AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE IS MADE AND EXECUTED ON ……DAY OF …….. TWO THOUSAND TWENTY THREE (../../….) BY AND BETWEEN :

1. **Smt. VARALAKSHMI @ LAKSHMAMMA,** aged about 52 years, W/o Late Maregowda
2. **Sri. KIRAN. M,** aged about 29 years, S/o late Maregowda
3. **Sri. JAYANTH. M,** aged about 26 years, D/o late Maregowda
   1 to 3 are all residing at No.13/4, Aswathanagara, Maruthi borewell Road, Dr. Shivaramakaranthnagar Post, Bangalore - 560 077.
4. **Sri. M. NAGARAJ,** aged about 55 years, S/o Late. Munishamappa alias Muniswamappa
5. **Smt.AMBUJA,** aged about 48 years, W/o Sri. M. Nagaraj
6. **Sri. JAGADEESH. N,** aged about 26 years, S/o Sri. M. Nagaraj
7. **Kumari. KEERTHANA. N,** aged about 24 years, D/o Sri. M. Nagaraj
   4 to 7 are all residing at "Kanasu Nilaya" Bagalur-Yalahanka Main Road, Opp to Poles Factory, Bagalur Village, Bangalore North, Bangalore - 562149.
8. **Sri. M. MUNIRAJA,** aged about 50 years, S/o Late. Munishamappa alias Muniswamappa
9. **Smt. PRAMILA,** aged about 37 years, W/o Sri. M. Muniraja
10. **Miss. SNEHA. M,** aged about 20 years, D/o Sri. M. Muniraja
11. **Master. VINAY. M,** aged about 17 years, D/o Sri. M. Muniraja being minor represented by his Natural guardian and father Sri. M. Muniraja
    All are residing at No. 252/1, Rachenahalli, Dr. Shivarmakaranth Nagar Post, Bangalore - 560 077.
12. **Sri. M. RAMESH,** aged about 47 years, S/o Late. Munishamappa alias Muniswamappa
13. **Smt. SAVITHA,** aged about 44 years, W/o Sri. M. Ramesh
14. **Kumari. LOHINI R.,** aged about 14 years, D/o Sri. M. Ramesh
15. **Kumari. ANVITHA. R,** aged about 13 months, D/o Sri. M. Ramesh
    Parties no.3 and 4 since minors represented by their Natural guardian and father Sri. M. Ramesh.
    12 to 15 are all residing at No. 252/1, Rachenahalli, Dr. Shivarmakaranth Nagar Post, Bangalore - 560 077.
16. **Sri. M. JANARDHAN,** aged about 46 years, S/o Late. Munishamappa alias Muniswamappa
17. **Smt. RATHNAMMA,** aged about 42 years, W/o Sri. M. Janardhan
18. **Kumari. PREETHI. J.** aged about 21 years, D/o. Sri. M. Janardhan
    16 to 18 are all residing at No. 252/1, Rachenahalli, Dr. Shivarmakaranth Nagar Post, Bangalore - 560 077.
19. **Sri. R. M. RAVI,** aged about 41 years, S/o Late. Munishamappa alias Muniswamappa
20. **Smt. CHAITHRA,** aged about 37 years, W/o Sri. R. M. Ravi

21 **Kumari. CHIRASVI. R,** aged about 14 years, D/o Sri.R.M.Ravi
22 **Master. SANJEETH. R** aged about 12 years, S/o Sri. R. M. Ravi
Parties No.21 and 22 since minors represented by their Natural guardian and father Sri. R. M. Ravi,
19 to 22 are all residing at No. 252/1, Rachenahalli, Dr. Shivarmakaranth Nagar Post, Bangalore - 560 077.
23. **Sri. R. M. RAMA,** aged about 40 years**,** S/o Late. Munishamappa alias Muniswamappa
24. **Smt. LAKSHMI. H,** aged about 36 years, W/o Sri.R.M.Rama
25. **Kumari. HARINI. R,** Aged about 10 years, S/o Sri. R. M. Rama**,** since minor represented by her natural guardian and father Sri. R. M. Rama,
23 to 25 are all residing at No. 252/1, Rachenahalli, Dr. Shivarmakaranth Nagar Post, Bangalore - 560 077.
26. **Sri. R. M. LAKSHMANA,** aged about 40 years**,** S/o Late. Munishamappa alias Muniswamappa
27. **Smt. NETHRAVATHI,** aged about 33 years, W/o Sri. R. M. Lakshmana
28. **Master. DISHANTH. L,** aged about 10 years, S/o Sri. R. M. Lakshmana since minor represented by his natural guardian and father Sri. R. M. Lakshmana
26 to 28 are all residing at No. 252/1, Rachenahalli, Dr. Shivarmakaranth Nagar Post, Bangalore - 560 077.

Sl.No.1 to 28 are Represented by their duly constituted Power of Attorney Holder **M/s SB URBANSCAPES**, A partnership firm, having its office at No.4, 2nd Floor, 9th Main, 13th Cross, 6th Sector, HSR Layout, Bengaluru-560102, Represented by its Managing Partners **Mr. RAJAGOPAL DESU,** S/o. Late **D. Venkateswarulu** and **Mr. K JANARDHAN REDDY**, S/o. **Late K.Vemanarayanareddy**

Hereinafter called the "**OWNERS /VENDORS/ FIRST PARTY**", (which expression wherever the context so requires shall mean and include all their respective heirs legal representatives, administrators, executors and assigns etc.,) **OF THE ONE PART:**

AND

M/s SB URBANSCAPES, A Registered partnership firm, having its office at No.4, 2nd Floor, 9th Main, 13th Cross, 6th Sector, HSR Layout, Bengaluru-560102, Represented by its Managing Partners **Mr. RAJAGOPAL DESU, S/o. Late D. Venkateswarulu and Mr. K JANARDHAN REDDY, S/o. Late K.Vemanarayanareddy**

Hereinafter referred to as the **DEVELOPERS/SECOND PARTY** (The **DEVELOPERS** which expression wherever the context so requires shall mean and include its/their Partners, successors-in-office, authorized representatives, administrators, attorneys, executors, successors in office and assigns etc) **OF THE SECOND PART:**

