected with the development and all statutory dues shall be paid and borne by the Developer and the Developer agrees to keep the Owner fully indemnified and harmless and hereby fully indemnifies the Owner and undertakes to keep the Owner fully indemnified at all times in this behalf.

For ZONADHA ESTATE AND PROJECTS PVT LTD

  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
T. ARVIND PAI  
Executive Director - Legal

12

Page 8

958

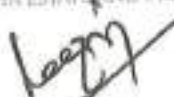
.....Sheet of Doct. No.....of Book-I  
2023-24

- 4.2) In case of disputes between the Developer and/or their architects, engineers, contractors, consultants, other workmen suppliers of materials and all other persons who are engaged or employed in the development and construction and/or statutory claims, the same shall be paid and settled exclusively by the Developer without in any way the Owner being made liable for the same.
- 4.3) In case of any accidents or injury or death of any workmen or third party during the development and construction in the Schedule Property or elsewhere in relation to the development in the Schedule Property and construction the Developer shall solely be responsible for payment of any compensation or any actions arising there from and the Owner shall have no liability whatsoever in this behalf and the Developer agrees to keep the Owner fully indemnified and harmless and hereby fully indemnifies the Owner and undertakes to keep the Owner fully indemnified at all times against all such claims including ESI, P.F., etc., or any other statutory payments/obligations.
- 4.4) All items of plant, machinery, tools, implements, stores and materials which the Second Party and / or their contractors, workmen and other agencies may bring into the Schedule Property for the development and construction of the buildings shall remain the exclusive property of the Developer and / or such contractors, workmen and other agencies and the Developer and/or such contractors etc. are entitled to remove/replace the same at any time. The Owner shall have no claim or lien whatsoever on any such items of plant, machinery, tools and implements, stores and materials at any time. So also the ownership and possession of construction and development shall be that of the Developer.

5) COST OF DEVELOPMENT & CONSTRUCTION:

The entire cost of development of said Project and other buildings together with all other infrastructure for sewerage disposal, water and electricity supply as per the agreed Specifications and as per sanctioned plans shall be borne entirely by the Developer. The Owner shall not be required to pay/contribute any amount for the aforesaid purposes.

For BHAASHA ESTATE AND PROJECTS PVT LTD

  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
T. ARVIND RAI  
Executive Director Legal

6) COMMENCEMENT & COMPLETION OF DEVELOPMENT & CONSTRUCTION:

- 6.1) Within one month from the date of receipt of all approvals for commencement of construction, the Developer shall commence development in the Schedule Property and in no event shall the development commence later than two months from the date of receipt of all approvals for construction.
- 6.2) The Developer shall develop the entire Project in one phase and the Developer shall, under normal conditions and in the absence of any restrictions, conditions of force majeure complete entire overall development and construction of the entire Project in accordance with the Specifications and the Sanctioned Plans within 36 (thirty six) months plus 6 (Six) months grace from the date of plan approval/sanction. The said period excludes the time taken for obtaining of the Occupancy Certificate/Completion Certificate from the plan sanctioning authorities and Electrical, Water and Sanitary Connections from the respective departments. The Developer shall secure Occupancy Certificate, Water, Sanitary and Electrical connections within 6 months of completion of the project. If the construction is delayed beyond the aforesaid agreed period due to force majeure, the Developer shall intimate the Owner of force majeure circumstance and the time required to complete the said Project shall be extended by the equivalent period of force majeure delay.
- 6.3) "Force Majeure" for the purpose of above clause means circumstances and events beyond the control of the Developer (which are not directly or indirectly attributed to the act of the Developer) whereby the development of the said Project is delayed due to acts of God or the State or due to any Government restriction or due to reasons of civil commotion, strikes, lock outs, bundhs, general non availability materials essential for construction, declaration of war and outbreak of epidemic or pandemic etc.

For ZOMASNA ESTATE AND PROJECTS PVT LTD

  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
T. ARVIND PAI  
Executive Director - Legal

7) SHARING:

- 7.1) In consideration of the Owner agreeing to transfer 64% or such percentage of undivided share, right, title, interest and ownership in the land in Schedule Property as is proportionate to the built areas allocated to Developer by way of sale or otherwise to the Developer and/or its nominee/s and/or its assignee/s under one or several documents, the Developer shall develop the Schedule Property and construct 'Residential Apartment Building/s' and complete the construction of the areas allocated to the Owners and/or its nominee/s and/or its assignee/s free from all encumbrances and claims (i) 36% of the super built up areas of the 'Residential Apartment Building/s' i.e. completed residential apartments and (ii) 36% of car parking areas in Basement Floor, Ground Floor and other levels wherever they are provided in Project and built as per the Specifications in Annexure attached hereto (hereinafter referred to as the '**OWNER'S CONSTRUCTED AREA**') for the absolute use and/or benefit and ownership and enjoyment of the Owners.
- 7.2) The remaining (i) 64% of the super built up areas of the 'Residential Apartment Building/s' and (ii) 64% of car parking areas in Basement Floor, Ground Floor and other levels wherever they are provided in Project and built as per the Specifications in Annexure attached hereto, (hereafter referred to as '**DEVELOPER'S CONSTRUCTED AREA**') along with proportionate share in the land in the Schedule Property shall belong to the Developer and/or its nominee/s and/or its assignee/s absolutely in accordance with this Agreement.
- 7.3) In consideration of the Developer agreeing to construct the '**OWNER'S CONSTRUCTED AREA**' for the Owner as per clause above, the Owner will and shall transfer to the Developer and/or its nominee/s and/or its assignee/s 64% or such proportionate undivided share in the Schedule Property as is proportionate to the super built up area earmarked and allocated to the share of Developer in one lot or in several lots as decided by Developer.
- 7.4) The Owner shall be entitled to own, hold, sell, transfer, mortgage, gift, lease, alienate or otherwise dispose of '**OWNER'S CONSTRUCTED AREA**' in whole or any part thereof in any manner along with proportionate undivided share in the land in Schedule Property as will be proportionate to the super built area retained by the Owner. The Owner shall also be entitled to all income, gains, capital appreciation and benefits of all kinds and description accruing, arising or flowing therefrom.

For ZORASHA ESTATE AND PROJECTS PVT LTD

  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
T. ARVIND PAI  
Executive Director - Legal

- For PRESTIGE ESTATES PROJECTS LIMITED

T. ARVIND PAI  
Executive Director - Legal

7.10) The word "super built-up area" mentioned in this Agreement shall comprise of:

- i) The total built up area of the Building or as the case may be, of the units forming part thereof, including space under the walls, external finish and utility area (if any);
- ii) The balconies/sit-outs in the Building or unit/s (if any); and
- iii) The common areas, common amenities and services appertaining to the Building or as the case may be proportionate part/s thereof in the case of unit/s including but not limited to balconies, staircases, lift rooms, electrical Meter rooms, pump rooms, Generator rooms, common areas, circulation areas but excludes car parking areas, terrace areas and garden areas.

7.11) The Owner and Developer, at any time after the sanction of detailed building construction plans by BBMP, may also opt for revenue sharing arising from the sale of built up areas in the said Project. In the event the Parties opt for revenue sharing and the Owner shall be deemed to have authorized the Developer to sell the entire built up area being developed in the said Project under its brand name and marketing strategy. Hence the Parties agree for non demarcation of physical built up area between the Owner and the Developer and the Developer shall be entitled to sell all the saleable super built up areas in the Project without any limitations and/discrimination as per the terms of this Agreement.

7.12) It is further agreed between the Owner and the Developer that all revenue arising out of such sale shall be shared between the Owner and the Developer in the ratio of 36% to the Owner and 64% to the Developer. Its further agreed that wherever built up areas are not sold and is commercially exploited and generate revenue by way rent etc. the same shall be shared between the Owner and the Developer in the aforesaid agreed ratio.

For ZUBASHA ESTATE AND PROJECTS PVT LTD

  
 DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
 T. ARVIND PAI  
 Executive Director - Legal

7.13) For the purpose of this clause, and for arriving at the revenue which is to be distributed between the Owner and the Developer, "Sale Proceeds" / "Revenue Share" shall mean proceeds of the sale of constructed area/saleable super built up area of the said Project, including sale value of super built up space (inclusive all common areas), car parking space, garden area, terraces, balconies, club membership fees (if any) preferential location charges, and all other proceeds realized from the customers including cancellation charges/damages, interest on delayed payment of installments, transfer fee/assignment charges collected from the customers of built up area in the said Project, hereinafter called **(Distributable Revenue)**, but does not include amounts collected by the Developer as BESCO/BWSSB charges, maintenance charges and maintenance deposit/corpus, taxes, GST, documentation charges, DG Charges, katha/assessment charges, stamp duty, and registration fee from the customers of built up space **(Non Distributable Amount)**. It is clarified that if the Developer collects from the customers of built up space any amount in excess of Rs.175/- (Rupees One Hundred Fifty Only) per sq. ft. as BESCO/BWSSB charges/deposits, then the amount collected in excess of Rs.175/- (Rupees One Hundred Fifty Only) per sq. ft. shall be treated as Distributable Revenue and shall be shared between the Owner and the Developer in the above agreed ratio.

7.14) COLLECTION AND DISTRIBUTION:

7.14.1) It has been agreed between Owner and the Developer that, for the purposes of facilitating the distribution of revenue between the Developer and the Owner, the Developer shall open a separate bank account under name and style "PRESTIGE ESTATES PROJECTS LTD - A/c\_\_\_\_\_". All amounts collected from the customers of built up area which is towards Distributable Revenue shall be collected by cheque favouring this account and deposited into this account periodically. The Owner shall be a joint signatory to this account along with the nominees of the Developer and account shall be operated by one signatory from the Developer's side and other signatory shall be the Owner or Owner's nominee. It is agreed between the parties that the aforesaid Bank shall be given irrevocable instructions to this effect by the Developer This bank account shall be jointly operated by both the Parties until the all Distributable Revenue from the said Project is distributed to the Owner and the Developer. The Parties acknowledge withdrawals from the Project Account is subject to the provisions of Real Estate (Regulation and Development) Act, 2016 ("RERA"). The amount withdrawn/withdrawable from this account shall be available for distribution to the Owners and the Developer in the following ratio:

For ZONARIA ESTATE AND PROJECTS PVT LTD

  
 DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
 T. ARVIND PAI  
 Executive Director - Legal

- a) From the date of the launch of the Project until lapse of 12 months thereafter 36% to the Owner and 64% to the Developer; and
- b) After the lapse 12 months from the date of launch of the Project the Developer shall be entitled to recover full IFRD amount in 12 equal installments by deducting the same from revenue share payable to the Owner. It is clarified that the last of such recovery shall be on closure of Project account as provided on clause 7.14.6 below.

