

referred to and settled by Arbitration in Bangalore under the Provision of the Indian Arbitration and Reconciliation Act, 1996.

23. DEFECT LIABILITY PERIOD:

The Promoter agree that they shall for a period of six months from the date of the Owner's constructed Area is ready for occupation (whether delivery is taken or not) be liable to repair or cause repair at the cost of Promoter, of any structural defects noticed during the period of six months. Cracks in plaster will not be considered as structural defects.

24. SUPPLEMENTAL AGREEMENT:

The terms and conditions of this agreement may be suitably altered, amended or modified by mutual consent between the Owners and Builder by way of supplemental agreement(s) for augmenting their beneficial interests.

25. SPECIFICATION:

- a) STRUCTURE: RCC framework structure,
- b) FRAME: Superstructure 6" and 4" Solid Concrete Block
- c) PLASTERING: External double coat sponge finish and internal single coat Lime rendering.
- d) DOOR: Front Door of teak frame with Laminated Shutter and all other doors of sal wood frame with flush shutter
- e) WINDOWS: Aluminum Powder Coated Windows with Safety Grills.
- f) FLOORINGS: Vitrified in Hall and Dining, Ceramic in Bed Rooms and other areas of ISO qualified material.

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- g) KITCHEN: Flooring with Vitrified Tiles, cooking platform in polished granite with granite or steel sink and storage racks.
- h) TOILETS: Flooring with Ceramic Tiles and glazed tiles dado of 7 feet height with necessary fixtures and fittings (Parryware or Hindware or Cera make)
- i) PAINTINGS: Plastic Emulsion with two coats of lippum putty internal, Ace external and enamel paints for doors and windows.
- j) ELECTRICAL: Concealed copper wiring with required number of points (Achor or Havells make).
- k) SANITARY & WATER SUPPLY: PVC & CPVC
- l) Power back up: 1KVA for each residential unit and sufficient power back up for common areas, lift and motor and pumps etc.,

OTHER AMENITIES: kids Pool, Backup DG Set, Fully Equipped Gym, Multipurpose Hall, Jogging Track EPAB System, & Lift of Standard Make.

Note: approximately the Available FAR of the building will be 1.75%, the value of the Land Owners super built up area is more than the value of the Developers' share undivided share of land in the project.

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