AND

……
……

Hereinafter called the **"PURCHASER/S (**which expression wherever it so requires shall mean and include his/her/their heirs, executors, Legal representatives, authorized representatives, attorneys, administrators, successors in interest and assigns, etc.) **OF THE OTHER PART:**

WITNESSETH AS FOLLOWS:

I. **WHEREAS,** the First Party are the absolute Owners by title and in actual possession and enjoyment of the immovable Property being Residentially converted land bearing Sy.No.78/1 measuring 2 Acres 21 guntas, situated at Rachenahalli Village, K.R. Puram Hobli, Bangalore East Taluk, (Duly converted from agricultural to non-agricultural residential purposes vide Official Memorandum dated 17/03/2015, bearing No.ALN(KRPH) SR/144/14-15 by issued by the Deputy Commissioner Bangalore) presently coming under the jurisdiction of BBMP which is morefully described in the schedule hereunder and hereinafter referred to as the **"SCHEDULE A PROPERTY**".

II. **AND WHEREAS** subsequent to acquisition of the schedule A Property, **it** was applied for conversion from Agricultural to Non-Agricultural Residential Purpose and the said application was allowed vide Official Memorandum dated 17/03/2015, bearing No. ALN(KRPH) SR/144/14-15 by issued by the Deputy Commissioner Bangalore. And the schedule A Property came under the administrative jurisdiction of BBMP and the Vendors have paid Betterment charges in respect of the schedule A Property and BBMP has issued khata certificate and Extract in respect of the schedule A Property.

III. **AND WHEREAS** the First party who are the absolute Owners of the schedule A property, have entrusted the development of the schedule A property to **Developers** herein, who have undertaken to develop the schedule A property under the Joint Development Agreement dated **21-12-2015** Registered as document No.INR-1-07842-2015-16, Book-I, stored in C.D.No.INRD158, on 22-12-2015 in the office of the Sub-Registrar, Indiranagar, Bangalore, into multistoried Residential apartment building as per the specifications agreed and also executed General Power of Attorney dated **21-12-2015** Registered as document No. INR-4-00806-2015-16, Book-4, stored in C.D.No.INRD158, on 22-12-2015 in the office of the Sub-

Registrar, Indiranagar, Bangalore and as per the said Joint Development Agreement, the First party have granted Development rights to the Second party to develop a multi-storied residential Apartment on the Schedule A Property.

IV. **AND WHEREAS** as per the said Joint Development Agreement dated **21-12-2015, M/s SB URBANSCAPES** is entitled to 69% of super built up area along with proportionate undivided share, right, title and interest in the Schedule A property as detailed in the Joint Development Agreement and it shall carryout various acts, deeds and things as per the terms of the Said Joint Development Agreement dated **21-12-2015** for completion of the multistoried Residential apartment building to be constructed on the schedule A property.

V. **AND WHEREAS,** in pursuance of the same the Developers had submitted a plan for sanction of construction of residential apartment building on the Schedule A Property and the Bruhat Bangalore Mahanagara Palike has sanctioned the Plan, for construction of residential apartment building consisting of 1 Basement +1 Ground + 8 upper floors over the Schedule A Property vide L.P.No. BBMP/Addl.Dir/JDNORTH/0023/22-23 dated 12-10-2023 and in pursuance of the same the DEVELOPERS are constructing multistoried Residential Apartments **consisting of** 1 Basement +1 Ground + 8 upper floors on the schedule A Property and the entire development is identified as **"SB URBAN PARK" project.**

VI. **AND WHEREAS** the Vendors and the Developers have mutually agreed and identified the apartments/built-up (Super built up area) areas falling to their respective shares in "**SB URBAN PARK**" to be constructed by the Developers on Schedule 'A' Property in terms of a **Sharing Agreement dated 30-08-2023**, wherein the Apartment/s to be developed have been described in the Annexure to the said Agreement.

VII. AND WHEREAS in the said Supplementary sharing Agreement entered between the First and second party, it was mutually agreed that the First Party shall be allotted additional ratio for their entitlement and hence it was agreed that the First Party shall be entitled for 39% of the Super Built up area of super built up area along with proportionate undivided share, right, title and interest in the Schedule A property and the remaining 61% of super built up area along with proportionate undivided share, right, title and interest in the Schedule A property shall be entitled by the Developers and the **Schedule 'C'** is one among the said Flat fallen to the **share of the Developers/second party herein.**

VIII. **AND WHEREAS** the Developers have registered the Residential Project under the provisions of Real Estate Regulatory Authority at Bengaluru, vide Registration/Approval No…….. dated……

IX. **AND WHEREAS**, the Vendors/Developers formulated a scheme of Ownership of residential apartment in Schedule 'A' Property, in terms of the which any person desirous of owning an apartment in "**SB URBAN PARK**", will be nominated by Vendors /Developers to purchase the proportionate undivided share, right, title and interest in the Schedule 'A' Property from the Vendors /Developers and such buyers by agreeing to purchase the undivided interest in the Schedule 'A' Property will get a right to construct the chosen apartment in "**SB URBAN PARK**" through the **DEVELOPERS** only. Upon such sale in the overall scheme, the entire Schedule 'A' Property will be jointly owned and held by the Owners of the apartment units built therein and each of them having a definite undivided share in the Schedule 'A' Property and absolute Ownership to the respective apartment units with right to use in common with others, all the common amenities area and facilities, staircase, lifts lobbies, passages, access, etc., within the Schedule 'A' Property. The scheme as described above forms the basis of sale and Ownership of the apartment units in "**SB URBAN PARK**", the **DEVELOPERS** has worked out the proportion of undivided share to be held for each of the Apartment of Schedule 'A' Property based on the construction plan.