The Owners and the Developer shall designate their separate bank accounts for the purposes of distribution of revenue.

7.14.2) It has been further agreed between the Owner and the Developer that the Owner shall be entitled to its share of revenue on every sale made and from out of each installment of payment received under every sale made, from the purchasers of the apartments in the said Project.

7.14.3) At the end of every month, on or before 10<sup>th</sup> of succeeding calendar month, beginning from the date of launch of the said Project, the Developer shall send a statement of sales made, amount collected and deposited into the aforesaid bank account (supported by bank statements) with calculation of Distributable Revenue, fallen to the share of the Owner and the Developer. Accordingly the amounts in the said bank account shall be transferred to the Owner's bank account and Developer's bank account. Other than for the purposes of collection of sale proceeds from the customers of the said Project, and distribution of revenues to the Owner and the Developer, the above bank account shall not be used for any other purpose. Upon receipt of statement as above the Owner and the Developer shall sign the transfer instrument for distribution of revenue as provided above, promptly and without any delay. For clarity, it has been understood between the Parties hereto that the distribution of the revenue is based on the amounts actually received and not on accrual basis.

7.14.4) At the end of each quarter (three months) the Developer shall provide a certificate certifying the revenue amounts due to the Owner and amounts received and paid and accordingly the accounts shall be adjusted/squared up.

For ZUNASHA ESTATE AND PROJECTS PVT LTD

  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
T. ARVIND PAI  
Executive Director & Legal

11/11/2023

7.14.5) The Developer shall also send a monthly statement on or before the 10<sup>th</sup> day of each subsequent month containing all the information pertaining to sales made, such as apartment number, area, rate / sq. ft., amounts collected towards Distributable Revenue and Non Distributable Amount and amounts due from purchasers of apartments and along with a Monthly Report / Bar Chart on the progress of construction for Owner's information and records.

7.14.6) On completion of the Project, the Developer shall reconcile the entire accounts as provided supra. The Owner after satisfying about the correctness of the accounts shall give a written confirmation to the Developer that the Owner's Revenue share is fully received or accounted for and in the event of amounts remaining outstanding or due from customers, the Developer shall certify the amounts payable to the Owner.

7.15) Marketing Of Development\ Pricing Policy:

7.15.1) The Developer shall have the sole and exclusive right to market the entire Project in the most prudent manner and in such a way that it is to the best advantage of the Owner and the Developer. This is an essential condition of this agreement and the Owner shall not be entitled to separately sell or market the Project without the written consent of the Developer. In the event the Owner has interested parties willing to purchase the built up area the Owner may also refer all such interested persons to the Developer for evaluation and conclusion of sale.

7.15.2) The Developer will announce the launch price in consultation with the Owner for each phase and shall make available to the Owner the pricing policy of the sale of the constructed area as and when the same are being announced, changed, modified including any promotion scheme etc.

7.15.3) The Developer shall not under any circumstance sell any unit or constructed area below the existing announced current price, without the written consent of the Owner. The Developer shall also not do a downward revision of any of the prices already announced without the written consent of the Owner.

For 20NASHA ESTATE AND PROJECTS PVT LTD

  
DIRECTOR

For PRESTIGE ESTATES AND PROJECTS LIMITED

  
T. ARVIND PAI  
Executive Director - Legal

20

Page 16

958

.....Sheet of Doct. No.....of Book-I

2023-24

✓

- 7.15.4) The Owner will not be required to contribute towards any marketing cost, Brokerage, overheads, salary, promotions or any other cost etc which the Developer would incur in the marketing of the constructed area in any of the phases including brokerage payable to agents and property brokers and all the brokerage charges shall be borne solely by the Developer as part of its marketing cost.
- 7.15.5) The Developer shall be entitled to brand the development and name various buildings to be developed with such development and the same shall not be changed. However, the said Project shall be named with prefix "PRESTIGE" and the said name shall not be changed without Owner's consent.
- 7.15.6) It is clarified that though the Owner is entitled to share the revenue/sale proceeds in the manner stated above, the Owner shall not be made liable for any claims from the customers of constructed area and the Developer shall be sole and exclusively responsible and liable to settle all customers claims be it for compensation for delay, quality of construction or any other kinds of damages claimed by the customers and any amounts paid by the Developer to customers on account such claims shall not be deducted from the revenue share of the Owner. The Owner is also not liable to share any losses which the Developer may incur in executing the Project due to any reason whatsoever.
- 7.15.7) Further, due to delay in completing the Project (not due to any force majeure events), if the customers have withheld the payment of their installments due as per the sale agreements, the Developer shall be liable to make good such payments as the Owner is not responsible for such delays, failing which the Developer shall pay the Owner an interest of @1.25% per month, every month on these installments as liquidated damages. In respect of unsold stock the Owner shall be entitled to liquidated damages at rate of 0.5 % per month of delay for 36% of the unsold stock, calculated on the basis of the average rate of the last 10 apartments sold in the said Project.
- 7.15.8) It is agreed between the Owner and the Developer that the Project shall be marketed by the Developer as a joint venture project with Zonasha Developers. This clause to be construed as licence to the Developers to use the Owners Intellectual Property Rights of the Logo and the Name during the marketing of the entire Project and the same shall appear alongside and of the same size as the Developers Name & Logo in all Advertisements, Marketing, Publicity materials as the co-promoter to the said project

For ZONASHA ESTATE AND PROJECTS PVT LTD

DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
T. ARVIND PAI  
Executive Director - Legal

7.15.9) In the event of any differences between the Owner and the Developer concerning the pricing and marketing strategy of the Project or for any other reason (prior to completion of the said Project) the Parties shall revert back physically demarcation of the total available / unsold area in as Owner's share of built up area. The Owner shall be entitled to hold, possess and dispose of his share of built up area without any claims from the Developer. For example if the total constructed area of the said Project is 5,00,000 sq. ft. and Developer has sold 2,00,000 sq. ft. out of the same, the Owner and the Developer shall continue to share revenues arising from the sale of 2,00,000 sq. ft. in the aforesaid ratio and the Developer and Owner jointly, shall from out remaining 3,00,000 sq. ft. demarcate 36% as Owner's share of built up area and remaining 64% shall belong to the Developer and both parties shall be entitled as absolute owners to retain, sell and dispose of their share of built up area as they deem fit. The allocation to be made by the parties as above shall be equitable taking into consideration all advantages and disadvantages of the unsold stock such as garden attached, penthouses etc. and shall be recorded in writing or as Sharing Agreement signed by both parties. It is clarified that in the event of such demarcation the Owner shall also be entitled for allotment of proportionate car parking spaces both in basements and at surface level. It is clarified that if the Owner is allocated physical built up area under this clause, the Owner shall be liable to pay to the Developer the BESCOM/BWSSB Charges, applicable GST.

7.15.10) It is agreed between the Parties, if at the expiry of 3 years and 6 months of grace period from the date of plan sanction and launch of the said Project, if portion of built up area in the said Project unsold, the Parties may by mutual consent share the unsold built up area in ratio of 36% to the Owner and 64% to the Developer by physical demarcation and shall record the sharing in writing as Sharing Agreement signed by both the Parties. The principles of sharing shall remain same as provided in clause 7.15.9 above. After such sharing both the parties shall be entitled to deal with their respective share of built up area as absolute owners without reference/claim from each other. It is further agreed that in respect of built up area so allocated to the share of the Owner, the Owner shall be required to pay BESCOM/BWSSB Charges, GST or any other taxes to the Developer and the Owner shall collect be entitled to recover these charges from the prospective purchasers. It is further agreed between the Owner and the Developer the while sharing the built up as provided in this clause, the Owner shall be entitled to surrender in favour the Developer from out Owner's share such proportion of the

For ZONALIA ESTATE AND PROJECTS PVT LTD

  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
T. ARVIND PAI  
Executive Director - Legal

built up area valued equivalent to the interest free refundable deposit to be refunded by the Owner to the Developer. For the purposes of this clause the value of Owner's share of built up area shall be arrived at based on the averages selling price of last ten units sold in the said Project.

8) EXECUTION OF DOCUMENTS BY THE FIRST PARTY:

- 8.1) The Owner has/have this day executed a power of Attorney in favour of the Developer to enable the Developer to proceed with the obtaining of Development Plan, Licenses and Building Construction Plans, consents in regard to the development on the Schedule Property and construction to be as agreed herein and authorizing the Developer to represent the Owner before the **Bangalore Development Authority (BDA)**, **Bruhat Bangalore Mahanagara Palike (BBMP)**, State and Central Government Departments, Fire Force Department, Electricity Water Supply Departments / Companies, Telecom Department, Airport and Pollution Control Board and all other Statutory Authorities for the said purpose, which will be in force until the completion of the Project and also sales are completed.
- 8.2) As all the sale of built up area will have to be together with proportionate undivided share of land in Schedule Property the Owner has executed a separate Power of Attorney in favour of the Developer empowering the Developer to agree to sell, transfer otherwise dispose of 64% of undivided share of land in the Schedule Property in favour of the prospective purchasers, which the Developer agrees to exercise in terms of this Agreement. By virtue of this power of attorney the Developer shall be entitled to sell, lease, transfer and convey undivided share in the Schedule Property in favour of purchasers of built up area and collect consideration as provided in this agreement and to do all such acts as provided in the said power of attorney. However it is clearly agreed that notwithstanding the grant of such power of attorney, the Owner shall sign the Sale Agreements/Sale Deeds to be entered into with the purchasers of built up area for sale of proportionate undivided share of land in the Schedule Property jointly with the Developer. In Further irrespective of the sale value which the Parties may mutually agree to assign to sell the undivided interest in the land to the prospective customers under such agreements, the Owner shall be entitled to his revenue share as agreed in this agreement. The Owner agrees to sign all agreements of sale and sale deeds provided by the Developer without any delay promptly as the Owner understands that any delay on his part to sign the agreements will delay the payments from the customers and

For ZONASIA ESTATE AND PROJECTS PVT LTD

*[Signature]*

DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

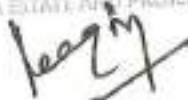
*[Signature]*  
T. ARVIND PAJ  
Executive Director - Legal

consequently the cause delay in construction and completion of the Project. Further as long as the sale value and terms are as per the pricing and declared selling policy, the Owner shall not refuse to sign any agreements/deeds provided by the Developer. If however the parties opt for physical demarcation of built up area as provided in clause 7.15.9 and 7.15.10 above then in respect of built up area allocated to the share of the Developer, the Developer shall and only then be entitled to make use of the power of attorney executed by the Owner in its favour to convey the proportionate undivided share of land in Schedule Property and in such event it is not necessary for the Owner to personally sign sale agreements and sale deeds in respect of the built up area allocated to the share of the Developer. Provided it is clearly agreed that all sale deeds for conveying proportionate undivided share of land shall be executed and registered only upon completion of the said project and in case of phased development, upon completion of each phase.