X. **AND WHEREAS**, the Vendors/Developers have on the demand made by the PURCHASER/S provided photocopies of the deeds and documents of the title pertaining to the Schedule 'A' Property to the PURCHASER/s to enable the latter to carry out legal due-diligence to his/her/their satisfaction about the title of the Vendors/Developers. Based on the said due-diligence and title verification and complete satisfaction, the PURCHASER/s has/ have agreed to purchase the Schedule 'B' Property, from the Vendors /Developers on the terms and condition herein contained and agreed to get the Schedule 'C' Apartment/Unit constructed exclusively through the **DEVELOPERS**. The PURCHASER/s has/have understood evaluated and satisfied himself/herself/themselves about the concept, title, as well as Plan, Specifications, Measurements and all other corroborative documents relating to the Project etc., of "**SB URBAN PARK**" and development in Schedule 'A' Property. The PURCHASER/s has/have further confirmed that the PURCHASER/s has /have carefully read the condition of this agreement and has/have understood the clauses mentioned in this Agreement has/have approached and offered to purchase the Schedule 'B' Property for the purpose of construction of Schedule 'C' Apartment.

XI. **AND WHEREAS**, the PURCHASER/S herein after due verification and scrutiny, being completely satisfied with the title of the Schedule 'A' Property and with the scheme propounded by the DEVELOPERS and sanctions obtained by them, is/are interested in constructing and owning an apartment described in the schedule 'C' in "**SB URBAN PARK**" and

hereinafter referred to as Schedule 'C' Apartment/Unit to be built in portion of Schedule 'A' Property and as per the scheme the PURCHASER/S agreed to purchase the proportionate undivided share in Schedule 'A' Property from the Owners/First party/Developers which is more fully described in the Schedule 'B' and hereinafter referred as the Schedule 'B' Property and Flat detailed as Schedule C Property for consideration mentioned in Schedule 'D' herein below in the terms of this Agreement and as per the specification provided in this Agreement detailed in Schedule E hereunder and also under the Joint development agreement dated **21-12-2015** and the rights and obligations in the usage of the Schedule C Apartment is more fully detailed in the Schedule F and G hereunder.

XII. **AND WHEREAS**, the Vendors/Developers have agreed to convey Schedule 'B' and "C" Properties subject to PURCHASER/s complying with the terms and conditions of this agreement and payment of all the amounts detailed in this the Agreement to the DEVELOPERS.

XIII. **AND WHEREAS**, under the aforesaid Joint Development Agreement, the Schedule 'B' and 'C' properties are part of the areas covered under the said Joint Development Agreement and in terms of the sharing of the units/apartment between the Vendors and the DEVELOPERS in accordance with their agreed sharing ratio, all the amounts payable by the PURCHASER/S under this Agreement shall be paid to the DEVELOPERS only herein.

XIV. **AND WHEREAS** the PURCHASER/S requested the DEVELOPERS to grant some installments for enabling him/her/them to pay the entire sale price and the DEVELOPERS after considering the same favorably, agreed to grant installments as detailed hereinafter to the PURCHASER/S to pay the entire sale consideration.

THE VENDORS/FIRST PARTY COVENANT WITH THE PURCHASER/S AS FOLLOWS:

i. That the Vendors are the absolute Owners of the Schedule 'A' Property and that their title thereto is good, marketable and subsisting and they have absolute right to convey the same.

ii. That the Schedules 'B' and 'C' properties being conveyed to the PURCHASER/S are free from attachment, encumbrances, court of acquisition proceedings or charges of any kind.

iii. That the Vendors agree to do and execute or cause to be executed all acts, deeds and things, as may be required by the PURCHASER/S for more fully and perfectly assuring the title of the PURCHASER/S to the Schedule 'B' & 'C' Property:

iv. That the Vendors/Developers will not convey or cause to be conveyed to any person/s, any interest in the Schedule A Property and the building, without incorporating the covenants and stipulations as are agreed to and undertaken as between the Vendors/Developers and the PURCHASER/S as per this Agreement:

v. That the Vendors/Developers will pay all taxes, rates and cesses in respect of the Schedule-A Property up to the date of delivery of possession of the Schedule-C property.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. SALE PRICE AND PAYMENT:

1.1 The Vendors/Developers shall sell and PURCHASER/s shall purchase the Schedule 'B' Property for the consideration mentioned in Schedule 'D' herein with right to construct and own Schedule 'C' Apartment/Unit through the DEVELOPERS only. In case of variation in the area of the undivided share to be conveyed in favour of the PURCHASER/S herein in terms of agreement marginally consequent to construction or any verification to plans sanctioned or for any other reason, it shall not affect the consideration stipulated for sale of the Schedule 'B' & 'C' Property.

1.2 The PURCHASER/s has/have paid the amount mentioned in Schedule 'D' hereto to the Vendors/Developers as part payment towards part sale consideration pertaining to the Schedule 'B' & 'C' Property and balance sale price shall be payable to the Vendors /Developers as detailed in Schedule 'D' herein, is essence of this agreement and under no circumstances there shall be delay in payment of the balance sale price since the delayed payments affect the execution of the development works and construction in the Schedule 'A' Property. In case any Cheque/s issued by the PURCHASER/s is/are dishonored for any reason in respect of the payments in Schedule 'D' hereto, the PURCHASER/s is/are liable for lawful action and pay the charges collected by the Bank.

1.3. The consideration for the sale of Schedule 'B' & 'C' Property is arrived at by mutual negotiations between the parties hereto and the PURCHASER/s shall have no right to re-negotiate the sale consideration for any other reason.

1.4. In the event of delay / default by the PURCHASER/s of pay the balance sale consideration as per Schedule 'D' hereto the Vendors /Developers shall be entitled to terminate this agreement by issuing a notice calling upon the PURCHASER/s to pay the arrears due within fifteen (15) days from the date of issue of such notice and if the PURCHASER/S fail to pay the arrears, this agreement shall be deemed to have been terminated.

1.5. In the event of termination as aforesaid, the Vendors /Developers shall refund the balance, if any, without any interest charged within two months from the date of resale / transfer of 'Schedule 'B' and 'C' properties to third parties. The refund

would only happen after the PURCHASER/s execute/s written termination Agreement in favour of the Vendors/Developers.

1.6. That the PURCHASER/s covenant with the DEVELOPERS that if the PURCHASER/s indulges himself/herself/themselves in any of the acts like making false propaganda against the DEVELOPERS by posting the same in Blogs, mails, Websites, media or Newspaper and magazines etc, with an intent to defame the brand name of the DEVELOPERS, then the Vendors /Developers shall be entitled to cancel this Sale Agreement forthwith on such ground.

1.7. In case of breach of the terms and conditions by the PURCHASER/S, this Agreement shall be deemed to have been terminated for default automatically without separate notice being served.

1.8. Upon termination of this Agreement the PURCHASER/s shall not have any claims over the Schedule 'B' Property and Schedule 'C' Apartment/Unit and / or /on the Vendors /Developers and / or/ and the Vendors /Developers shall be entitled to deal with Schedule 'B' and 'C' Properties as they deem fit without reference to PURCHASER/s at their discretion.

1.9. The PURCHASER/s, if a non-resident of India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act-1999 (FEMA), Reserve Bank of India Acts & Rules (RBI) and or any other statutory amendment/modifications made thereof and all other applicable Laws including that of remittance payments, acquisitions, sale, transfer of immovable property etc., and provide the Vendors /Developers in such permissions, approval which would enable the OWNERS/DEVELOPERS to fulfill its obligations and under this Agreement. The PURCHASER/s agree/s that in the event of any failure on his/her/their part to comply with the applicable guidelines issued by RBI, the PURCHASER/s alone shall be liable for any action under FEMA. The PURCHASER/s shall keep the Vendors /Developers fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the PURCHASER/s subsequent to the signing of this Agreement it shall be the sole responsibility of the PURCHASER/s to intimate the same in writing to the Vendors /Developers immediately and comply with necessary formalities if any under the applicable laws. The Vendors /Developers shall not be responsible towards any third party making payments, remittances on behalf of any PURCHASER/s and such third party shall not have any right in this applicable / allotment of the Schedule 'C' Apartment/Unit in any manner and the Vendors /Developers shall issue the payment receipts only in the name of the PURCHASER/s only.

2. PURPOSE OF SALE:

2.1. The Sale of Schedule 'B' & 'C' Property shall be to enable the PURCHASER/s to get constructed the apartment described in Schedule 'C' Apartment/Unit herein exclusively through the DEVELOPERS under the aforesaid scheme of Ownership detailed in the preamble. The PURCHASER/s shall have no right to construct the

Schedule 'C' Apartment/Unit other than through the DEVELOPERS taking into account the nature of scheme.

2.2. The PURCHASER/s shall not seek partition or division or separate possession of Schedule 'B' Property and in no way shall the PURCHASER/s object for construction of apartment by other PURCHASER/s of undivided shares in the Schedule 'A' Property or in balance portion of Schedule 'A' Property, and shall not call in question the sale price that are being paid by the other PURCHASER/s of the undivided share in Schedule 'A' Property.

3. TITLE & TITLE DEEDS:

3.1.The PURCHASER/s is /are provided with true photocopies of all title deeds relating to Schedule 'A' Property and after being fully satisfied as to the title of the Vendors /Developers to the Schedule 'A' Property and the DEVELOPERS right to develop Schedule 'A' Property has/have entered this Agreement. The PURCHASER/s shall not be entitled to further investigate the title of the OWNERS/FIRST PARTY and or the power of the DEVELOPERS to develop and sell and no requisition or objection shall be raised in any manner relating thereto.

3.2 The PURCHASER/s has/have no objection for the DEVELOPERS to create charge of mortgage on Schedule 'A' Property for rising funds to commence and complete the development and construction in the Schedule 'A' Property. However, the DEVELOPERS alone is responsible for discharge of the said charge or mortgage before sale of Schedule 'B' and "C" Properties are completed or shall provide NOC from the said financial institution.

4. EXECUTION OF SALE DEED/S STAMP DUTY, FEES ETC.,

4.1. The PURCHASER/s shall bear the cost of stamp duty payable on the Agreement and he/she/they shall also pay the registration fee and other incidental charges if the PURCHASER/s opts to register this Agreement by mutual consent before Jurisdictional Sub-Registrar.

4.2. The Vendors/Developers agreed to execute Sale deed in terms of the draft prepared by the DEVELOPERS for sale of the Schedule 'B' and "C" properties in favour of the PURCHASER/s, on compliance of the terms and payments of all sums mentioned herein and the Vendors/Developers hereby agree to execute the sale deed on or before ……months plus 6 months grace period from the date of this agreement. The PURCHASER/s agree/s not to claim conveyance or possession till compliance of this Agreements in all respect. The parties hereto shall co-operate with each other for registration of the sale deed in pursuance of this Agreement. The sale deed and its registration process shall be completed through the DEVELOPER's Counsel only and the PURCHASER/s is /are liable to pay the expenses and professional fees stipulated by the DEVELOPERS in respect of thereto and the PURCHASER/s consent/s for the same.

4.3. The Vendors/Developers agree to execute the Sale deed after fulfillment of the terms hereof and the PURCHASER/s has/have agreed for the same.

4.4. The Stamp Duty, registration charges, prevailing at the time of registration of the Sale Deed, legal expenses and all other miscellaneous expenses for execution and registration of the Sale Deed shall be borne by the PURCHASER/s. In the event of sale deed being referred to the authorities for adjudication of stamp duty and/or valuation of the Schedule 'B' and /or 'C' Properties it is the responsibility of the PURCHASER/s to attend to the same at his/her/their cost and secure release of the Sale Deed. The Vendors/Developers shall have no liability in respect thereto.

5. PROPERTY TAXES AND KHATHA.

5.1. The Vendors/Developers shall pay Property taxes and other levies on the Schedule 'A' Property till the date of registration of the Sale Deed. The PURCHASER/s shall be liable to pay the taxes and other levies only from the date of registration of sale deed to the Authorities concerned upon completion of the construction of the Schedule 'C' Apartment which will be separately assessed to property tax.

5.2. That the DEVELOPERS shall make necessary arrangements for the transfer of Khatha pertaining to the Schedule 'C' Apartment at the cost of the Purchaser/s and the PURCHASER/s shall sign necessary forms and applications and the PURCHASER/s shall bear and pay the Legal Charges, Khatha transfer charges, Encumbrances Certificates and Tax Payment pertaining to the Schedule 'B' and 'C' apartment as mentioned in clause 5.1 & 5.2 herein above.