9) SECURITY DEPOSIT:

- 9.1) In addition to sharing of revenue, the Developer has agreed to place with the Owner a sum of Rs. 5,00,00,000/- (Rupees Five Crores Only) as interest free refundable deposit (IFRD) and the Developer has paid on execution of this agreement a sum of Rs.5,00,00,000/- (Rupees Five Crores Only) towards payment of IFRD by their cheque bearing No. 035027, dated 07/06/2023, drawn on the Punjab National Bank, Hudson Circle Branch, Bangalore, the receipt of which the Owner hereby acknowledges
- 9.2) It has been further agreed by the Parties that the entire IFRD shall recovered by the Developer in the manner agreed from the Owner's share of revenue arising from the sale of entire built up area in the said Project as per the terms of this Agreement (Clause 7.14.1 above). In the event the entire built up area of the said Project is not sold and at end for 3 (three) years and 6 months from the date of plan sanction some portions of the built up area remains unsold and the Project is complete in all respects within the time line agreed herein, the Owner has the option to take allotment of entire physical built up area falling to his share of unsold built up area by refunding the IFRD or surrender a portion of built up area as provided in clause 7.15.10 above.

For ZONASHA ESTATE AND PROJECTS PVT LTD

  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
T. ARVIND RAI  
Executive Director - Legal

24

958

8

10) INDEMNITIES & ASSURANCES:

- 10.1) The Owner hereby covenant, declare and confirm that his title to the Schedule Property is valid, good, marketable and subsisting and that no one else have any right, title, interest or share in the Schedule Property and that the Schedule Property is not subject to any encumbrances, attachments, court or taxation or acquisition proceedings or charges of any kind or any tenancy claims and/or litigations, which shall bar the development and sale of the Schedule Property and / or disposal of built area. The Owner further represent that there is/are no legal impediments to develop and sell the Schedule Property under any law and there are no easements, restrictions and servitudes which hinder the process of development of the Schedule Property. The Owner agrees to keep the Developer fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings and third party claims that may arise against the Developer or any one claiming through the Developer or any act of omission or commission of the Owner or an account of any defect in or want of title on the part of the Owner and make good any losses / damages sustained by the Developer on account defect in title of the Owner to the Schedule Property. The Owner agrees that the cost of making out clear title to the Schedule Property shall always be that of the Owner. If on account of any claims on title or an account of defect in Owner's title to the Schedule Property the Developer is restrained from carrying out the construction and development of the Schedule Property, the Owner shall at his own cost and expenses remedy such defects and if the Owner fails to remedy such defects within a reasonable time the Developer shall be entitled to remedy such breach and recover the costs thereof from the Owner's share of revenue. Further any loss of construction time on account of such defects shall added to period of construction and the time for completion shall stand extended accordingly.
- 10.2) The First Party declare that the Second Party has agreed to enter into this Agreement expressly on the faith and strength of such declaration that the First Party has free hold title to the Schedule Property, not subject to any encumbrances, mortgage/s, leasehold right /s, acquisition proceeding/s, maintenance/s and other charge/s and claim/s and demand/s and that they have a clear marketable title to the same and that there is no other person interested in the Schedule Property. The First Party is/are aware that the Second Party has to represent the above facts to the prospective purchasers in the Schedule Property. The Owner will not encumber the Schedule Property nor shall deal with or dispose of the Schedule Property or any interest/s therein in any manner whatsoever inconsistent with this Agreement nor grant any license to


  
DIRECTOR


  
T. ARVIND PAI
   
Executive Director - Legal

use the Schedule Property or grant any Power of Attorney to deal with the Schedule Property during the subsistence of this Agreement to any other person other than the Second Party.

10.3) INDEMNITY BY DEVELOPER:

The Developer shall keep the Owner fully indemnified and harmless against any loss or liability, cost of claim, action or proceedings, that may arise against the Owner by reason of any failure on the part of the Developer to discharge their liabilities/obligations or on account of any act of omission or commission in using the Schedule Property or arising out of development and/or the putting up of the construction and further the Developer shall be fully liable and responsible to the Government, Statutory Authorities, and all other Authorities for compliance of all the statutory requirements regarding development and construction of buildings in or upon the Schedule Property.

11) ASSIGNMENT OF DEVELOPMENTAL WORK:

The Developer shall not be entitled to assign or transfer its development rights of the Schedule Property under this Agreement to any Third Party. However, with the consent of the Owner the Developer may assign its development rights to any of its group concerns and firms provided the entire Project is branded and sold under the 'Prestige' brand.

12) CUSTODY OF ORIGINAL TITLE DEEDS:

The Owner has deposited/shall deposit the original documents of title in respect of the Schedule Property with the Mr. Jayanth M. Pattanshetti, Advocate, No.70, Infantry Road, Bangalore 560 001, in escrow. The original title documents pertaining to the Schedule Property shall be with escrow agent in trust for both the parties hereto and shall not be parted with to either of the parties without the written consent of the other party. Both parties shall be free to inspect these original title deeds until completion of the said Project. On the Developer completing the said Project the Developer shall be entitled to collect these document from the escrow agent with the written consent of the Owner and the Developer shall be entitled to hand over the same to the Association of Apartment owners upon its formation or retain them in trust for all owners.

For ZOHASHA ESTATE AND PROJECTS PVT LTD

*Regin*  
 DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

*T. Arvind Rai*  
 T. ARVIND RAI  
 Executive Director - Legal

13) TAXES, MAINTENANCE, DEPOSITS ETC.:

- 13.1) As stated and agreed above the Developer shall be entitled to collect from the purchaser/s of the apartments all the deposits payable to BESCOM / Bangalore Water Supply and Sewerage Board and any other expenses required for such connections for the entire Project and the same shall constitute Non Distributable Amount as provided in clause 7.1.3 above.
- 13.2) Similarly the Developer shall also be entitled to collect common area maintenance charges, corpus fund for maintenance common areas in said Project and the same will not be part of the Distributable Amount. The Developer agrees and undertakes to hand over this maintenance Deposit / Charges and corpus fund to the Association of the Apartment Owners or deposit the same into the bank account specifically opened for this purpose. In case the Owner has taken allotment of physical built up area instead of revenue share the Owner shall bear and pay for this to the Developer to the extent of such allotment at the same rate as rest of the purchasers of built up area.
- 13.3) The Developer will also be entitled to collect all the taxes, GST or any statutory payments, levied by whatever State, Central Government Body or Corporation from the purchaser of the built up area separately as applicable and the same will not be part of the Distributable Revenue. The Developer undertakes to remit GST to the concerned departments for the entire project as applicable and keep the Owner indemnified against action against him on account of no payment these taxes. In case the Owner has taken allotment of physical built up area instead of revenue share as per clause 7.15.10 above the Owner shall be required to bear and pay for this to the Developer to the extent of such allotment at the same rate as rest of the purchasers of built up area.
- 13.4) The Owner shall pay all the arrears if any towards property taxes, levies and cess in respect of the Schedule Property up to the date of this Agreement. During the implementation of the Project, the property taxes shall be borne solely by the Developer. The parties hereto have agreed that payment of fees, charges etc., towards the sanction of detailed building construction plans shall be borne by the Developer alone.

For PRESTIGE ESTATES PROJECTS LIMITED

T. ARVIND PAI  
Executive Director - Legal

For ZOHASHA ESTATE AND PROJECTS PVT LTD

Neeraj  
DIRECTOR

12/11/2023

27

Page 23

958

.....Sheet of Doct. No.....of Book-I  
2023-24

✓

14) POWER TO RAISE LOANS:

14.1) The Developer on sanction of detailed building construction plans and after having launched by obtaining RERA registration of the Project is entitled to obtain facilities from Banks, Financiers, Financial Companies and/or other Financial Institutions, required for construction of Project in the Schedule Property on the security of Developers Constructed Area/Developer's revenue share/development rights, provided however, that there shall be no personal liability on the Owner in regard to any such debts and in the event of any default in repayment of any debt incurred by the Developer recovery shall be enforced only against the Developers Constructed Area or share of revenue and not against the Schedule Property. The Owner shall not be required to sign any documents or Agreements in this regard. The cost of such debt shall be borne solely by the Developer and the Owner shall not be liable to share same. The Owner revenue share shall be free from any claims and no such borrowings shall create any impediment to freely market and sell the built up areas in the Project. Further it is agreed that the Schedule Property shall not be given as collateral to any of the aforesaid Banks / Financial Institutions, Financiers etc.,

14.2) The Developer is entitled to raise loans in the manner stated above in its name only and not in the name of the Owner and solely for the purposes of construction of the said Project only and no other purposes. The loan shall be used by the Developer only for the said project and not for any other use. In the event of claim against the Owner, the Developer agrees to indemnify and keep the Owner indemnified from such claims and demands and protect them at all times.