6. DEVELOPERS RIGHT TO DEVELOP THE `SCHEDULE `A' PROPERTY':

The Developers reserves the exclusive and absolute right, power and authority to develop the Schedule `A' Property as per sanction plan in stages and deal with the same in the manner it deem fit in which neither the Purchaser/s herein or none of the purchaser/s of development or any buildings in the Schedule 'A' Property would have any objection or concern therein. The Developers reserves easementary rights in perpetuity in the roads and other passages leading to the buildings in the Schedule `A' Property for themselves. The perpetual easementary right of access created as aforesaid, is a restrictive covenant which runs with the land and is irrevocable under any circumstances whatsoever and the Purchaser/s or the Purchaser/s shall not have the right to question such use and enjoyment of roads and passages and other amenities and facilities in the Schedule `A' Property by the First Party/Developers and/or their transferees and/or persons claiming under them. The Developers shall be responsible for structural defect if any noticed in the building upto **one year** from the date of agreement or as agreed in the joint development agreement stated above.

7. INDEMNITY:

The Vendors/Developers shall keep the Purchaser/s fully indemnified against all encumbrances, claims, demands, costs and expenses occasioned or made by the

Vendors /Developers or any person having or claiming any estate, right, title or interest over the Schedule 'A' Property.

8. NOTICES:

8.1. Any notice or correspondence to be sent to any party under this Agreement shall be addressed and sent to their respective addresses mentioned in this Agreement and such notices and correspondence are deemed to have been served on the parties if addressed and sent by courier or by e-mail notification or by personal delivery or by Registered Post and either party may ignore any other mode of communication. The party sending Notice/correspondence is not responsible for non-delivery due to change in the address if the party changing the address has not intimated in writing the change in the address.

8.2. In case there are joint PURCHASER(s) all communications shall be sent by the DEVELOPERS to the PURCHASER/S whose name appears first and at the address given by the PURCHASER/s which shall for all intents and purposes be considered as properly served on all the PURCHASER/s.

9. NO RIGHT TO OBSTRUCT DEVELOPMENT:

The Purchaser/s shall have no right at any time whatsoever to obstruct or hinder the progress of the construction of the Apartment/Flat and other developments or any part thereof in the Schedule 'A' Property and/or in "**SB URBAN PARK**".

10. ASSIGNMENT:

10.1. It is specifically agreed by the Purchaser/s that before the execution of the Sale Deed, the Purchaser/s shall transfer or assign his/her/their right under this agreement to anyone only with the written consent of the Developers.

10.2. In the event of Assignment or transfer as stated above, the Vendors/Developers shall charge an assignment fee of Rs………/- (Rupees ……Hundred Only) per square feet on the super built up area of the Schedule 'C' Property at the time of assignment of the said Apartment/unit subject to clearance of all payments & dues pending from Purchaser/s under this Agreement and the Agreement of Sale.

10.3. In addition to above, the Vendors /Developers consent (if granted) to dispose, transfer or sale by way of assignment of the said Apartment to a third party shall be inter alia subject to the Purchaser/s or the Purchaser/s :- (i) Settling all charges outstanding and payable to the Developers as mentioned in this Agreement and other overdue interest (if any); (ii) Causing the new buyer(s) to execute fresh Deeds with the Developers (as per the format of the Developers) at the cost of the Purchaser/s or Assignee.

11. SPECIFIC PERFORMANCE & ARBITRATION & JURISDICTION:

11.1. Subject to Clause below, in the event of default by the Vendors /Developers, the PURCHASER/s is/are entitled to enforce specific performance of this contract.

Similarly, in the event of default by the **PURCHASER/s**, the Vendors /Developers shall be entitled to terminate this agreement at once.

11.2. In the event of any differences or disputes arising between the parties in regard to this Agreement or any matter relating thereto, the same shall be referred to a sole Arbitrator to be appointed by the Vendors/Developers and his/her/their award shall be final and binding on the parties hereto and Arbitration shall be as per the Provisions of the Arbitration & Conciliation Act in force. The Arbitration shall be conducted in English Language and the place of Arbitration shall be in Bangalore city.

11.3. The courts at Bangalore city alone shall have Jurisdiction in all matters relating to this Agreement.

12. INDULGENCE:

Any delay tolerated or indulgence shown by the Vendors /Developers in enforcing the terms of this Agreement or any forbearance or giving of time to the PURCHASER/s shall not be construed as a waiver on their part as any breach or non-compliance of any of the terms and conditions of this Agreement by the PURCHASER/s nor shall the same in any manner prejudice the right of the Vendors /Developers.

13. 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 on this Date.

14. AMENDMENT:

This Agreement may be amended only by a written document executed between the parties by mutual consent.

15. SEVERABILITY:

In the event that any provision of this Agreement is 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 provisions of this Agreement will remain in full force and effect unless the parties decide that the effect of such declaration is to defeat the original intention of the parties.

16. RULES OF INTERPRETATION:

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

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 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.

17. CUSTODY:

The original of this Agreement shall be with the PURCHASER/s and copy thereof with the Vendors /Developers.

18. MODE OF PAYMENT:

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favour of '**SB URBANSCAPES-RERA Designated Account for SB URBAN PARK - 50200089904971**' payable at HSR Sector 4.

19. POSSESSION OF THE APARTMENT

Schedule for possession of the said Apartment - The Promoter agrees and understands that timely delivery of possession of the Apartment to the allottee and the common areas to the association of allottees or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to hand over possession of the Apartment along with ready and complete common areas with all specifications, amenities and facilities of the project in place on **30-11-2026**, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the

real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 60 days from that date. The Promoter shall intimate the allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

SCHEDULE "A" PROPERTY

(The Property on which the building "SB URBAN PARK" is being constructed)

All that piece and parcel of the immovable Property being Residentially converted land bearing Sy.No.78/1 measuring 2 Acres 21 guntas, situated at Rachenahalli Village, K.R. Puram Hobli, Bangalore East Taluk, (Duly converted from agricultural to non-agricultural residential purposes vide Official Memorandum dated 17/03/2015, bearing No.ALN(KRPH) SR/144/14-15 by issued by the Deputy Commissioner Bangalore), presently coming under the jurisdiction of BBMP and bounded on:

East by	:	Land bearing Sy.No.79
West by	:	Land bearing Sy.No.77;
North by	:	Road;
South by	:	Land bearing Sy.No.78/2, 4, and 5

: SCHEDULE "B" PROPERTY:

Undivided right, title and interest and Ownership in Schedule "A" Property which works out **……..**Sq. Feet **(……..Sq Mtrs)**, of land share in Schedule `A' Property.

SCHEDULE "C" PROPERTY

Residential Apartment bearing **No. ……of ……..BHK** in **…… Floor** in **"SB URBAN PARK"** measuring about **……. Sq. Ft (…….Sq Mtrs)** of super built up area approximately inclusive of proportionate share in common areas such as passages, lobbies, lifts, staircases and other areas of common use along with One Covered Car Parking Space in the Basement floor and bounded on:

East By :

West By :

North By :

South By :

SCHEDULE "D":

The consideration for sale of Schedule `B' & 'C' Property is Rs.**----------/-** (Rupees **----------** Only), out of the above the PURCHASER/s has/have paid to the DEVELOPERS

A. Rs. **----------/-** (Rupees ----- Only) as advance by way of NEFT UTR NO : **---------** dated **---------** as advance to the Developers, receipt of which is hereby acknowledged by the Vendor/Developers.

B. Rs. **-------/-** (Rupees -------- Only) as advance by way of RTGS UTR NO : **---------** dated **------** as advance to the Developers, receipt of which is hereby acknowledged by the Vendor/Developers.

C. Rs. **----------/-** (Rupees -------- Only) as advance by way of RTGS UTR NO : **------** dated **----------** as advance to the Developers, receipt of which is hereby acknowledged by the Vendor/Developers.

D. Rs. **----------/-** (Rupees ---------- Only) the balance amount shall be payable in the manner stated below:

Payment Schedule	
Booking Amount	1%
On signing of Agreement	19%
On Casting of Basement Slab	6%
On Casting of Ground Floor Slab	6%
On Casting of First Floor Slab	6%
On Casting of Second Floor Slab	6%
On Casting of Third Floor Slab	6%
On Casting of Fourth Floor Slab	6%
On Casting of Fifth Floor Slab	6%
On Casting of Sixth Floor Slab	6%
On Casting of Seventh Floor Slab	6%
On Casting of Eighth Floor Slab	6%
Block Work	5%
Plastering	5%
Tiles laying & Painting Work	5%
Registration	5%
	100%

SCHEDULE "E":

SPECIFICATIONS & AMENITIES

Specifications:
Structure:

- RCC framed structure designed to seismic resistance Zone-II with CC Block Masonry Walls.
- Independent walls (as per Architectural Design)
- Blocks-A.V.S, Apco, Sobha or equivalent.
- Sand- River sand and Robo Sand.
- Cement – ACC, Birla, Bharti, Ultratech or equivalent.

Flooring and Tiling: NITCO/Kajaria:

- Living/Dining and Bedrooms: 2ft*2ft premium vitrified tiles.
- Kitchen Flooring: 2ft*2ft premium vitrified tiles, Glazed ceramic tiles, dado up to 2ft height above the Kitchen platform.
- Bathrooms: Antiskid ceramic tiles in all bathrooms, Ceramic tile (premium) dado upto 7' height in all Bathrooms.
- Balconies: 12"*12"premium quantity ceramic tiles.

All Common:

- Lobby and stairs: Granite, in staircase side Granite to be Fitted.
- Skirting: Granite 4 inches high.

Kitchen Counters:

- 19mm thick polished granite.
- Sanitary and plumbing: By hindware/parryware.
- Sanitary fitting: parryware brand (premium collection).
- Faucets: CP of jaguar.
- Plumbing: All water lines shall be of CPVC.
- Drainage lines and storm water drain pipes shall be in UPVC.
- Kitchen sink: Stainless Steel sink with drain board of Franke/Nirali or Equivalent.
- Provision for Aqua Guard point
- Provision for utensils washing in utility and washing machine.

Doors:

- Door frames: Burma teak wood for Main door and Red Sal/Red Meranti Shutters for other doors.
- Door shutters: Main door shall be in solid core flush (block board) shutter provided with a natural wood veneer, all other internal doors shall be Membrane pressed doors.
- Windows shutters: 3 track UPVC with mosquito mesh (Rehau, VEKA, KILBORN or equivalent make) with safety grill.

Electrical:

- Wiring: Finolex/Havells or Equivalent
- Switches: Crabtree/Anchor or Equivalent
- Connected power: 3KW for 2BHK and 4KW for 3BHK.
- Provision for AC points for all Bed rooms.
- ELCB/MCB by Legrand/Indo Asian or Equivalent

Paint and Polish:

- Internal paint: All internal paint shall be in premium Emulsion Asian.
- Doors: All main doors shall be with Melamine polish and internal doors with the enamel paint.
- External Paint: Asian paints Apex.

Elevators:
Automatic elevators by Kone/Johnson/Schindler.

Generator:
100% back up for common area lift. Backup power of 1 KW for all flats.

Communication:
Provision for TV and Telephone points in living and all bedrooms and internet connection.

Intercom: Each flats.