15) UPGRADES AND ADDITIONAL SPECIFICATIONS:

The Developer may at their discretion shall be entitled to provide additional items of work (other than those specified in the Specifications detailed in Annexure I hereto) to the customers of the built up area on a separate and mutually agreed terms / and or rates and amounts so collected for additional work shall belong solely to the Developer and shall not constitute Distributable Revenue as defined above. In the event that the basic Specifications at Annexure I are upgraded by the Developer across said Project, then in such case the Owner shall also be entitled to such upgrades and additional specifications, and the cost of the same shall be borne by the Developer.

For ZONASRA ESTATE AND PROJECTS PVT LTD

  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
T. ARVIND PAI  
Executive Director - Legal

1-1-1 2-2-2 3-3-3 4-4-4 5-5-5 6-6-6 7-7-7 8-8-8 9-9-9 10-10-10 11-11-11 12-12-12 13-13-13 14-14-14 15-15-15 16-16-16 17-17-17 18-18-18 19-19-19 20-20-20 21-21-21 22-22-22 23-23-23 24-24-24 25-25-25 26-26-26 27-27-27 28-28-28 29-29-29 30-30-30 31-31-31 32-32-32 33-33-33 34-34-34 35-35-35 36-36-36 37-37-37 38-38-38 39-39-39 40-40-40 41-41-41 42-42-42 43-43-43 44-44-44 45-45-45 46-46-46 47-47-47 48-48-48 49-49-49 50-50-50 51-51-51 52-52-52 53-53-53 54-54-54 55-55-55 56-56-56 57-57-57 58-58-58 59-59-59 60-60-60 61-61-61 62-62-62 63-63-63 64-64-64 65-65-65 66-66-66 67-67-67 68-68-68 69-69-69 70-70-70 71-71-71 72-72-72 73-73-73 74-74-74 75-75-75 76-76-76 77-77-77 78-78-78 79-79-79 80-80-80 81-81-81 82-82-82 83-83-83 84-84-84 85-85-85 86-86-86 87-87-87 88-88-88 89-89-89 90-90-90 91-91-91 92-92-92 93-93-93 94-94-94 95-95-95 96-96-96 97-97-97 98-98-98 99-99-99 100-100-100

28  
 .....Sheet of Doc. No. 958.....of Book-I  
 2023-24

16) DEFFECT LIABILITY PERIOD:

The Developer shall extend a defect liability of 12 months and shall be responsible to set right at its cost any defects in the construction noticed upto a period of twelve months from the date of completion of the construction and delivery of the same. However small hair-line cracks in the plaster, masonry, door and windows shall not be considered as defects.

17) RIGHT OF THE FIRST PARTY FOR INSPECTION:

The Owner at all reasonable times, with prior written notice of 24 hours shall have the right of inspection of the progress of work and quality of development and require the Developer to rectify any errors or require the Developer to properly implement the work of development in the Schedule Property. The decision of the Architect for the Project in respect of the above matters shall be final and binding on both the parties.

18) NAME OF THE PROJECT:

As aforesaid the said Project shall be known by name as the Developer may decide with prefix 'PRESTIGE'. It is also agreed that all sale and publicity materials of the Project shall carry a by line to effect that this Project is a joint venture between Zonasha Estate and Projects Private Limited and shall carry the name and logo of Zonasha.

19) INSURANCE:

The Developer shall be responsible to ensure that the Project is adequately insured against all natural calamities and other unforeseeable events until the Project is completed. The Developer shall also be responsible to maintain at its cost all other insurances that are customary to the industry.

20) NOT PARTNERSHIP:

The Development contemplated by this Agreement is not in the nature of a Partnership as contemplated either by the Indian Partnership Act, 1932, or by the Income Tax Act, 1961.

For ZONASHA ESTATE AND PROJECTS PVT LTD

Keating  
 DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

T. ARVIND PAI  
 Executive Director - Legal

29

958

Sheet of Doc. No. .... of Book-1

2023-24

e

21) COMPLIANCE WITH LICENCE AND PLAN:

In formation of development and construction of the Project on Schedule Property and all the buildings, the Developer shall be required to adhere to and follow all rules, regulations, bye laws, conditions of sanctions and grant of no objection certificates etc. and keep the Owner fully and completely indemnified against any action for violations and breach/defaults

22) TERMINATION, SPECIFIC PERFORMANCE AND DISPUTE RESOLUTION:

- 22.1) In the event the Developer fails secure detailed building construction plans approval within 6 (six) months from the date the Owner submits the approved development plan from BDA, the Developer shall be entitled to additional 3 (three) months grace time to secure plan approval. If the Developer fails to secure plan approval even after the lapse of such grace time i.e. totally 9 (nine) months from the date of this Agreement, the Owner shall be entitled to terminate this agreement by refunding IFRD paid by the Developer without deducting any amount as damages. It is clarified that without refunding the entire IFRD to the Developer, the Owner shall not be entitled to terminate this agreement and the Owner shall not be required to pay any other amounts to the Developer.
- 22.2) In the event of breach by either party, the other party (the aggrieved party) shall be entitled to specific performance and also be entitled to recover all losses and expenses incurred as a consequence of such breach from the party committing breach.
- 22.3) In terms of what is stated in this Agreement, any breach committed by the members of the Owner /Developer should be complained of by the Owner/Developer in writing and shall further call upon the other Party to remedy the breach and on the failure of such party to remedy such breach within thirty days from the date of receipt of such notice to that effect, the parties shall take steps to resolve such compliance or non-compliance in terms stated below.
- 22.4) In case of any dispute/s arising or accruing in respect of this Agreement or upon related matters or matters incidental or consequent hereto, the same shall be referred for Arbitration by a panel of three arbitrators, one to be appointed by the Owner, the other by the Developer and third by the two arbitrators, in consonance with the provisions of the Arbitration and Conciliation Act, 1996. The parties shall fully co-operate with the

For ZORASIA ESTATE AND PROJECTS PVT LTD


  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED


  
T. ARVIND PAT
   
Executive Director - Legal

Arbitral Tribunal. The award shall be final and binding on the parties, and the parties agree to be bound thereby. The venue of Arbitration shall be Bangalore and the Arbitration shall be in English. The costs of the Arbitration shall be shared equally by the parties or as may be awarded by the arbitrators. However, either party shall bear its own legal costs and advocate's fees. Without prejudice, for applications under section 9 and/or section 11 and/or section 34 and/or section 36 of the Arbitration Act, 1996, Courts at Bangalore shall alone have jurisdiction.

23) RULES OF INTERPRETATION:

This Agreement will be interpreted in accordance with the settled canons of interpretation of contracts subject to the following:

- a) Words importing one gender will be construed as importing any other gender.
- b) Words importing the Singular include the plural and vice versa.
- c) References to persons mean and include natural and artificial persons like bodies corporate and vice versa.
- d) Save where the context otherwise requires, all representations made above, all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly or severally.
- e) The division of this Agreement into Clauses and Schedules and insertion of headings in this agreement are only for ease of reference and convenience and will not impact the construction or interpretation of any provision of this Agreement.

24) COMPLETE AGREEMENT:

The parties acknowledge that this Agreement is the complete Agreement. This Agreement supersedes any prior agreements and representations between the parties, whether written or oral. Any such prior arrangements are cancelled as at this date, without prejudice to any rights, which have already accrued to either of the parties.

For ZONASHA ESTATE AND PROJECTS PVT LTD

*[Signature]*  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

*[Signature]*  
T. ARVIND PAI  
Executive Director - Legal

25) WAIVERS:

The failure by either parties to enforce any term or for any period, or any one or more of the terms or conditions of this Agreement will not be construed as waiver of them or of the right at any time subsequently to enforce all terms and conditions of this Agreement.

26) NO RESTRICTIONS:

It is agreed between the parties hereto that neither Developer nor Owner will be restricted or restrained to take up any other project implementation of real estate for any other company, persons or any project implementations by themselves or any other party.

27) NOTICE & ADDRESSES:

The address of the parties for the purpose of any correspondences is under:

To the Owner, addressed and sent to:  
**M/S. ZONASHA ESTATE AND PROJECTS PVT. LIMITED,**  
Reg. Off : No. 1075, 12<sup>th</sup> Main, 8<sup>th</sup> Cross,  
Indiranagar, Bangalore 560038

Attn: R. Nagaraj

Email ID: nagaraj@zonasha.com

To the Developer, addressed and sent to:  
**M/s. PRESTIGE ESTATES PROJECTS LTD.,**  
'Prestige Falcon Tower',  
No.19, Brunton Road,  
Ashoknagar  
BANGALORE-560 025.

ATTN : Mr.IRFAN RAZACK/Mr. REZWAN RAZACK.  
TELEFAX : 080 25591945  
E-MAIL : [properties@prestigeconstructions.com](mailto:properties@prestigeconstructions.com)

For ZONASHA ESTATE AND PROJECTS PVT LTD

  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
T. ARVIND PAL  
Executive Director - Legal

Each party will give notice under acknowledgement, to the other of any change in address as soon as practicable. All communication shall be sent by Registered Post Acknowledgement Due or delivered personally with acknowledgement and will be deemed to have been received by the addressee within seven working days of posting.

28) SEVERABILITY:

In the event that any provision of this agreement or these conditions or any one of them are declared by any judicial or other competent authority to be void, voidable, illegal or otherwise unenforceable or indications of the same are received by either of the parties from any, relevant competent authority, the parties will;

- a) amend that provision in such reasonable manner as to achieve the intention of the parties without illegality, or
- b) at the discretion of the parties, such provision may be severed from this agreement.
- c) the remaining provision of this agreement will remain in full force and effects unless the parties decide that the effect of such declaration is to defeat the original intention of the parties.

29) VARIATIONS/CHANGES/AMENDMENTS ONLY IN WRITING:

No party can plead any amendment and/or modification hereof except under a duly executed Supplemental Agreement signed by both the parties.

- 30) The Developer being a Company has complied with all internal procedures under its Articles of Association and provisions of Company Law and this Joint Venture Agreement is duly executed by its Managing Director and Authorised Signatory with intent and purpose to bind the Company.

31) COST OF THIS AGREEMENT AND CUSTODY:

This agreement is made in two sets and the Developer has borne the cost of stamp duty and registration charges paid on this agreement. The original shall be with the Second Party and the duplicate copy shall be with First Party.

For ZENAGRA ESTATES AND PROJECTS PVT LTD

  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
T. ARVIND PAI  
Executive Director - Legal

32) ACQUISITION:

If the entire Schedule Property is acquired under any Law by the Government or other Authority under the law, then this Agreement shall stand terminated. Compensation payable for the full area of land shall be taken by the Owner in entirety and the compensation payable for development and construction made thereon by the Second Party shall be taken by the Developer in its entirety if the acquisition takes place before completion of 50% of development and construction. If the acquisition takes place beyond 50% of construction as aforesaid the compensation and other sums payable on the land and building and developments in Schedule Property shall be shared in the ratio of 36% to the Owner and 64% for the Developer.

:SCHEDULE:**Item No.1:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No.38/1, measuring 19 guntas (converted vide Official Memorandum No: ALN (EVH) SR/36/2020 -21 dated 07/10/2021 issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded on:-

East by : Amani Bellandur Khane Village Boundary;  
West by : Property bearing Sy.Nos.41/7, 41/6, 41/5;  
North by : Property bearing Sy.No.37;  
South by : Property bearing Sy.Nos.38/2 and 38/3;

**Item No.2:**

All that piece and parcel of the residentially converted undeveloped land bearing New Survey No.38/2 (Old Survey No.38/2), measuring 4½ guntas (converted vide Official Memorandum No: ALN (EVH) SR/163/2019-20 dated 03/08/2020 issued by the Deputy Commissioner Bangalore District, Bangalore) situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Property bearing Sy.No.38/3;  
West by : Property bearing Sy.Nos.41/5 and 41/4;  
North by : Property bearing Sy.No.38/1;  
South by : Property bearing Sy. No. 38/4;

For SUSHMA ESTATES AND PROJECTS PVT LTD

*Heery*  
DATE: 01/08/2023

For PRESTIGE ESTATES PROJECTS LIMITED

*(Signature)*  
T. ARVIND PAI  
Executive Director - Legal

34 958  
 .....Sheet of Doct. No. .... of Book-I  
 2023-24

**Item No.3:**

All that piece and parcel of the residentially converted undeveloped land bearing New Survey No. 38/3 (Old Survey No.38/2) measuring 4½ guntas (converted vide Official Memorandum No: ALN (EVH) SR/162/2019-20 dated 03/08/2020 issued by the Deputy Commissioner Bangalore District, Bangalore) situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Amani Bellandur Khane Village Boundary;  
 West by : Property bearing No.38/2;  
 North by : Property bearing Sy.No.38/1;  
 South by : Property bearing Sy. No. 38/5;

**Item No.4**

All that piece and parcel of the residentially converted undeveloped land bearing New Survey No. 38/4 (Old Survey No.38/2) measuring 4½ guntas, (converted vide Official Memorandum No: ALN (EVH) SR/164/2019-20 dated 03/08/2020 issued by the Deputy Commissioner Bangalore District, Bangalore) situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Property bearing Sy.No.38/5;  
 West by : Property bearing Sy.Nos.41/4 and 41/8;  
 North by : Property bearing Sy.No.38/2;  
 South by : Property bearing Sy.No. 39/1;

For ZONASHA ESTATE AND PROJECTS PVT LTD

  
 DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
 T. ARVIND BAI  
 Executive Director - Legal

35

Page 31

957

.....Sheet of Doct. No.....of Book-1

2023-24

**Item No.5:**

All that piece and parcel of the residentially converted undeveloped land bearing New Survey No. 38/5 (Old Survey No.38/2), measuring 4 ½ guntas (converted vide Official Memorandum No: ALN (EVH) SR/161/2019-20, dated 03/08/2020 issued by the Deputy Commissioner Bangalore District, Bangalore) situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Amani Bellandur Khane Village Boundary;  
 West by : Property bearing Sy.No.38/4;  
 North by : Property bearing Sy.No.38/3;  
 South by : Property bearing Sy. No. 39/1;

**Item No. 6:**

(a) All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 39/1, measuring 11 guntas (converted vide Official Memorandum No. ALN/EVH/SR 216/2013-14, dated 18/03/2014, issued by the Deputy Commissioner, Bangalore District, Bangalore District, Bangalore) situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Amani Bellandur Khane Village Boundary;  
 West by : Property bearing Sy.No.40/6;  
 North by : Property bearing Sy.Nos.38/4 and 38/5;  
 South by : Remaining portion of Property bearing Sy.No 39/1;

(b) All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 39/1, measuring 00 Acre and 11 guntas, (converted vide Official Memorandum No. ALN(EVH)SR/374/2013-14, dated 17/10/2014, issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Amani Bellandur Khane Village Boundary;  
 West by : Property bearing Sy.Nos.40/6 and 40/2;  
 North by : Remaining portion of Property in Sy.No 39/1;  
 South by : Property bearing Sy.No.39/4 (Old No.39/1);

For PRESTIGE ESTATES PROJECTS LIMITED

For ZONASHA ESTATE AND PROJECTS PVT LTD

  
 DIRECTOR

  
 T. ARVIND PAI  
 Executive Director - Legal

36  
 .....Sheet of Doct. No. 958 of Book-I  
 2023-24

**Item No 7:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 39/2, measuring 08 guntas, converted vide Official Memorandum No. ALN(EVH)SR 149/2015-16, dated 11/04/2016, issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Amani Bellandur Khane Village Boundary;  
 West by : Property bearing Sy.Nos.40/1 and 40/2;  
 North by : Property bearing in Sy.No.39/4;  
 South by : Property bearing Sy.No.39/3;

**Item No.8:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No.39/3 measuring 07 guntas (converted vide Official Memorandum No: ALN (EVH) SR/374/2013-14, dated 17/10/2014, issued by the Special Deputy Commissioner, Bangalore District, Bangalore) situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Amani Bellandur Khane Village Boundary;  
 West by : Property bearing Sy.No.40/1;  
 North by : Property bearing Sy.No.39/2;  
 South by : Property bearing Sy.Nos.48/14, 48/11, 48/7 and  
 Amani Bellandur Khane Village Boundary ;

**Item No.9:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 39/4 (Old Sy. NO. 39/1) measuring 11 guntas (converted vide Official Memorandum No. ALN(EVH)SR/374/2013-14, dated 17/10/2014, issued by the Special Deputy Commissioner, Bangalore), situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Amani Bellandur Khane Village Boundary;  
 West by : Property bearing Sy.No.40/2;  
 North by : Property bearing Sy.No.39/1;  
 South by : Property bearing Sy.No.39/2;

For ZONALHA ESTATE AND PROJECTS PVT LTD

*[Signature]*  
 DIRECTOR

For PRESTIGE ESTATE PROJECTS LIMITED

*[Signature]*  
 T. ARVIND PAI  
 Executive Director - Legal

37

958

.....Sheet of Doc. No.....of Book-I  
2023-24**Item No.10:**

- (a) All that piece and parcel of the residentially converted undeveloped land bearing Survey No.40/1 measuring 07 ½ guntas (converted vide Official Memorandum No. ALN(EVH)SR 59/2015-16, dated 26/12/2015 issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded on:

East by : Property bearing Sy.Nos.39/2 and 39/3;  
 West by : Property bearing Sy.No.47;  
 North by : Property bearing Sy.No.40/2;  
 South by : Remaining portion of Property bearing Sy.No.40/1;

- (b) All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 40/1 measuring 22½ guntas and 01 gunta 'A' Kharab totally, measuring 23½ Guntas, (converted vide Official Memorandum No. ALN(EVH)SR/213/2013-14, dated 18/03/2014, issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Property bearing Sy. Nos. 39/2 and 39/3;  
 West by : Property bearing Sy.No.47;  
 North by : Remaining portion of Property bearing Sy.No.40/1;  
 South by : Property bearing Sy. Nos. 48/6B, 48/6A, 48/8, 48/9 and 48/14;

**Item No. 11:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 40/2, measuring 15½ guntas, (converted vide Official Memorandum No. ALN(EVH)/SR/ 216/2013-14, dated 18/3/2014 issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Property bearing Sy.Nos. 39/1, 39/4, 39/2;  
 West by : Road and Property bearing Sy.No.47;  
 North by : Property bearing Sy.Nos.40/3, 40/4, 40/5, 40/6;  
 South by : Property bearing Sy.No. 40/1;

For JIJHADIA ESTATE AND PROJECTS PVT LTD

*[Signature]*  
 DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

*[Signature]*  
 T. ARVIND PAI  
 Executive Director - Legal

38 958  
 .....Sheet of Doct. No.....of Book-  
 2023-24

**Item No.12:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No.40/3 (Old Sy. No. 40/2) measuring 2 guntas, (converted vide Official Memorandum No. ALN (EVH) SR/125/2017-18, dated 19/02/2018, issued by the Deputy Commissioner Bangalore District, Bangalore District, Bangalore) situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded on:-

East by : Property bearing Sy.No. 40/5;  
 West by : Property bearing Sy.No.40/4  
 North by : Property bearing Sy.No.41/1;  
 South by : Property bearing Sy.No. 40/2;

**Item No.13:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 40/5 (Old No. 40/2) measuring 5½ guntas, (converted vide Official Memorandum No. ALN(EVH)SR/102/2014-15, dated 13/11/2014, issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Property bearing Sy.No. 40/6;  
 West by : Property bearing Sy.No.40/3;  
 North by : Property bearing Sy.No. 41/1 & 41/8;  
 South by : Property bearing Sy.No. 40/2;

**Item No.14:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 40/6 (Old No. 40/2) measuring 5 guntas, (converted vide Official Memorandum No. ALN(EVH)SR/102/2014-15 dated 13/11/2014, issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Property bearing Sy.No. 39/1;  
 West by : Property bearing Sy.No.40/5;  
 North by : Property bearing Sy.No .41/8;  
 South by : Property bearing in Sy.No. 40/2;

For ZONASIA ESTATE AND PROJECTS PVT LTD

*Leaping*  
 DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

*T. Arvind Pai*  
 T. ARVIND PAI  
 Executive Director - Legal

39 958  
 .....Sheet of Doc. No.....of Book-I  
 2023-24

**Item No.15:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 41/2, measuring 6 guntas, (converted vide Official Memorandum No. ALN(EVH) SR/128/2017-18, dated 19/02/2018, issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Property bearing Sy.Nos.41/4, 41/5, 41/6 and 41/7;  
 West by : Property bearing Sy.No.41/3;  
 North by : Property bearing Sy.No .37;  
 South by : Property bearing Sy.No. 41/1;

**Item No.16:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No.41/3, measuring 9 guntas, (converted vide Official Memorandum No. ALN(EVH) SR/76/2019-20, dated 09/09/2019, issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and is bounded on the:

East by : Property bearing Sy.No. 41/2;  
 West by : Road and Property bearing Sy.No.42;  
 North by : Property bearing Sy.No. 37;  
 South by : Property bearing Sy.No. 41/1;

**Item No.17:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 41/4, (Old No. 41/4) measuring 5 ½ guntas, (converted vide Official Memorandum No: ALN(EVH)SR/68/2018-19, dated 31/07/2019, issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and bounded on the:

East by : Property bearing Sy.Nos.38/2 and 38/4;  
 West by : Property bearing Sy.No.41/1 and Sy.No. 41/2;  
 North by : Property bearing Sy.No.41/5;  
 South by : Property bearing Sy.No.41/8;

For IONASHA ESTATE AND PROJECTS PVT LTD

*[Signature]*  
 DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

*[Signature]*  
 T. ARUND PAI  
 Executive Director - Legal

East by : Property bearing Sy.No.38/1 and 38/2;  
West by : Property bearing Sy.No.41/2;  
North by : Property bearing Sy.No.41/6;  
South by : Property bearing Sy.No.41/4;

East by : Property bearing Sy.No.38/1;  
West by : Property bearing Sy.No.41/2;  
North by : Property bearing Sy.No.41/7;  
South by : Property bearing Sy.No.41/5;

East by : Property bearing Sy.No.38/4;  
West by : Property bearing Sy.No.41/1;  
North by : Property bearing Sy.No.41/4;  
South by : Property bearing Sy.Nos.40/5 and 40/6;

~~Leary~~  
DIRECTOR

T. ARVIND PAI  
Executive Director - Legal

411 958  
 .....Sheet of Doct. No.....of Book-1  
 2023-24

**Item No.21:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No.48/6A, measuring 25 Guntas, (converted vide Official Memorandum No. ALN(EVH)SR/215/2013-14, dated 18/03/2014, issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and is bounded on the:

East by : Property bearing Sy.No.48/8 and Amani Bellandur Khane Village Boundary;  
 West by : Property bearing Sy.No.48/6B;  
 North by : Property bearing Sy.No.40/1;  
 South by : Amani Bellandur Khane Village Boundary;

**Item No.22:**

All that piece and parcel of the portion of the residentially converted undeveloped land bearing Survey No.48/6B, measuring 26 guntas, (converted vide Official Memorandum No. ALN(EVH)SR/215/2013-14, dated 18/03/2014, issued by the Deputy Commissioner, Bangalore District, Bangalore, situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and is bounded on the:

East by : Property bearing Sy.No.48/6A;  
 West by : Property bearing Sy.Nos.48/4A,B,C and 48/5;  
 North by : Property bearing Sy.Nos.47 and 40/1;  
 South by : Amani Bellandur Khane Village Boundary;

**Item No.23:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 48/7, measuring 02 guntas, (converted vide Official Memorandum No: ALN(EVH)SR/377/2013-14, dated 17/10/2014, issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk is bounded on the:

East by : Road and Amani Bellandur Khane Village Boundary;  
 West by : Property bearing Sy.No.48/11;  
 North by : Property bearing Sy.No.39/3;  
 South by : Property bearing Sy.No.48/13;

For ZOHASHA ESTATE AND PROJECTS PVT LTD

*Leegh*  
 DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

*(Signature)*  
 T. ARVIND PAI  
 Executive Director, Legal

42

Page 38

958

.....Sheet of Doct. No.....of Book-I  
2023-24

c

**Item No. 24:**

All that piece and parcel of the portion of the residentially converted undeveloped land bearing Survey No.48/8, measuring 09 guntas, (converted vide Official Memorandum No. ALN(EVH)SR/377/2013-14, dated 17-10-2014, issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and is bounded on the:

East by : Property bearing Sy.No.48/9 and Amani Bellandur Khane Village Boundary;  
West by : Property bearing Sy.No.48/6A;  
North by : Property bearing Sy.No.40/1;  
South by : Amani Bellandur Khane Village Boundary;

**Item No. 25:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 48/9, measuring 05 guntas, (converted vide Official Memorandum No: ALN (EVH) SR/197/2014-15, dated 14/07/2015, issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and is bounded on the:

East by : Property bearing Sy.No.48/14 & 48/10;  
West by : Property bearing Sy.No.48/8;  
North by : Property bearing Sy.No.40/1;  
South by : Amani Bellandur Khane Village Boundary;

**Item No. 26:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 48/10, measuring 4 guntas, (converted vide Official Memorandum No: ALN (EVH) SR/374/2013-14, dated 17/10/2014, issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and is bounded on the:

East by : Property bearing Sy.No.48/11;  
West by : Property bearing Sy.No.48/9;  
North by : Property bearing Sy.No.48/14;  
South by : Amani Bellandur Khane Village Boundary;

For ZONABRA ESTATE AND PROJECTS PVT LTD

  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
T. ARVIND PAI  
Executive Director - Legal

**Item No.27:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 48/11, measuring 8 guntas (converted vide Official Memorandum No: ALN(EVH)SR/377/2013-14, dated 17/10/2014, issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and is bounded on the:

East by : Property bearing Sy.Nos.48/7, 48/13, 48/12 and 48/15;  
West by : Property bearing Sy.No.48/10 and 48/14;  
North by : Property bearing Sy.No.39/3;  
South by : Amani Bellandur Khane Village Boundary;

**Item No. 28:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 48/12, measuring 2½ Guntas, (converted vide Official Memorandum No. ALN (EVH) SR /122 / 2017-18, dated 28/09/2018, issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and is bounded on the:

East by : Remaining portion of property bearing Sy. No. 48/12 and Amani Bellandur Khane Village Boundary;  
West by : Property bearing Sy.No.48/11 and 48/15;  
North by : Property bearing Sy.No.48/13;  
South by : Amani Bellandur Khane Village Boundary;

**Item No. 29:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 48/13, measuring 02 Guntas (converted vide Official Memorandum No: ALN(EVH)SR/377/2013-14, dated 17/10/2014, issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and is bounded on the:

East by : Amani Bellandur Khane Village Boundary;  
West by : Property bearing Sy.No.48/11;  
North by : Property bearing Sy.No.48/7;  
South by : Property bearing Sy.No.48/12,

For ZODIACRA ESTATE AND PROJECTS PVT LTD

*[Signature]*  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

*[Signature]*  
T. ARUND PAI  
Executive Director - Legal

**Item No.30:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 48/14 (Old No.48/10), measuring 2 guntas, (converted vide Official Memorandum No: ALN(EVH) SR/197/2014-15, dated 14/07/2015 issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and the land is bounded on the:

East by : Property bearing Sy.No.48/11;  
 West by : Property bearing Sy.No.48/9;  
 North by : Property bearing Sy.Nos.40/1 and 39/3;  
 South by : Property bearing Sy.No.48/10;

**Item No.31:**

All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 48/15 (Old No.48/9), measuring 2 guntas, (converted vide Official Memorandum No: ALN (EVH) SR/197/2014-15, dated 14/07/2015 issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Ramagondanahalli Village, Varthur Hobli, Bangalore East Taluk and the land is bounded on the:

East by : Property bearing Sy.No.48/12;  
 West by : Property bearing Sy.No.48/11;  
 North by : Property bearing Sy.No.48/12;  
 South by : Amani Bellandur Khane Village Boundary;

All the above lands are shown in the Plan attached hereto as **Annexure III**

For ZONASHA ESTATE AND PROJECTS PVT LTD

  
 DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
 T. ARVIND PAI  
 Executive Director - Legal

45

Page 41

958

Sheet of Doct. No. .... of Book-I

2023-24

IN WITNESS WHEREAS THE PARTIES HAVE EXECUTED THIS AGREEMENT IN THE  
PRESENCE OF THE WITNESSES ATTESTING HEREUNDER.

WITNESSES:

1)   
Shashidhar Patel  
No. 19, Bounton Road  
Bangalore-25

for M/s. ZONASHA ESTATE AND PROJECTS PVT LTD

  
RADHAKRISHNAN NAGARAJAN  
MANAGING DIRECTOR  
OWNER

for M/s. PRESTIGE ESTATES PROJECTS LIMITED

2)   
D. K. Nayud  
Indira  
Bangalore

  
T. ARVIND PAI  
EXECUTIVE DIRECTOR- LEGAL  
DEVELOPER

Drafted by:

  
Jayanth Ramesh Associates LLP  
Advocates

102, Ground Floor, Rams Infantry Manor,  
70, Infantry Road, Bengaluru - 560 001.

1013 / 1013 / 1013

ANNEXURE I

:SPECIFICATIONS:

**STRUCTURE:**

Seismic resistant structure with requisite number of floors and basements. Parking requirements shall be done as per statutory norms.

Structure will be either with Reinforced cement concrete shear walls or framed structure, if framed structure, walls shall be of solid concrete blocks.

**FINISHES:**

**Lobby:**

- > Ground floor lobby flooring and cladding for the lift jambs shall be with granite/marble/quartz.
- > Upper floor lobby flooring shall be finished with vitrified tile and lift jambs shall be finished with granite/marble/quartz.
- > Staircase and service lift lobby shall be finished with kotah stone or equivalent.

**Apartment:**

- > Floor shall be finished with vitrified tile of 2' X 2' size laid on a Cement mortar bed of 1:6 with 3mm thick spacers and joints filled with polymer based cement grout. (Except for bathroom and balconies).
- > Bathroom and balconies shall be finished with ceramic tile of 1' X 1' size for floor and Ceramic tile of 2' X 1' size on walls laid on a cement mortar bed/backing of 1:6 with 3mm thk spacers joints filled with polymer based cement grout, walls shall be finished with ceramic tiles up to 7 feet height from the floor level.
- > Kitchen shall have a granite counter of 2 feet width and walls above the counter shall be finished with ceramic tile up to 2 feet height with ceramic tile of size 2'X1' laid on a cement mortar backing of 1:6 with 3mm thk spacers and joints filled with polymer based cement grout.
- > Toilets shall be provided with PVC tile grid and false ceiling.

For ZORASHA ESTATE AND PROJECTS PVT LTD

*Handwritten signature*  
2023-24

For PRESTIGE ESTATES PROJECTS LIMITED

*Handwritten signature*  
T. ARVIND PAI  
Executive Director - Legal

47

e

**Basements:**

- Basements floor shall be finished with plain cement concrete with power floating of M15 grade with an average thickness of 50mm and ramps shall be finished with serrated grooves.

Basement lobby flooring will be finished with granite tiles and walls with texture paint, lift jambs will be finished with granite.

**PLUMBING:**

Water distribution shall be through gravity flow with UPVC pipes in the shafts and concealed CPVC pipes inside the apartment unit as per design and consultation of the Plumbing consultant, architects and guidelines of statutory bodies.

Toilets shall have suspended pipelines concealed within the false ceiling, Anti-siphon uPVC pipes are provided for soil down take, suitable traps shall be laid at required locations to provide water seal and ensure efficient functioning of the drainage system.

Kitchens will have single bowl single drain steel sink and chrome plated fixtures.

Master toilets will be provided with a granite counter and counter top wash basin, other toilets shall have pedestal wash basins, EWC, health faucet, chromium plated fittings, hot and cold wall mixers for showers and geysers. (Geysers shall not be provided for maid's toilet). Sanitary and CP fittings will be provided of Hindware and Jaquar make or equivalent.

Provision for water purifiers and for washing machines shall be provided.

Underground storage sumps shall be designed and constructed with RCC to store 1.5 days of daily demand and Overhead storage tanks shall be constructed with RCC for half a day of daily demand.

Flushing system for the residences and club house shall be fed by treated water through Sewage treatment plants and wash basin, shower, kitchen shall be fed by a separate line with domestic water.

For ZOHASHA ESTATE AND PROJECTS PVT LTD

Leasing  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

T. ARVIND PAI  
Executive Director - Legal

48

Page 44

958

.....Sheet of Doc. No.....of Book-I

2023-24

Basement drainage: Basements of both levels will have shallow chambers inter connected with pipes to collection chamber.

Rain water harvesting pits: Storm water runoff from external ground surface shall be collected through storm water drains and let into rain water percolation pits.

The rainwater collected from terrace run off's will be collected through down take pipes, which will be connected to the underground sump. The stored rainwater will be reused as raw water after filtration.

Sewage treatment plant shall be provided as per the specifications laid down by the authorities and capacities designed by the plumbing consultant.

STP treated water shall be used for landscape irrigation, flushing of cisterns and any other suitable usage.

#### DOORS:

Lobby entry shall have glass doors with toughened glass and door closures.

Main entrance door of the unit shall be with a 125 X 62.5 mm frame of Solid wood, 32mm/36 mm thk flush door, polished, with both side veneer and architraves.

Internal doors shall be with 100 X 50 mm frame of solid wood, polished and 30 mm thk shutters with laminate on both sides.

Toilet doors shall be with 100 X 50 mm frame of solid wood, 30 mm thk shutter with laminate on both sides

#### Hardware:

- > Main entrance door shall be provided with stainless steel hinges, lock, handle, door eye and magnetic stopper.
- > Internal doors shall have stainless steel hinges, tower bolt and cylindrical lock with key.
- > Toilet doors shall have stainless steel hinges, tower bolt and cylindrical lock without key.

External balcony access door from Living/family/dining shall be UPVC door.

For ZENITH ESTATE AND PROJECTS PVT LTD

  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
T. ARVIND PAJ  
Executive Director - Legal

**WINDOWS:**

UPVC windows with two track frames and sliding shutters with provisional track only for mosquito mesh shutter shall be provided for all apartments and Lobby areas. Windows shall have pop up handle and multipoint lock system.

UPVC ventilators with friction stay and exhaust fan provision shall be provided for toilets.

Mild steel grills of square/circular section for opening of the windows for ground floor apartment units.

**PAINTING:**

Lobby ceilings shall be finished with gyp plaster, one coat of primer, two coats of internal putty and two coats of oil bound distemper.

Ground floor lobby walls shall be finished with a coat of designer texture and two coats of interior grade emulsion upto 7 feet, above area will have gyp plaster finished with interior grade emulsion.

Lobby walls at upper floors shall be finished with a coat of designer texture and two coats of oil bound distemper.

Corridors if any shall be finished with gyp plaster and two coats of distemper on walls and ceilings.

Apartment ceiling and walls shall be finished with gyp plaster, one coat of primer, two coats of internal putty and two coats of distemper on walls and ceilings.

External walls shall be finished with a combination of coat of designer texture of minimum 2mm thk and two coats of exterior weather proof exterior grade paint.

Mild steel railing for staircase & balconies and security grills shall be finished with enamel paint.

**LANDSCAPE:**

Suitable hardscape and softscape shall be executed as per the designs and details of the Architects/Landscape architect.

For ZONASHA ESTATE AND PROJECTS PVT LTD

  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
T. ARVIND PAI  
Executive Director Legal

50 95 ✓  
 .....Sheet of Doc. No.....of Book-I  
 2023-24

#### CLUB HOUSE:

Club house of adequate size shall be constructed with a RCC framed structure/shear walls or walls with Solid concrete blocks.

Interiors of the club house shall be finished to suit as per our interior design except for furniture for the party hall.

Club house shall house a gymnasium, badminton court, squash court, tennis court, swimming pool, children's play area and a party hall.

Air conditioning will be provided for designated areas in the clubhouse.

Provided with 100% generator power backup.

#### ELECTRICAL:

All electrical wiring is concealed in PVC insulated Fire Resistance Low Smoke conduits with PVC insulated copper wires.

Sufficient power outlets and light points with modular switches and sockets in Living Area, Kitchen, Bed rooms, Toilets will be provided.

2.4 kW power will be provided for a single bedroom apartment as per our standards.

4 kW power will be provided for a two bedroom and two bedroom with study room apartment as per our standards.

6 kW power will be provided for a three bedroom apartment as per our standards.

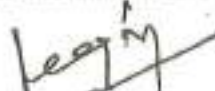
8 kW power will be provided for a four bedroom apartment as per our standards.

Complete electrical system is protected against earthing with RCCB/ELCB.

Sufficient Electricity provision for installing split AC in living area and all bedrooms.

Power will be sanctioned from BESCOM/KPTCL. The LT metering provision will be done for all apartments.

For ZIONASHA ESTATE AND PROJECTS PVT LTD

  
 DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

  
 T. ARVIND PAI  
 Executive Director - Legal

57  
 .....Sheet of Doc. No. 958.....of Book-I  
 2023-24

**DG POWER:**

Suitable Generator power will be provided for all common areas with auto changeover system during power failure as common amenity.

At Additional Cost: 100% backup generator power for each apartments with auto changeover system during power failure.

**FIRE PROTECTION SYSTEM:**

Fire Protection & Detection system will be designed as per local fire norms. This will be strictly as per NOC released by Fire Department.

**SECURITY SYSTEM:**

Security cabins at all entry and exits with CCTV coverage will be provided.

**TV, BROAD BAND AND TELEPHONE:**

Satellite TV and Telephone point will be provided in the living and all bedrooms, data point (broad band) will be provided in study area.

Intercom from the security to all units will be provided.

**LIFTS:**

Passenger lifts of adequate passenger's capacity with suitable speed will be provided. This will be based on study of Passenger Traffic analysis by the Architect.

**SOLAR WATER HEATER:**

Solar water heaters will be provided as per MOEF /CFE permissions/NOC's.

For ZENASHA ESTATE AND PROJECTS PVT LTD

*[Signature]*  
 DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

*[Signature]*  
 T. ARVIND BHAI  
 Executive Director & Legal

.....Sheet of Doc. No. .... of Book-I  
2023-24

## Annexure II

| Sl.No | Sy.No | EXTENT |        |        | SALE DEED DETAILS |               | CONVERSION ORDER DETAILS |                         |
|-------|-------|--------|--------|--------|-------------------|---------------|--------------------------|-------------------------|
|       |       | Acres  | Guntas | Kharab | Date              | Doc. No.      | Date                     | Number                  |
| 1     | 38/1  | 0      | 19     | 1      | 06-12-2021        | 8153/2021-22  | 07-10-2021               | ALN(EVH) SR/36/2021-22  |
| 2     | 38/2  | 0      | 4.5    |        | 06-12-2021        | 8151/2021-22  | 03-08-2020               | ALN(EVH) SR/163/2019-20 |
| 3     | 38/3  | 0      | 4.5    |        |                   |               | 03-08-2020               | ALN(EVH) SR/162/2019-20 |
| 4     | 38/4  | 0      | 4.5    | 1      |                   |               | 03-08-2020               | ALN(EVH) SR/164/2019-20 |
| 5     | 38/5  | 0      | 4.5    | 1      |                   |               | 03-08-2020               | ALN(EVH) SR/161/2019-20 |
| 6     | 39/1  | 0      | 22     | 1      | 24-09-2015        | 4144/2015-16  | 18-03-2014               | ALN(EVH)SR/216/2013-14  |
|       |       |        |        |        |                   |               | 17-10-2014               | ALN(EVH)SR/374/2013-14  |
| 7     | 39/2  | 0      | 8      |        | 23-02-2017        | 8378/2016-17  | 11-04-2016               | ALN(EVH)SR/149/2015-16  |
| 8     | 39/3  | 0      | 7      |        | 24-09-2015        | 4143/2015-16  | 17-10-2014               | ALN(EVH)SR/374/2013-14  |
| 9     | 39/4  | 0      | 11     |        | 24-09-2015        | 4144/2015-16  | 17-10-2014               | ALN(EVH)SR/374/2013-14  |
| 10    | 40/1  | 0      | 7.5    |        | 23-02-2017        | 8378/2016-17  | 26-12-2015               | ALN(EVH)SR/59/2015-16   |
|       |       |        | 23.5   |        | 24-09-2015        | 4143/2015-16  | 18-03-2014               | ALN(EVH)SR/213/2013-14  |
| 11    | 40/2  | 0      | 15.5   |        | 24-09-2015        | 4143/2015-16  | 18-03-2014               | ALN(EVH)SR/216/2013-14  |
| 12    | 40/3  | 0      | 2      |        | 04-04-2018        | 108/2018-19   | 19-02-2018               | ALN(EVH)SR/125/2017-18  |
| 13    | 40/5  | 0      | 5.5    |        | 20-03-2015        | 10147/2014-15 | 13-11-2014               | ALN(EVH)SR/102/2014-15  |
| 14    | 40/6  | 0      | 5      |        |                   |               |                          |                         |
| 15    | 41/2  | 0      | 6      | 1      | 06-12-2021        | 8149/2021-22  | 19-02-2018               | ALN(EVH)SR/128/2017-18  |

For SONASHA BUILDING PROJECTS-PVT LTD

  
(DIRECTOR)

For PRESTIGE ESTATES PROJECTS LIMITED

  
T. ARVIND PAI  
Executive Director - Legal

53

Page 49

958

.....Sheet of Doct. No.....of Book-1  
2023-24

|    |              |          |             |   |            |              |            |                        |
|----|--------------|----------|-------------|---|------------|--------------|------------|------------------------|
| 16 | 41/3         | 0        | 9           |   | 06-12-2021 | 8149/2021-22 | 09-09-2019 | ALN(EVH)SR/76/2019-20  |
| 17 | 41/4         | 0        | 5.5         |   | 06-12-2021 | 8141/2021-22 | 31-07-2019 | ALN(EVH)SR/68/2018-19  |
| 18 | 41/5         | 0        | 3           |   | 06-12-2021 | 8149/2021-22 | 19-02-2018 | ALN(EVH)SR/124/2017-18 |
| 19 | 41/6         | 0        | 2           |   |            |              | 19-02-2018 | ALN(EVH)SR/123/2017-18 |
| 20 | 41/8         | 0        | 6.5         | 1 | 06-12-2021 | 8141/2021-22 | 31-07-2019 | ALN(EVH)SR/67/2018-19  |
| 21 | 48/6A        | 0        | 25          |   | 24-09-2015 | 4142/2015-16 | 18-03-2014 | ALN(EVH)SR/215/2013-14 |
| 22 | 48/6B        | 0        | 26          |   |            |              |            |                        |
| 23 | 48/7         | 0        | 2           |   | 23-02-2017 | 8380/2016-17 | 17-10-2014 | ALN(EVH)SR/377/2013-14 |
| 24 | 48/8         | 0        | 9           | 1 | 23-02-2017 | 8379/2016-17 | 17-10-2014 | ALN(EVH)SR/377/2013-14 |
| 25 | 48/9         | 0        | 5           |   |            |              | 14-07-2015 | ALN(EVH)SR/197/2014-15 |
| 26 | 48/10        | 0        | 4           |   |            |              | 17-10-2014 | ALN(EVH)SR/374/2013-14 |
| 27 | 48/11        | 0        | 8           |   | 23-02-2017 | 8380/2016-17 | 17-10-2014 | ALN(EVH)SR/377/2013-14 |
| 28 | 48/12        | 0        | 2.5         |   | 22-12-2018 | 9005/2018-19 | 28-09-2018 | ALN(EVH)SR/122/2017-18 |
| 29 | 48/13        | 0        | 2           |   | 23-02-2017 | 8380/2016-17 | 17-10-2014 | ALN(EVH)SR/377/2013-14 |
| 30 | 48/14        | 0        | 2           |   | 06-04-2016 | 94/2016-17   | 14-07-2015 | ALN(EVH)SR/197/2014-15 |
| 31 | 48/15        | 0        | 2           |   |            |              |            |                        |
|    | <b>TOTAL</b> | <b>6</b> | <b>23.5</b> |   |            |              |            |                        |

For ZONASNA ESTATE AND PROJECTS PVT LTD

*Heating*  
DIRECTOR

For PRESTIGE ESTATES PROJECTS LIMITED

*(Signature)*  
T. ARVIND PAI  
Executive Director - Legal

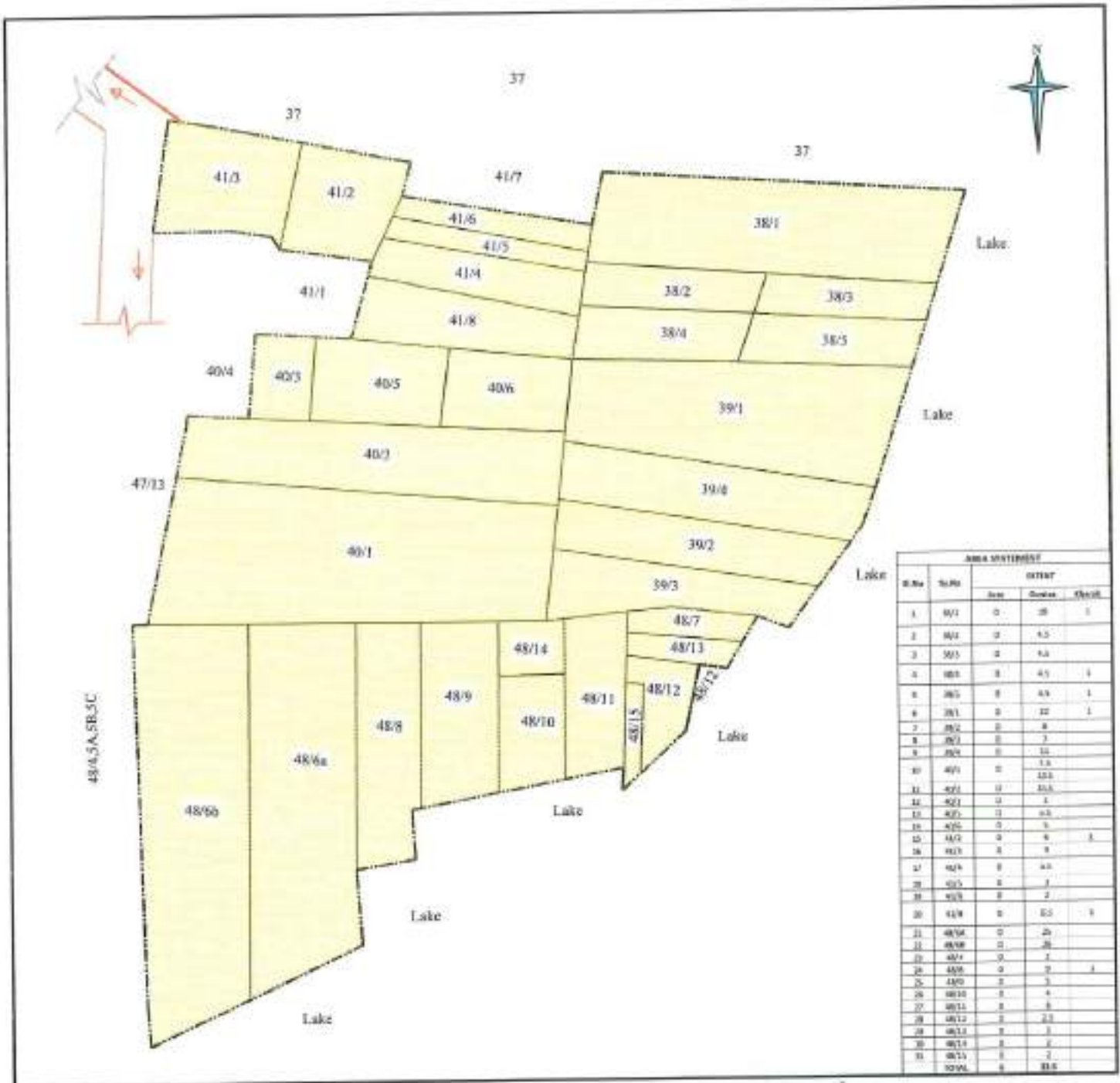
34

958

ANNEXURE-III

.....Sheet of Doct. No.....of Book-I  
2023-24

*re*



| AREA STATEMENT |       |        |       |       |
|----------------|-------|--------|-------|-------|
| S.No           | No.   | EXTENT |       |       |
|                |       | Area   | Quota | Share |
| 1              | 40/1  | 0      | 20    | 1     |
| 2              | 40/2  | 0      | 4.5   |       |
| 3              | 40/3  | 0      | 4.5   |       |
| 4              | 40/4  | 0      | 4.5   | 1     |
| 5              | 40/5  | 0      | 4.5   | 1     |
| 6              | 40/6  | 0      | 22    | 1     |
| 7              | 40/7  | 0      | 4     |       |
| 8              | 40/8  | 0      | 7     |       |
| 9              | 40/9  | 0      | 10    |       |
| 10             | 40/10 | 0      | 1.5   |       |
| 11             | 40/11 | 0      | 10.5  |       |
| 12             | 40/12 | 0      | 1     |       |
| 13             | 40/13 | 0      | 4.5   |       |
| 14             | 40/14 | 0      | 5     |       |
| 15             | 40/15 | 0      | 4     | 1     |
| 16             | 40/16 | 0      | 9     |       |
| 17             | 40/17 | 0      | 4.5   |       |
| 18             | 40/18 | 0      | 7     |       |
| 19             | 40/19 | 0      | 2     |       |
| 20             | 40/20 | 0      | 5.5   | 1     |
| 21             | 40/21 | 0      | 24    |       |
| 22             | 40/22 | 0      | 20    |       |
| 23             | 40/23 | 0      | 7     |       |
| 24             | 40/24 | 0      | 27    | 1     |
| 25             | 40/25 | 0      | 3     |       |
| 26             | 40/26 | 0      | 4     |       |
| 27             | 40/27 | 0      | 5     |       |
| 28             | 40/28 | 0      | 2.5   |       |
| 29             | 40/29 | 0      | 1     |       |
| 30             | 40/30 | 0      | 2     |       |
| 31             | 40/31 | 0      | 2     |       |
| 32             | 40/32 | 0      | 24.5  |       |

For PRESTIGE ESTATES PROJECTS PVT LTD

For PRESTIGE ESTATES PROJECTS LIMITED

*Arvind*  
DIRECTOR

T. ARVIND PM  
Executive Director - Legal