Amenities:

- Club house,
- Swimming pool,
- Gas pipeline,
- Grand entry/arrival plaza with entry arch,
- Security kiosk with intercom security and connectivity(CCTV),
- Rain water Harvesting/Recycling,
- Elegant floor lobbied and lift cladding in granite,
- Wi-Fi enabled residential complex,
- Tot lot(Children's play area with sand pit)

: SCHEDULE "F":

:RIGHTS OF THE PURCHASER/S:

The Purchaser/s shall have the following rights in respect of the Schedule "A" Property and the Building to be constructed thereon;

1) The right and liberty to the Purchaser/s and all persons entitled, authorized or permitted by the Purchaser/s (in common with all other persons entitled, permitted or authorized to a similar right) at all times, and for all purposes, to use the staircases, passages and common areas in the Building for ingress and egress and use in common;

2) The right to subjacent lateral, vertical and horizontal support for the Schedule "C" Apartment from the other parts of the Building;

3) The right to free and uninterrupted passage of water, gas, electricity, sewerage, etc., from and to the Schedule "C" Apartment through the pipes, wires, sewer lines, drain and water courses, cables, pipes and wires which are or may at any time hereafter be, in under or passing through the Building or any part thereof by the Schedule "A" Property;

4) Right to lay cables or wires for Radio, Television, Telephone and such other installations, in any part of the Building, however, recognizing and reciprocating such rights of the other Apartment Owners;

5) Right of entry and passage for the Purchaser/s with/without workmen to other parts of the Building at all reasonable times after notice to enter into and upon other parts of the Building for the purpose of repairs to or maintenance of the Schedule "C" Apartment or for repairing, cleaning, maintaining or removing the water tanks, sewer, drains and water courses, cables, pipes and wires causing as little disturbance as possible to the other Apartment Owners and making good any damage caused.

6) Right to use along with other Owners of Apartment all the common facilities provided therein on payment (Membership fee & Monthly fee) of such sums as may be prescribed from time to time by the Developers or/its nominees Right to use the club house, is subject to the apartment Owners subscribing to the membership and paying the monthly membership fee and rent to the Developers or its nominees.

7) Right to use along with other Owners of Apartment all the common facilities provided therein on payment of such sums as may be prescribed from time to time by the Developers or the Owners Association of Apartment Owners/s.

: SCHEDULE "G":

: OBLIGATIONS ON THE PURCHASER/S:

1) Not to raise any construction in addition to that mentioned in Schedule `C' above.

2) Not to use or permit the use of the construction referred to in Schedule `A' above in a manner which would diminish the value or the utility or of construction made thereon.

3) Not to use the space in Schedule `A' above left open after construction for parking any vehicles or to use the same in any manner which might cause hindrance to or obstruct the movement of vehicles.

4) Not to default in payment of any taxes or levies to be shared by the other apartment Owners of the Schedule `A' Property or expenses to be shared by Owners of construction thereon or any specified part thereof.

5) Not to decorate the exterior of the property to be constructed otherwise than in the manner agreed to by at least two third majority of the Owners of the apartment building in Schedule `A' above.

6) Not to make any arrangements for maintenance of the building in Schedule `A' above and for ensuring common amenities therein for the benefit of all concerned other than that agreed to by two third majority of all apartment.

7) The Purchaser/s shall have no objection whatsoever to the Developers handing over the common areas and the facilities to the common organization or association that may be formed and pending formation of the same, the Developers shall retain the same and the Purchaser/s has given specific consent to this undertaking.

8) The purchaser/s cannot object to the space available in any portion of the property excluding the common areas specified.

9) The Purchaser/s shall become Member of the Owners' Association on its formation and agree to observe and perform the terms and conditions and bye-laws and rules and regulations of the Association that may be formed and pay the admission fee and other fees that may be required taxes and outgoings in terms of this Agreement. Such Association shall be purely for maintenance and management of the multistoried building though each individual Owners of apartment will be Owners thereof and the undivided share in the land. The main purpose and object of such association is to take over accounts/finance of the multistoried building and properly manage the affairs of the same, provide all

facilities to the occupants of the building and collect from the apartment Owners/occupants the proportionate share of maintenance cost and out goings.

10) The Purchaser/s and other Owners of Apartment in the building shall deposit, pay proportionate sums as are required towards maintenance and management of the common areas and facilities in **"SB URBAN PARK"** (subject to further revision from time to time) and interest thereon shall be utilized for the maintenance and management of the common areas and facilities. The Developers shall maintain the building upto six months from the date of issuance of occupancy certificate irrespective of whether the purchaser has got executed sale deed/possession and thereafter the purchaser has to pay the proportionate maintenance charges to developers/association.

11) The Purchaser/s shall use the apartment as a private residence and the car-parking space for parking a light vehicle.

12) The Purchaser/s shall maintain the front elevation and the side and rear elevations of the apartment, in the same form as the Developers constructs, and not at any time alter the said elevation in any manner whatsoever without the prior consent in writing from the Developers or the Association, as the case may be.

13) The Purchaser/s shall from the date of taking over possession, maintain the apartment at Purchaser's cost in a good and tenantable repaired condition and shall not do or suffer to be done anything in or to the said apartment and/or common passages, or the compound which may be against the rules and bye-laws of the Bangalore Mahanagara Palike or Bangalore Development Authority or any other authority.

14.a) The name and/or apartment number of the Purchaser/s shall be put, in standardized letters and coloring only at the location/board that may be designated by the Developers in the entrance lobby and at the entrance door of the particular Apartment but at no other place in the building and the number shall not be altered.

b) No sign board, hoarding or any other logo or sign shall be put up by the Purchaser/s on the exterior of the building or on the outer wall of the apartment.

c) The Purchaser/s shall not alter the colour scheme of the exterior of the building or of the exterior lobby wall of the said apartment though the Purchaser/s shall be entitled to select and carry out any decoration / painting of the interior of the said apartment.

d) The Purchaser/s shall not do anything that may adversely affect the aesthetic appearance/beauty of the building, nor do anything in the compound of the

Property which may cause any nuisance or obstruction or hindrance to the other Owners.

e) Any further or other construction that may be constructed over and above the construction already sanctioned as aforesaid such construction may be carried out by and/or at the direction of the Developers. The Purchaser/s shall not object to the same or to cause any obstruction or hindrance thereof, nor to ask for any discount and/or rebate and/or abatement in the above mentioned consideration.

15) The Purchaser/s shall, from time to time, do and execute all further acts, deeds, matters and things as may be reasonably required by the Vendor/Developers for duly implementing the terms and intent of this Sale Deed.

16) Since the Purchaser/s is to own the aforesaid undivided interest in the land described in the Schedule `A', it is specifically agreed that the Purchaser/s shall be entitled in common with the Purchaser/Holder/s of the other apartment in the aforesaid building, to use and enjoy the common areas and facilities listed hereunder:

a) Porch, Entrance Lobby and Common Passages;
b) Lifts/Pumps/Generators;

17) The Purchaser/s is/are aware that the exclusive right of use of car parking space will be allotted by the Developers to the various Apartment Owners and that the right of use so allotted shall vest solely in the respective Apartment Owners to whom it is allotted, notwithstanding that the reserved car parking space forms part of the common area.

18) The Purchaser/s shall have no objection to such right of use being allotted. It is however, clearly understood that such right of use shall not vest in the Purchaser/s any title to the land earmarked as Car Parking Space.

19) The Purchaser/s shall keep the apartment, walls, floor, roof, drains, pipes and appurtenances thereto belonging in good condition so as to support, shelter and protect the parts of the entire building.

20) The Purchaser/s either in "**SB URBAN PARK**" or in the Schedule "C' apartment shall not at any time cause any annoyance, inconvenience or disturbance or injury to the occupiers of other apartment and parking spaces.

The Purchaser/s especially shall not:-

a) Close the lobbies, stairways, passages and parking spaces and other common areas:

b) make any alterations in the elevation or both faces of external doors and windows/Balconies of the apartment /parking space which in the opinion of the Owners' Association or Developers differ from the colour scheme of the building.

c) Make any structural alterations in the apartment;

d) Default in payment of any taxes like GST or levies to be shared by the other Owners of the Schedule "A" Property or common expenses for maintenance of the building.

e) Create nuisance or annoyance or damage to other occupants and Owners by allowing pounding, running machinery and causing similar disturbances and noises.

f) Install machinery, store/keep explosives, inflammable/prohibited articles which are hazardous, dangerous or combustible in nature.

g) Use the common corridors, stair cases, lift lobbies and other common areas either for storage or for use by servants at any time.

h) Bring inside or park in the Schedule "A" Property any lorry or any heavy vehicles.

i) Use the apartment or portion thereof for purpose other than for residential purposes and not to use for any illegal or immoral purposes.

j) Drape clothes in the balconies and other places of building;

k) Enter or trespass into the Parking Areas not earmarked for general common use.

l) Throw any rubbish or used articles in Schedule "A" Property other than in the Dustbin provided in the property.

m) Undertake any interior decoration work or additions, alterations inside the apartment involving structural changes without prior consent in writing of the Developers.

n) Trespass into other apartment in "SB URBAN PARK"

o) Create any nuisance or disturbance or misbehave in the matter of enjoying the common facilities provided to the entire apartment Owners in "SB URBAN PARK"

p) Put up any construction in Common Areas/Terrace/Parking.

q) Park any vehicles in any part of Schedule 'A' Property except in the parking area specifically acquired by the Purchaser or enclose the same in any manner.

r) The Developers shall also have the right to construct the Terrace or any part thereof to the Purchaser/s.

21) The Purchaser/s shall have no right at any time whatsoever to obstruct or hinder the progress of the construction of the multistoried buildings or any part thereof in the Schedule "A" Property.

22) The Purchaser/s shall maintain at Purchaser's cost the said Apartment and Parking Space in good condition, state and order and shall abide by all the laws and regulations of the Government, Corporation of the City of Bangalore and any other duly constituted authority from time to time in force, and answer and be responsible for all notices or violations and of any of the terms and conditions in this Agreement, from the date of execution of the sale deed and/or handing over possession of the Schedule "C" Property, whichever is earlier.

23) The Purchaser/s shall use all sewers, drains and water lines now in or upon or hereafter to be erected and installed in the Apartment Building in common with the other Apartment Owners and to permit free passage of water, sanitary, electricity and electrical lines, through and along the same or any of them and to share with the other Apartment Owners the cost of maintaining and repairing all common amenities such as common accesses staircases, lifts, generator, etc., and to use the same as aforesaid and/or in accordance with the Rules, Regulations, Bye-Laws and terms of the Association to be formed by or among the Apartment Owners in the Building.

24) The Purchaser/s shall permit the Developers and/or Owners' Association their agents with or without workmen at all reasonable times to enter into and upon the Apartment/ Parking Space or any part thereof for the purpose of repairing, maintaining, re-building, cleaning and keeping in order and condition all services, drains, structures or other conveniences belonging to or servicing or used for the said apartment and also for the purpose of laying, maintaining, repairing and testing drainage, water pipes and electric wires and for similar purposes and also for the purpose of cutting off the supply of water and electricity etc., to the Apartment /Parking space or other common areas of the building or to the occupiers of such Apartment/ Parking space as the case may be who have defaulted in paying the share of the water, electricity and other charges.

25) The Purchaser/s shall pay to the Developers or Owners' Association as the case may be the following expenses in proportion to the Purchaser's share in Schedule "A" Property from the date of taking possession of the said Apartment or from the date of execution of Sale Deed, whichever is earlier :

(a) Expenses of routine maintenance which includes whitewashing, painting and other minor works and repairs.

(b) Common expenses for maintenance of lifts, pump sets, generators and other machineries, sanitary and electrical connections in the building, electricity and water charges for common services, replacement of fittings and bulbs in all common places, expenses for maintenance of the building and the land surrounding thereto, garden, pots and other plants, salaries and other amounts payable to the Estate Officer, Watchman Security guards, lift operators, plumbers, electricians, gardeners, pumps and generator operators etc.

IN WITNESS WHEREOF the PARTIES hereto have signed this **AGREEMENT** on the date, month and year first above-written at **BANGALORE.**

WITNESSES:

1.

Represented by their GPA Holder
M/s SB URBANSCAPES
Represented by its Partner
RAJAGOPAL DESU & K JANARDHAN REDDY
(FIRST PARTY/VENDORS)

2.

M/s SB URBANSCAPES
Represented by its Partner
RAJAGOPAL DESU & K JANARDHAN REDDY
(SECOND PARTY/DEVELOPERS)

(PURCHASER/S)

Drafted by: