

AGREEMENT FOR SALE

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THIS SALE CUM CONSTRUCTION AGREEMENT IS MADE AND EXECUTED ON THIS DAY OF , TWO THOUSAND TWENTY-TWO

(/ /2022) AT HOSKOTE:

1. **Sri. KISHORE.R.**, aged 25 years,
Son of Sri. Ramesh Naidu,
Aadhaar No: 8173 0408 7489
PAN No: EUKPK1255H
Residing at: LIG 45,
KHB Colony, Hoskote,
Bangalore Rural District -562114.

2. **Sri. PRADEEP.A**, aged about 31 years,
Son of Sri. Ananthram.S.,
Aadhaar No: 2853 8254 7644,
PAN No: CSIPP8541F
Residing at: Site No.85, 3rd Phase
Nisarga Layout, Kannurahalli Main Road,
Near Sangollirayanna Circle, Hoskote-562114.

3. **Sri. MUNI MANJU.H.M.**, aged about 34 years,
Son of Sri. Muniraju.P.,
Aadhaar No: 6607 0981 8169,
PAN No: BUBPM9313C
Residing at: #4, Kanakapura Road, Near Twinklers School,
Hosadoddi, Bangalore South-560082.

4. **Sri. MADHU.H.M.**, aged about 36 years,
Son of Sri. Muniraju.P.,
Aadhaar No: 9336 9880 9520,
PAN No: BDLPM5983P
Residing at: #4, Kanakapura Road, Near Twinklers School,
Hosadoddi, Bangalore South-560082.

(hereinafter referred to as the “**FRIST SET OF OWNERS**”);

1. **Sri. VENUGOPALA K A.**, aged about 32 years,
Son of Appaji K,
Aadhaar No. 3555 7724 4883,

All are residing at:
M V Extension, Hoskote,
Bangalore Rural District
Bangalore- 562114.

(hereinafter referred to as the **“SECOUND SET OF OWNERS”**);

1. **Sri. JAGADISH K A.**, aged about 30 years,
Son of Appaji K,
Aadhaar No. 3555 7724 4883,

All are residing at:
M V Extension, Hoskote,
Bangalore Rural District
Bangalore- 562114.

(hereinafter referred to as the **“THIRD SET OF OWNERS”**);

1. **Sri. SURENDRA KUMAR**, aged about 58 years,
Son of V Ramaiah,
Aadhaar No. 4983 7835 4420,

2. **Sri. RAMESH NAIDU**, aged about 56 years,
Son of Sri. Venkatappa,
Aadhaar No. 6911 5521 5872,

(hereinafter referred to as the **“FOURTH SET OF OWNERS”**);

1. **Smt. SUMATHI**, aged about 44 years,
Wife of Late. Aadhaar No. 7764 3387 6281,

(hereinafter referred to as the **“FIFTH SET OF OWNERS”**);

1. **Smt. SHARADAMMA**, aged about 44 years,
Wife of Late. Aadhaar No. 7764 3387 6281,

(hereinafter referred to as the **“SIXTH SET OF OWNERS”**);

1. **Sri. RAMESH**, aged about 44 years,
Son of Venkatagiriappa

Aadhaar No. 7764 3387 6281,

2. **Sri. NAVEEN KUMAR K R**, aged about 44 years,
Son of RAMESH
Aadhaar No. 7764 3387 6281,

3. **Sri. RAGHU K R**, aged about 44 years,
Son of RAMESH
Aadhaar No. 7764 3387 6281,

(hereinafter referred to as the **“SEVENTH SET OF OWNERS”**);

1. **Sri. RAMAMURTHY L**, aged 46 years,
Son of Sri. Lakshmaiah,

Aadhar No. 5916 4508 6581
2. **Sri. MUNICHIKKANNA**, aged 43 years,
Son of Sri. Lakshmaiah,

Aadhar No. 3204 0250 2000
3. **Sri. ANIL KUMAR**, aged 38 years,
Son of Sri. Lakshmaiah,

Aadhar No. 2747 7215 8010
4. **Sri. NITHIN L**, aged 34 years,
Son of Sri. Lakshmaiah,

Aadhar No. 6573 6209 1877

(hereinafter referred to as the **“EIGHTTH,NINETH ,TENTH, ELEVENTH,TWELTH SET OF OWNERS”**);

1. **Sri.RAMESHA.N.**, aged 52 years,
Son of Sri.Narasimhaiah,

Aadhaar No:3525 6429 1234

Residing at No.6/441, V V Extension,

Hoskote Town, College Road,
Hoskote, Bangalore Rural District,
Bangalore-562114.

2. **Sri. SURESHA.N.**, aged 47 years,
Son of Sri.Narasimhaiah,

Aadhaar No:9947 9952 9028

Residing at No. 6/441, MV Extension,
Hoskote Town, Near Govt PU College
Hoskote, Bangalore Rural District,
Bangalore-562114.

3. **Sri.N.HARISH.**, aged 42 years,
Son of Sri.Narasimhaiah,

Aadhaar No:8681 8729 6856

Residing at No. 6/-441/2, MV Extension,
Hoskote Town, Hoskote,
Bangalore Rural District,
Bangalore-562114.

(hereinafter referred to as the **“THIRTEENTH, FOURTEENTH,SIXTEENTH SET OF OWNERS”**);

1. **Smt.RATHANAMMA**, aged 60 years,
Wife of Late.Sri.Chinnaswamy,

Aadhaar No:2898 5275 9682
2. **Sri.SUBRAMANI.G.C.**, aged 37 years,
Son of Late.Sri.Chinnaswamy,

Aadhaar No:3155 1511 9721
3. **Smt.G.C.SHAKUNTHALA**, aged 30 years,
Daughter of Late.Sri.Chinnaswamy,

Aadhaar No:8919 4041 1463

4. **Smt.PREMA.G.C.**, aged 30 years,
Daughter of Late.Sri.Chinnaswamy,

Aadhaar No:6626 7505 6883
5. **Smt.GEETHA.G.C.**, aged 28 years,
Daughter of Late.Sri.Chinnaswamy,

Aadhaar No:2960 1326 594

All residing at: Ganagalu Village,

Doddagattiganabbe, Hoskote Taluk,

Bangalore Rural District,

Bangalore-562 114.

(hereinafter referred to as the **“FIFTEENTH SET OF OWNERS”**);

Sri.KISHORE.R.,aged 23 years,
Son of Sri.Ramesh Naidu,
Aadhaar No: 8173 0408 7489
Residing at: LIG 45,
KHB Colony, Hoskote,
Bangalore Rural District
Bangalore-562114.

(hereinafter referred to as the **“SEVENTEENTH SET OF OWNERS”**);

SMT.AMARAVATHI.D.V.,aged 39 years,
W/o.Sri.Kapildev C Ullal
Aadhaar No.4941 5548 7188
Residing at: 36/2, Sai Anugraha Judicial Street,
Allasandra Main Road, Yelahanka,
Bangalore North Taluk, Bangalore–560065.

(hereinafter referred to as the **“EIGHTEENTH SET OF OWNERS”**);

1. **Smt.CHIKKAMUNIYAMMA**, aged 81 years,
Wife of Late.Sri.H.B.Kempaiah,

Aadhaar No: 8839 8178 8363
2. **Sri.K.MUNIRAJU**, aged 49 years,
Son of Late.Sri.H.B.Kempaiah,

Aadhaar No:8851 5047 2674

3. **Sri.BASAPPA**, aged 43 years,
Son of Late.Sri.H.B.Kempaiah,

Aadhaar No:8684 8386 1212
4. **Smt.SUJATHAMMA**, aged 52 years,
Daughter of Late.Sri.H.B.Kempaiah,

Wife of Sri.Krishnappa,

Aadhaar No: 6524 0925 7927

All Residing at: Kannurahalli Village,

Hoskote Taluk,

Bangalore Rural District-562 114

(hereinafter referred to as the “**NINETEENTH SET OF OWNERS**”);

1. **Sri.M KRISHNAMURTHY**, aged about 52 years,
Son of Sri.Muniyappa,

Aadhaar No:3770 0512 921
2. **Smt.CHANDRAKALA M**, aged about 39 years,
Wife of Sri.M Krishnamurthy,

Aadhaar No:6633 0339 0435

Owners at Sl.Nos.1 and 2

are residing at:

Kurubarapet, Hosakote,

Bangalore Rural District,

Bangalore-562114
3. **Smt.BRUNDHA.H.K.**, aged about 21 years,
Wife of Sri.Prashanth H K,

Daughter of Sri.M Krishnamurthy

Aadhaar No: 3140 1618 4621

Residing at: Kannurahalli Village,

Hosakote Taluk,
Doddagattiganbbe,
Bangalore Rural District
Bangalore-562114.

(hereinafter referred to as the **“TWENTYTH SET OF OWNERS”**);

1. **Sri Anil kumar.**, aged about 21 years,
Son of Sri.

Residing at: Kannurahalli Village,
Hosakote Taluk,
Doddagattiganbbe,
Bangalore Rural District
Bangalore-562114.

(hereinafter referred to as the **“TWENTYFRIST SET OF OWNERS”**);

Hereinafter referred to as the **'DEVELOPER/PROMOTER'**, which term wherever the context so applies shall mean and include the Partnership Firm, its Partners, legal heirs, legal representatives, executors, administrators and assigns etc., of the First Part;

Herein after referred to as the **“Promoter”** (which express in shall unless repugnant to the context or meaning there of be deemed to mean and include the partners or partner for the time being of the said firm,the survivor or survivor of them and their heirs, executors, administrators of the last surviving partner and his/her/their assigns

AND

The Promoter and Allottee shall hereinafter collectively be referred to as the **“Parties”** and individually as a **“Party”**.

hereinafter referred to as the **“Allottee”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns) **OF THE OTHER PART.**

DEFINITIONS:

For the purpose of this Agreement for Sale, unless the context otherwise requires,-

- a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);
- b) "appropriate Government" means the State Government of Karnataka;
- c) "Rules" means the Karnataka Real Estate (Regulation and Development) Rules, 2017
- d) "Regulations" means the Regulations made under the Real Estate (Regulation and Development) Act, 2016;
- e) "Section" means a section of the Act.

WHEREAS:

A. The Promoter is the absolute and lawful owner of [municipal nos./ survey nos.]

[*Please insert land details as per local laws*] 1200 totally admeasuring

1200 square meters situated at Kannurahalli in Village & Hobli KASABA

("Said Land") vide sale deed(s) dated _____ registered as documents no. _____ at the office of the Sub-Registrar;

[OR]

_____ ("Owner") is the absolute and lawful owner of [municipal nos./ survey nos.] [*Please insert land details as per local laws*] _____ totally admeasuring _____ square meters situated at _____ Village & Hobli _____ ("Said Land") vide sale deed(s) dated _____ registered as documents No. _____ at the office of the Sub-Registrar. The Owner and the Promoter have entered into a [collaboration / development / joint development]

agreement dated _____ registered as document No. _____ at the office of the

Sub-Registrar or / and in terms of the said collaboration / development / joint development] agreement, the owner has executed the registered General power of Attorney dated _____ as document No _____, at the office of the Sub-Registrar.

WHEREAS, the Vendor herein is the sole and absolute owner of all that piece and parcel of the below mentioned Lands:

A:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 84/7 measuring 17 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District **Whereas, the said property is acquired by the Vendor to Serially herein through the Registered SALE DEED** For Survey Number 84/7, **date:** 16.10.2019, **bearing Doc.No:** HSK-1-6192-2022-23, Stored in CD No. HSKD1764, of Book-I, before the Office of the Sub-Registrar Hoskote **and the same got converted from Agricultural to Non-agricultural Residential Purpose on** Survey Number 84/7 **dated:** 07/03/2024, bearing No.626173, **which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:1 of the Schedule-A Property.**

B:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 84/8, measuring 8.50 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District. **Whereas, the said property is acquired by the Vendor to Serially herein through the Registered PARTITION DEED** For Survey Number 84/8, **date:** 05/02/2025, **bearing Doc.No:** HSK-1-13538-2021-22 of Book-I, before the Office of the Sub-Registrar Hoskote, **and the same got converted from Agricultural to Non-agricultural Residential Purpose on** Survey Number 84/8, **dated:** 07/03/2024, bearing No.626242, **which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:2 of the Schedule-A Property.**

C:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 84/9, measuring 8.50 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District. **Whereas, the said property is acquired by the Vendor to Serially herein through the Registered PARTITION DEED** For Survey Number 84/8, **date:** 05/02/2025, **bearing Doc.No:** HSK-1-13538-2021-22 of Book-I, before the Office of the Sub-Registrar Hoskote, **and the same got converted from Agricultural to Non-agricultural Residential Purpose on** Survey Number 84/8, **dated:** 07/03/2024, bearing No.626212, **which is**

more fully described in the Schedule hereafter and hereinafter referred to as Item No:3 of the Schedule-A Property.

D:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 85/6, measuring 6 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District.**Whereas, the said property is acquired by the Vendor to Serially herein through the Registered SALE DEED DEED For** New Survey Number 85/6,**date:**03/11/2023, **bearing Doc.No:**HSK-1-10935-2023-24, Stored in CD No.HSKD872, of Book-I, before the Office of the Sub-Registrar Hoskote,**and the same got converted from Agricultural to Non-agricultural Residential Purpose on** Survey Number 85/6,**dated:** 07/03/2024, bearing No.622283, **which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:4 of the Schedule-A Property.**

E:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 85/9, measuring 07 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District.**Whereas, the said property is acquired by the Vendor to Serially herein through the Registered SALE DEED For** New Survey Number 85/9,**date:**08/06/2023, **bearing Doc.No:**HSK-1-02574/2023-24, Stored in Book-I, before the Office of the Sub-Registrar Hoskote, **and the same got converted from Agricultural to Non-agricultural Residential Purpose on** Survey Number 85/9,**dated:** 07/03/2024, bearing No.622710, **which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:5 of the Schedule-A Property.**

F:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 85/11, measuring 35.75 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District.**Whereas, the said property is acquired by the Vendor to Serially herein through the Registered SALE DEED For** New Survey Number 85/11,**date:**29/09/1977, **bearing Doc.No:**2030-77-78, Stored in Book-I, before the Office of the Sub-Registrar Hoskote, **and the same got converted from Agricultural to Non-agricultural Residential Purpose on** Survey Number 85/11,**dated:** 08/05/2024, bearing No.648095, **which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:6 of the Schedule-A Property.**

G:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 85/12, measuring 35.50 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District.**Whereas, the said property is acquired by the Vendor to Serially herein**

through the Registered SALE DEED For New Survey Number 85/12,date:03/11/2023, bearing Doc.No:HSK-1-10935-2023-24, Stored in Book-I, before the Office of the Sub-Registrar Hoskote, and the same got converted from Agricultural to Non-agricultural Residential Purpose on Survey Number 85/12,dated: 07/03/2024, bearing No.622320, which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:7 of the Schedule-A Property.

H:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 86/1, measuring 13 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District.Whereas, the said property is acquired by the Vendor to Serially herein through the Registered SALE DEED For New Survey Number 86/1,date:06/12/2013, bearing Doc.No:HSK-1-07342-2013-14, Stored in Book-I, before the Office of the Sub-Registrar Hoskote, and the same got converted from Agricultural to Non-agricultural Residential Purpose on Survey Number 86/1,dated: 07/03/2024, bearing No.622698, which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:8 of the Schedule-A Property.

I:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 86/2, measuring 06 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District.Whereas, the said property is acquired by the Vendor to Serially herein through the Registered PARTITION DEED For New Survey Number 86/2,date:09/12/2020, bearing Doc.No:HSK-1-07959-2020-21, Stored in Book-I, before the Office of the Sub-Registrar Hoskote, and the same got converted from Agricultural to Non-agricultural Residential Purpose on Survey Number 86/2,dated: 07/03/2024, bearing No.622686, which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:9 of the Schedule-A Property.

J:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 86/3, measuring 06 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District.Whereas, the said property is acquired by the Vendor to Serially herein through the Registered PARTITION DEED For New Survey Number 86/3,date:09/12/2020, bearing Doc.No:HSK-1-07959-2020-21, Stored in Book-I, before the Office of the Sub-Registrar Hoskote, and the same got converted from Agricultural to Non-agricultural Residential Purpose on Survey Number 86/3,dated: 07/03/2024, bearing No.622324, which is more fully described in the Schedule hereafter and

hereinafter referred to as Item No:10 of the Schedule-A Property.

K:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 86/4, measuring 06 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District.**Whereas, the said property is acquired by the Vendor to Serially herein through the Registered PARTITION DEED For** New Survey Number 86/4,**date:**09/12/2020, **bearing Doc.No:**HSK-1-07959-2020-21, Stored in Book-I, before the Office of the Sub-Registrar Hoskote, **and the same got converted from Agricultural to Non-agricultural Residential Purpose on** Survey Number 86/4,**dated:** 07/03/2024, bearing No.622330, **which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:11 of the Schedule-A Property.**

L:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 86/5, measuring 06 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District.**Whereas, the said property is acquired by the Vendor to Serially herein through the Registered PARTITION DEED For** New Survey Number 86/5,**date:**09/12/2020, **bearing Doc.No:**HSK-1-07959-2020-21, Stored in Book-I, before the Office of the Sub-Registrar Hoskote, **and the same got converted from Agricultural to Non-agricultural Residential Purpose on** Survey Number 86/5,**dated:** 07/03/2024, bearing No.622672, **which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:12 of the Schedule-A Property.**

M:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 89/1, measuring 29 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District.**Whereas, the said property is acquired by the Vendor to Serially herein through the Registered SALE DEED For** New Survey Number 89/1,**date:**18/04/1991, **bearing Doc.No:**141/91-92, Stored in Book-I, before the Office of the Sub-Registrar Hoskote, **and the same got converted from Agricultural to Non-agricultural Residential Purpose on** Survey Number 89/1,**dated:** 08/02/2024, bearing No.619884, **which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:13 of the Schedule-A Property.**

N:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 89/2, measuring 1 Acre 04 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District.**Whereas, the said property is acquired by the Vendor to Serially herein through the Registered SALE DEED For** New Survey Number 89/2,**date:**23/12/2020, **bearing Doc.No:**HSK-1-08592-2020-21, Stored in Book-I, before the

Office of the Sub-Registrar Hoskote, **and the same got converted from Agricultural to Non-agricultural Residential Purpose on Survey Number 89/2,dated: 08/02/2024, bearing No.619881, which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:14 of the Schedule-A Property.**

O:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 89/3, measuring 34 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District.Whereas, the said property is acquired by the Vendor to Serially herein through the Registered SALE DEED For New Survey Number 89/3,date:19/06/1989, bearing Doc.No:705/89-90 , Stored in Book-I, before the Office of the Sub-Registrar Hoskote, and the same got converted from Agricultural to Non-agricultural Residential Purpose on Survey Number 89/3,dated: 08/02/2024, bearing No.619889, which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:15 of the Schedule-A Property.

P:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 89/4, measuring 1 Acres 04 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District.Whereas, the said property is acquired by the Vendor to Serially herein through the Registered Will DEED For New Survey Number 89/4,date:17/05/2018, bearing Doc.No:Will stamp No SUBIN-KAKAKSFCL0858914497531235Q, Stored in Book-I, before the Office of the Sub-Registrar Hoskote, and the same got converted from Agricultural to Non-agricultural Residential Purpose on Survey Number 89/4,dated: 08/02/2024, bearing No.619897, which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:16 of the Schedule-A Property.

Q:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 89/5, measuring 19 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District.Whereas, the said property is acquired by the Vendor to Serially herein through the Registered SALE DEED For New Survey Number 89/5,date:11/11/2021, bearing Doc.No:HSK-1-08838-2021-22, Stored in Book-I, before the Office of the Sub-Registrar Hoskote, and the same got converted from Agricultural to Non-agricultural Residential Purpose on Survey Number 89/5,dated: 08/02/2024, bearing No.619891, which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:17 of the Schedule-A Property.

R:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 89/6, measuring 06 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District.Whereas,

the said property is acquired by the Vendor to Serially herein through the Registered SALE DEED For New Survey Number 89/6,date:11/11/2021, bearing Doc.No:HSK-1-08840-2021-22,Stored in Book-I, before the Office of the Sub-Registrar Hoskote, and the same got converted from Agricultural to Non-agricultural Residential Purpose on Survey Number 89/6,dated: 08/02/2024, bearing No.619904, which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:18 of the Schedule-A Property.

S:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 121/1B2, measuring 07.50 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District.Whereas, the said property is acquired by the Vendor to Serially herein through the Registered Partition DEED For New Survey Number 121/1B2,date:05/11/2019, bearing Doc.No:HSK-1-09617-2018-19 ,Stored in Book-I, before the Office of the Sub-Registrar Hoskote, and the same got converted from Agricultural to Non-agricultural Residential Purpose on Survey Number 121/1B2 ,dated: 10/07/2024, bearing No.683096, which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:19 of the Schedule-A Property.

T:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 121/1B3, measuring 07.75 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District.Whereas, the said property is acquired by the Vendor to Serially herein through the Registered SALE DEED For New Survey Number 121/1B3,date:25/01/2023, bearing Doc.No:HSK-1-15516-2022-23,Stored in Book-I, before the Office of the Sub-Registrar Hoskote, and the same got converted from Agricultural to Non-agricultural Residential Purpose on Survey Number 121/1B3 ,dated: 08/02/2024, bearing No.619907, which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:20 of the Schedule-A Property.

U:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 121/2E, measuring 02 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District.Whereas, the said property is acquired by the Vendor to Serially herein through the Registered Partition DEED For New Survey Number 121/2E,date:22/12/1967, bearing Doc.No:3643/1967-68,Stored in Book-I, before the Office of the Sub-Registrar Hoskote, and the same got converted from Agricultural to Non-agricultural

Residential Purpose on Survey Number 121/2E ,dated: 06/07/2024, bearing No.644788, which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:21 of the Schedule-A Property.

V:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 121/5B, measuring 23 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District. Whereas, the said property is acquired by the Vendor to Serially herein through the Registered Partition DEED For New Survey Number 121/5B,date:22/12/1967, bearing Doc.No:3643/1967-68,Stored in Book-I, before the Office of the Sub-Registrar Hoskote, and the same got converted from Agricultural to Non-agricultural Residential Purpose on Survey Number 121/5B ,dated: 07/03/2024, bearing No.622267, which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:22 of the Schedule-A Property.

W:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 121/6, measuring 20 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District. Whereas, the said property is acquired by the Vendor to Serially herein through the Registered Sale DEED For New Survey Number 121/6,date:29/06/2021, bearing Doc.No:932/2001-02,Stored in Book-I, before the Office of the Sub-Registrar Hoskote, and the same got converted from Agricultural to Non-agricultural Residential Purpose on Survey Number 121/6,dated: 08/02/2024, bearing No.619902, which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:23 of the Schedule-A Property.

X:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 122/3B, measuring 1 Acres 02 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District. Whereas, the said property is acquired by the Vendor to Serially herein through the Registered Partition DEED For New Survey Number 122/3B,date:22/12/1967, bearing Doc.No:3643/1967-68,Stored in Book-I, before the Office of the Sub-Registrar Hoskote, and the same got converted from Agricultural to Non-agricultural Residential Purpose on Survey Number 122/3B,dated: 08/01/2024, bearing No.576697, which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:24 of the Schedule-A Property.

Y:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 123/4, measuring 20 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District. Whereas, the said property is acquired by the Vendor to Serially herein through the

Registered Partition DEED For New Survey Number 123/4,**date:**20/06/2020, **bearing Doc.No:**HSK-1-01602-2020-21,Stored in Book-I, before the Office of the Sub-Registrar Hoskote, **and the same got converted from Agricultural to Non-agricultural Residential Purpose on** Survey Number 123/4 ,**dated:** 17/11/2023, bearing No.510727, **which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:25 of the Schedule-A Property.**

Z:.The Promoter is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing Survey Number 123/6, measuring 08 Guntas, situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District.**Whereas, the said property is acquired by the Vendor to Serially herein through the Registered Partition DEED For** New Survey Number 123/6,**date:**20/06/2020, **bearing Doc.No:**HSK-1-01602-2020-21,Stored in Book-I, before the Office of the Sub-Registrar Hoskote, **and the same got converted from Agricultural to Non-agricultural Residential Purpose on** Survey Number 123/6 ,**dated:** 29/06/2024, bearing No.676298, **which is more fully described in the Schedule hereafter and hereinafter referred to as Item No:26 of the Schedule-A Property.**

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired**DEVELOPMENT GENARAL POWER OF Attorney** the above mentionedProperties described in Item Nos.1 of the Schedule A Property, vide Deed of Sy No 84/7 Dated 28/05/2025, **bearing Doc.No:**HSK-4-00919-2024-25, of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri Kishore And Others.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **JOINT DEVELOPMENT AGREEMENT** the above mentioned Properties described in Item Nos.2 of the Schedule A Property, vide Deed of Survey Number 84/8,**date:****16/12/2021**, **bearing Doc.No:**HSK-1-10745-2021-22, of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri K A VENUGOPAL And Others.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **JOINT DEVELOPMENT AGREEMENT** the above mentioned Properties described in Item Nos.3 of the Schedule A Property, vide Deed of Survey Number 84/9,**date:****16/12/2021**, **bearing Doc.No:**HSK-1-10745-2021-22, of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri K A JAGADISH And Others.

WHEREAS, Mr. RAMESH NAIDU & SURENDRA KUMAR (Vendor herein) having acquired **SALE DEED** the above mentioned Properties described in Item Nos.4 of the Schedule A Property, vide Deed of Survey Number 85/6, **date:15/05/2023, bearing Doc.No:HSK-1-10935-2023-24**, of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri Ziyaulla, Son of Sri.Rahathunisa and others.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **DEVELOPMENT GENARAL POWER OF Attorney** the above mentioned Properties described in Item Nos.5 of the Schedule A Property, vide Deed of Survey Number 85/9, **date:13/12/2025, bearing Doc.No:HSK-4-00975-2024-25**, of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Smt SUMATHI, Wife of.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **DEVELOPMENT GENARAL POWER OF Attorney** the above mentioned Properties described in Item Nos.6 of the Schedule A Property, vide Deed of Survey Number 85/11, **date:28/03/2024, bearing Doc.No:HSK-4-01061-2023-24**, of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Smt Sharadamma, Wife of.

WHEREAS, Mr. RAMESH NAIDU & SURENDRA KUMAR (Vendor herein) having acquired **SALE DEED** the above mentioned Properties described in Item Nos.7 of the Schedule A Property, vide Deed of Survey Number 85/12, **date:15/05/2023, bearing Doc.No:HSK-1-10935-2023-24**, of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri Ziyaulla, Son of Sri.Rahathunisa and others.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **JOINT DEVELOPMENT AGREEMENT** the above mentioned Properties described in Item Nos.8 of the Schedule A Property, vide Deed of Survey Number 86/1, **date:13/07/2022, bearing Doc.No:HSK-1-05310-2022-23**, of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri V Ramesh.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **JOINT DEVELOPMENT AGREEMENT** the above mentioned Properties described in Item Nos.9 of the Schedule A Property, vide Deed of Survey Number 86/2, **date:06/04/2022, bearing Doc.No:HSK-1-00192-2022-23**, of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri RAMAMURTHY.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R.

(Vendor herein) having acquired **JOINT DEVELOPMENT AGREEMENT** the above mentioned Properties described in Item Nos.10 of the Schedule A Property, vide Deed of Survey Number 86/3,**date:06/04/2022, bearing Doc.No:HSK-1-00192-2022-23**, of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri ANIL KUMAR.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **JOINT DEVELOPMENT AGREEMENT** the above mentioned Properties described in Item Nos.11 of the Schedule A Property, vide Deed of Survey Number 86/4,**date:06/04/2022, bearing Doc.No:HSK-1-00192-2022-23**, of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri NITHIN L.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **JOINT DEVELOPMENT AGREEMENT** the above mentioned Properties described in Item Nos.12 of the Schedule A Property, vide Deed of Survey Number 86/5,**date:06/04/2022, bearing Doc.No:HSK-1-00192-2022-23**, of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri MUNICHIKKANNA.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **JOINT DEVELOPMENT AGREEMENT** the above mentioned Properties described in Item Nos.13 of the Schedule A Property, vide Deed of Survey Number 89/1,**date:30/12/2020, bearing Doc.No:HSK-1-08827-2020-21**, of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri N RAMESH.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **DEVELOPMENT GENARAL POWER OF Attorney** the above mentioned Properties described in Item Nos.14 of the Schedule A Property, vide Deed of Survey Number 89/2,**date:30/12/2020, bearing Doc.No:HSK-1-08827-2020-21**, of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri RAMESH NAIDU And Others.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **JOINT DEVELOPMENT AGREEMENT** the above mentioned Properties described in Item Nos.15 of the Schedule A Property, vide Deed of Survey Number 89/3,**date:27/11/2020, bearing Doc.No:HSK-1-07315-2020-21**, of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri G C SUBRAMANI AND OTHERS.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R.

(Vendor herein) having acquired **JOINT DEVELOPMENT AGREEMENT** the above mentioned Properties described in Item Nos.16 of the Schedule A Property, vide Deed of Survey Number 89/4,**date:29/03/2023, bearing Doc.No:HSK-1-19407-2022-23**, of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri N RAMESH AND OTHERS.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **DEVELOPMENT GENARAL POWER OF Attorney** the above mentioned Properties described in Item Nos.17 of the Schedule A Property, vide Deed of Survey Number 89/5,**date:29/03/2023, bearing Doc.No:HSK-1-08838-2021-22**,of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri KISHORE R.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **JOINT DEVELOPMENT AGREEMENT** the above mentioned Properties described in Item Nos.18 of the Schedule A Property, vide Deed of Survey Number 89/6,**date:09/11/2023, bearing Doc.No:HSK-1-19407-2022-23**, of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Smt Amaravathi D.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **DEVELOPMENT GENARAL POWER OF Attorney** the above mentioned Properties described in Item Nos.19 of the Schedule A Property, vide Deed of Survey Number 121/1B2,**date:05/06/2024, bearing Doc.No:HSK-4-00207-2024-25**, of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri N Muniraju.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **DEVELOPMENT GENARAL POWER OF Attorney** the above mentioned Properties described in Item Nos.20 of the Schedule A Property, vide Deed of Survey Number 121/1B3,**date:05/06/2024, bearing Doc.No:HSK-4-00207-2024-25**, of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri Kishore R.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **JOINT DEVELOPMENT AGREEMENT** the above mentioned Properties described in Item Nos.21 of the Schedule A Property, vide Deed of Survey Number 121/1B3,**date:17/06/2020, bearing Doc.No:HSK-1-01164-2020-21** of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri CHIKKAMUNIYAMMA.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **JOINT DEVELOPMENT AGREEMENT** the above mentioned Properties described in Item Nos.22 of the Schedule A Property, vide Deed of Survey Number 121/5B, **date:17/06/2020, bearing Doc.No:HSK-1-01164-2020-21** of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri B MUNIYAPPA.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **JOINT DEVELOPMENT AGREEMENT** the above mentioned Properties described in Item Nos.23 of the Schedule A Property, vide Deed of Survey Number 121/6, **date:23/3/2022, bearing Doc.No:HSK-1-16416-2021-22** of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri M KRISHNAMURTY.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **JOINT DEVELOPMENT AGREEMENT** the above mentioned Properties described in Item Nos.24 of the Schedule A Property, vide Deed of Survey Number 122/3B **date:17/06/2020, bearing Doc.No:HSK-1-01162-2020-21** of Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri M CHIKKAMUNIYAMMA.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **DEVELOPMENT GENARAL POWER OF Attorney** the above mentioned Properties described in Item Nos.25 of the Schedule A Property, vide Deed of Survey Number 123/4 **date:17/06/2020, bearing Doc.No** . Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri Anil Kumar.

WHEREAS, M/s VR VENTURES Represented By Managing partner Kishore R. (Vendor herein) having acquired **DEVELOPMENT GENARAL POWER OF Attorney** the above mentioned Properties described in Item Nos.26 of the Schedule A Property, vide Deed of Survey Number 123/6 **date:17/06/2020, bearing Doc.No** . Book-I, before the office of the Sub-Registrar Hoskote from its previous owners Sri Anil Kumar.

WHEREAS, the Properties described as Item Nos.1 to 26 of the Schedule A Property are hereinafter together and collectively be referred to as the **SCHEDULE A PROPERTY** for the sake of brevity.

B: The Said Land is earmarked for the purpose of building a

[commercial/residential/any other purpose] project, comprising 192 multistoried apartment buildings and [insert any other components of the Projects] and the said project shall be known as ‘ VR MEGA TOWNSHIP ’ (“Project”);

[OR]

The Said Land is earmarked for the purpose of plotted development of a [commercial/residential/any other purpose] project, comprising 192 plots and [insert any other components of the Projects] and the said project shall be known as ‘ VR MEGA TOWNSHIP (“Project”):

Provided that where land is earmarked for any institutional development the same shall be used for those purposes only and no commercial/residential development shall be permitted unless it is a part of the plan approved by the competent authority;

C.

The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed;

D.

The _____ [Please insert the name of the concerned competent authority] has granted the commencement certificate to develop the Project vide approval dated _____ bearing registration no _____;

E.

The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment, plot or building, as the case may be, from _____ [Please insert the name of concerned competent authority]. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable;

F.

The Promoter has registered the Project under the provisions of the Act with the _____ (Name of Union Territory) Karnataka Real Estate

Regulatory Authority at _____ on _____ under registration no. _____,

G.

The Allottee had applied for an apartment in the Project vide application no. _____ dated _____ and has been allotted apartment no. _____ having carpet area of _____ square feet, type _____, on _____ floor in [tower/block/building] no. _____ (“Building”) along with garage/covered parking no. _____ admeasuring _____ square feet in the _____ [Please insert the location of the garage/covered parking], as permissible under the applicable law and of pro rata share in the common areas (“Common Areas”) as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the “Apartment” more particularly described in Schedule A and the floor plan of the apartment is annexed hereto and marked as Schedule B);

[OR]

The Allottee had applied for a plot in the Project vide application no. _____ dated _____ and has been allotted plot no. _____ having area of _____ square feet and plot for garage / covered parking admeasuring _____ square feet (if applicable)] in the _____ [Please insert the location of the garage/covered parking], as permissible under the applicable law and of pro rata share in the common areas (“Common Areas”) as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the “Plot” more particularly described in Schedule A);

H.

The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;

I.

_____ [Please enter any additional disclosures/details] 7

J.

The Parties hereby confirm that they are signing this Agreement with full

knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

K.

The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

L

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the [Apartment/Plot] and the garage/covered parking (if applicable) as specified in para G;

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:

1. TERMS:

1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the [Apartment/Plot] as specified in para G.

1.2 The Total Price for the [Apartment/Plot] based on the carpet area is Rs. _____ (Rupees _____ only ("Total Price") (Give break up and description):

Block / Building / Tower no. _____ Apartment no. _____	Rate of Apartment per square feet*
Type _____	
Floor _____	
Total price (in rupees)	

*Provide break-up of the amounts such as cost of apartment, cost of exclusive balcony or verandah areas, cost of exclusive open terrace areas, proportionate cost of common areas, preferential location charges, taxes, maintenance charges as per para 11 etc., if/as applicable.

[AND] [if/as applicable]

Garage/Covered parking – 1	Price for 1
Garage/ Covered parking – 2	Price for 2
Total price (in rupees)	

[OR]

Plot No. _____	Rate of Plot per square feet*
Type _____	
Total price (in rupees)	

5

*Provide break-up of the amounts such as cost of plot, proportionate cost of common areas, taxes, maintenance charges as per para 11 etc., if/ as applicable.

[AND] [if/as applicable]

Garage/Covered parking – 1	Price for 1
Garage/ Covered parking – 2	Price for 2
Total price (in rupees)	

Explanation:

- (i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the [Apartment/Plot];
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Goods and Service Tax (GST), or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter, by whatever name called) and the same shall be payable by the Allottee on or before handing over the possession of the apartment/plot to the allottee and the project to the association of the Allottees or the competent authority, as the case may be, after obtaining the completion certificate / occupancy certificate; Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the allottee to the promoter shall be increased/reduced based on such change / modification: Provided further that if any increase in the taxes after the expiry of the schedule dated of completion of the project as per registration with the authority which shall include the extension of registration, if any, granted to the said project by the Authority as per the Act, the same shall not be charged from the allottee;

- (iii) The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and in the manners specified therein. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- (iv) The Total Price of [Apartment/Plot] includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per para 11.9 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the [Apartment/Plot] and the Project.

1.3

The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the allottee.

1.4

The Allottee(s) shall make the payment as per the payment plan set out in Schedule C ("Payment Plan").

1.5

The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @ ____% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1.6

It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein at Schedule 'D' and Schedule 'E' (which shall be in conformity with the advertisement, prospectus etc., on the basis of which sale is effected) in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

1.7

[Applicable in case of an apartment]

The Promoter shall confirm to the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate* is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area then t h e Promoter shall refund the excess money paid by Allottee within sixty days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area, which is not more than three percent of the carpet area of the apartment, allotted to Allottee, the 10 Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in Schedule-C. All these monetary adjustments shall be made at

the same rate per square feet as agreed in para 1.2 of this Agreement

1.8

Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the [Apartment/Plot] as mentioned below:

- (i) The Allottee shall have exclusive ownership of the [Apartment/Plot];
- (ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the promoter shall hand over the common areas to the association of allottees after duly obtaining the completion certificate from the competent authority as provided in the Act;
- (iii) That the computation of the price of the [Apartment/Plot] includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the [Apartment/Plot] and the Project;
- (iv) The Allottee has the right to visit the project site to assess the extent of development of the project and his apartment/plot, as the case may be.

1.9

It is made clear by the Promoter and the Allottee agrees that the [Apartment/Plot] along with _____ garage/covered parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or/ linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities

shall be available only for use and enjoyment of the Allottees of the Project.

1.10

The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or 11 other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

1.11

The Allottee has paid a sum of Rs. _____ (Rupees _____ only) as booking amount being part payment towards the Total Price of the [Apartment/Plot] at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the [Apartment/Plot] as prescribed in the Payment Plan [Schedule C] as may be demanded by the Promoter within the time and in the manner specified therein: Provided that if the allottee delays in payment towards any amount for which is payable; he shall be liable to pay interest at the rate specified in the Rules

1. 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 [Schedule C] through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favour

Account Name:VR VENTURES-RERA Designated Account for V.R MEGA TOWNSHIP

Account No.(100% Account):120034138644

Account No.(70% Account):120034138616

Account No.(30% Account):5580201000128

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

3.1

The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on 12 his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

3.2

The Promoter accepts no responsibility in regard to matters specified in

para 3.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the allottee against the [Apartment/Plot], if any, in his/her name and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. TIME IS ESSENCE:

The Promoter shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the [Apartment/Plot] to the Allottee and the common areas to the association of the allottees or the competent authority, as the case may be.

6. CONSTRUCTION OF THE PROJECT/APARTMENT:

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of [Apartment/Plot] and accepted the floor plan, payment plan and the specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the _____ [Please insert the relevant State laws] and shall not have an option to make any variation /alteration /modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement. 13

7. POSSESSION OF THE APARTMENT/PLOT

7.1

Schedule for possession of the said [Apartment/Plot] - The Promoter agrees and understands that timely delivery of possession of the [Apartment/Plot] 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/Plot] along with ready and complete common areas with all specifications, amenities and facilities of the project in place on **31-12-2027**, 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/Plot], 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.

7.2

Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate* from the competent authority shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within two months from the date of issue of occupancy certificate. [Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the Promoter within 3 months from the date of issue of occupancy certificate]. The Promoter agrees and undertakes to indemnify the allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the promoter. The Allottee, after taking the possession, agree(s)

to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be after the issuance of the completion certificate for the project. The promoter shall hand over the occupancy certificate of the apartment/plot, as the case may be, to the allottee at the time of conveyance of the same time.

7.3

Failure of Allottee to take Possession of [Apartment/Plot] - Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee shall take possession of the [Apartment/Plot] from the Promoter by executing 14 necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment/Plot] to the allottee. In case the Allottee fails to take possession within the time provided in para 7.2, such Allottee shall continue to be liable to pay maintenance charges as specified in para 7.2.

7.4

Possession by the Allottee - After obtaining the occupancy certificate* and handing over physical possession of the [Apartment/Plot] to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of Allottees or the competent authority, as the case may be, as per the local laws. [Provided that, in the absence of any local law, the promoter shall handover the necessary documents and plans, including common areas, to the association of allottees or the competent authority, as the case may be, within thirty days after obtaining the completion certificate].

7.5

Cancellation by Allottee – The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act:

Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 60 days of such cancellation.

7.6

Compensation - The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the [Apartment/Plot] (i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the [Apartment/Plot], with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within Sixty days of it becoming due. Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the [Apartment/Plot], which shall be paid by the promoter to the allottee within Sixty (60) days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants to the Allottee as follows:

- (i) The [Promoter] has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;

(iii) There are no encumbrances upon the said Land or the Project; [in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land]

(iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the [Apartment/Plot];

(v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Apartment/Plot] are valid and subsisting and have been obtained by following due process of law.

Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and [Apartment/Plot] and common areas;

(vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

(vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;

(viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;

(ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the [Apartment/Plot] to the Allottee and the common areas to the Association of the allottees or the competent authority, as the case may be;

(x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property; 16

(xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate has been issued and possession of apartment, plot or buildings, as the case may be, along with common

areas (equipped with all the specifications, amenities and facilities) has been handed over to the allottee and the association of allottees or the competent authority, as the case may be;

(xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

9.1 Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:

- (i) Promoter fails to provide ready to move in possession of the [Apartment/Plot] to the Allottee within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respect including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;
- (ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

9.2 In case of Default by Promoter under the conditions listed above, Allottee is entitled to the following:

- (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest; or
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head

whatsoever towards the purchase of the apartment, along with interest at the rate prescribed in the Rules within sixty days of receiving the termination notice: 17 Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the [Apartment/Plot], which shall be paid by the promoter to the allottee within Sixty days of it becoming due.

9.3 The Allottee shall be considered under a condition of Default, on the occurrence of the following events:

- (i) In case the Allottee fails to make payments for _____ consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate prescribed in the Rules;
- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond _____ consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the [Apartment/Plot], in favour of the Allottee and refund the money paid to him by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated. Provided that the promoter shall intimate the allottee about such termination at least thirty days prior to such termination.

10. CONVEYANCE OF THE SAID APARTMENT:

The Promoter, on receipt of Total Price of the [Apartment/Plot] as per 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the [Apartment/Plot] together with proportionate indivisible share in the Common Areas within 3 months from the date of issuance of the occupancy certificate* and the completion certificate, as the case may be, to the allottee. [Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate]. However, in case the Allottee fails to deposit the stamp duty and / or registration charges within the period mentioned in the notice, the allottee authorized the promoter to withhold registration of the conveyance deed

in his/her favour till payment of stamp duty and registration charges to the promoter is made by the allottee.

11. MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT:

The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of the allottees upon the issuance of the completion certificate of the project. The cost of such maintenance has been included in the Total Price of the [Apartment/Plot].

12. DEFECT LIABILITY:

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

13. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

The Promoter / maintenance agency / association of allottees shall have rights of unrestricted access of all Common Areas, garages/covered parking and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of Allottees and/or maintenance agency to enter into the [Apartment/Plot] or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

14. USAGE:

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the _____ (Project name), shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of Allottees formed by the Allottees for rendering

maintenance services.

15. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

- 15.1 Subject to Para 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the [Apartment / Plot] at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the [Apartment/Plot] or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the [Apartment / Plot] and keep the [Apartment / Plot] , its 19 walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.
- 15.2 The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the [Apartment / Plot] or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the [Apartment / Plot].
- 15.3 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of Allottees and/or maintenance agency appointed by association of Allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The parties are entering into this Agreement for the allotment of a [Apartment/Plot] with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

17. ADDITIONAL CONSTRUCTIONS:

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority(ies) and disclosed, except for as provided in the Act.

18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement he shall not mortgage or create a charge on the [Apartment/Plot/Building] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/Plot/Building]. 20

19. THE KARNATAKA APARTMENT OWNERSHIP ACT, 1972 and THE KARNATAKA OWNERSHIP FLATS (REGULATION OF THE PROMOTION OF THE CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER) ACT, 1972:

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the Karnataka Apartment Ownership Act, 1972(Karnataka Act 17 of 1973) and the Karnataka Ownership Flats (Regulation of the Promotion of the Construction, Sale, Management and Transfer) Act, 1971. The Promoter showing compliance of various laws/regulations as applicable in the State of Karnataka and its revision thereafter from time to time (xx - here specify the details.....).

20. BINDING EFFECT:

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan

within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar _____ (specify the address of the SubRegistrar) as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

21. ENTIRE AGREEMENT:

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

22. RIGHT TO AMEND:

This Agreement may only be amended through written consent of the Parties.

23. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE OR SUBSEQUENT ALLOTTEES:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the [Apartment/Plot] and the project shall equally be applicable to and enforceable against and by any subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes

24. WAIVER NOT A LIMITATION TO ENFORCE:

24.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach

by the Allottee in not making payments as per the Payment Plan [Annexure C] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

- 24.2 Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

25. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

26. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the [Apartment/Plot] bears to the total carpet area of all the [Apartments/Plots] in the Project.

27. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement

or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

28. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in _____ after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar at _____ (specify the address of the Sub-Registrar). Hence this Agreement shall be deemed to have been executed at _____.

29. NOTICES:

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post at their respective addresses specified below:

_____ Name of Allottee

_____ (Allottee Address)

M/s _____ Promoter name

_____ (Promoter Address)

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

30. JOINT ALLOTTEES:

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

31. SAVINGS:

Any application letter, allotment letter, agreement, or any other document signed by the allottee, in respect of the apartment, plot or building, as the case may be, prior to the execution and registration of this Agreement for Sale for such apartment, plot or building, as the case may be, shall not be constructed to limit the rights and interest of the allottee under the Agreement of Sale or under the Act or the rules or the regulations made thereunder.

32. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and the Rules and Regulations made there under including other applicable laws of India for the time being in force.

33. DISPUTE RESOLUTION.-

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the parties concerned may seek resolution of such issues as per the provisions of the Act, Rules and Regulations framed by the Karnataka Real Estate Regulatory Authority.

[Please insert any other terms and conditions as per the contractual understanding between the parties, however, please ensure that such additional terms and conditions are not in derogation of or inconsistent with the terms and conditions set out above or the Act and the Rules and Regulations made there under.]

SCHEDULE 'A' –***(DATA SHOWN BELOW IS ONLY ILLUSTRATIVE)***

SI No.	Plot No.	Plot Type	Plot Size	Plot Area	North Schedule	South Schedule	East Schedule	West Schedule
1	1	ODD	186.39	186.4	Private Property	9 Mtrs Road	Private Property	Site No 2
2	2	ODD	295.97	296	Private Property	9 Mtrs Road	Site No 1	18 Mtrs Road
3	3	ODD	274.67	274.7	Private Property	9 Mtrs Road	18 Mtrs Road	Site No 4
4	4	ODD	186.97	187	Private Property	9 Mtrs Road	Site No 3	Site No 5
5	5	ODD	196.45	196.5	Private Property	9 Mtrs Road	Site No 4	Private Property
6	6	ODD	98.9	98.9	3 Mtrs Pathway	Site No 7	9 Mtrs Road	Private Property
7	7	ODD	74.46	74.46	Site No 6	Site No 8	9 Mtrs Road	Private Property
8	8	ODD	74.46	74.46	Site No 7	Site No 9	9 Mtrs Road	Private Property
9	9	ODD	74.46	74.46	Site No 8	Site No 10	9 Mtrs Road	Private Property
10	10	ODD	74.46	74.46	Site No 9	Site No 11	9 Mtrs Road	Private Property
11	11	ODD	74.46	74.46	Site No 10	Site No 12	9 Mtrs Road	Private Property
12	12	ODD	74.46	74.46	Site No 11	Site No 13	9 Mtrs Road	Private Property
13	13	ODD	74.46	74.46	Site No 12	Site No 14	9 Mtrs Road	Private Property
14	14	ODD	74.46	74.46	Site No 13	Site No 15	9 Mtrs Road	Private Property
15	15	ODD	74.46	74.46	Site No 14	Site No 16	9 Mtrs Road	Private Property
16	16	ODD	74.46	74.46	Site No 15	Site No 17	9 Mtrs Road	Private Property
17	17	ODD	74.46	74.46	Site No 16	Site No 18	9 Mtrs Road	Private Property
18	18	ODD	113.09	113.1	Site No 17	45 Mtrs Road	9 Mtrs Road	Private Property
19	19	ODD	64.17	64.17	9 Mtrs Road	Site No 20	Private Property	9 Mtrs Road
20	20	ODD	77.78	77.78	Site No 19	Site No 21	Private Property	9 Mtrs Road
21	21	ODD	80.38	80.38	Site No 20	Site No 22	Private Property	9 Mtrs Road
22	22	ODD	82.99	82.99	Site No 21	Site No 23	Private Property	9 Mtrs Road

23	23	ODD	85.6	85.6	Site No 22	Site No 24	Private Property	9 Mtrs Road
24	24	ODD	88.2	88.2	Site No 23	Site No 25	Private Property	9 Mtrs Road
25	25	ODD	90.81	90.81	Site No 24	Site No 26	Private Property	9 Mtrs Road
26	26	ODD	93.42	93.42	Site No 25	Site No 27	Private Property	9 Mtrs Road
27	27	ODD	96.02	96.02	Site No 26	Site No 28	Private Property	9 Mtrs Road
28	28	ODD	98.63	98.63	Site No 27	Site No 29	Private Property	9 Mtrs Road
29	29	ODD	101.24	101.2	Site No 28	Site No 30	Private Property	9 Mtrs Road
30	30	ODD	103.84	103.8	Site No 29	Site No 31	Private Property	9 Mtrs Road
31	31	ODD	106.45	106.5	Site No 30	Site No 32	Private Property	9 Mtrs Road
32	32	ODD	195.9	195.9	Site No 31	45 Mtrs Road	Private Property	9 Mtrs Road
33	33	ODD	122.41	122.4	Private Property	Site No 34	Private Property	9 Mtrs Road
34	34	ODD	100.43	100.4	Site No 33	Site No 35	Private Property	9 Mtrs Road
35	35	ODD	98.39	98.39	Site No 34	Site No 36	Private Property	9 Mtrs Road
36	36	ODD	96.36	96.36	Site No 35	Site No 37	Private Property	9 Mtrs Road
37	37	ODD	94.33	94.33	Site No 36	Site No 38	Private Property	9 Mtrs Road
38	38	ODD	85.52	85.52	Site No 37	3 Mtrs Road	Private Property	9 Mtrs Road
39	39	ODD	211.19	211.2	45 Mtrs Road	Site No 40	12 Mtrs Road	Private Property
40	40	ODD	144.58	144.6	Site No 39	Site No 41	12 Mtrs Road	Private Property
41	41	ODD	177.87	177.9	Site No 40	3 Mtrs Road	12 Mtrs Road	Private Property
42	42	ODD	170.42	170.4	45 Mtrs Road	Site No 43	Private Property	9 Mtrs Road
43	43	ODD	134.96	135	Site No 42	3 Mtrs Road	Private Property	9 Mtrs Road
44	86	ODD	136.88	136.9	9 Mtrs Road	Site No 87	9 Mtrs Road	Site No 127
45	87	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	Site No 86	Site No 88	9 Mtrs Road	Site No 126

46	88	9.14 MTRS *	9.14 MTRS *	111.4	Site No 87	Site No 89	9 Mtrs Road	Site No 125
		12.19 MTRS	12.19 MTRS					
47	89	9.14 MTRS *	9.14 MTRS *	111.4	Site No 88	Site No 90	9 Mtrs Road	Site No 124
		12.19 MTRS	12.19 MTRS					
48	90	9.14 MTRS *	9.14 MTRS *	111.4	Site No 89	Site No 91	9 Mtrs Road	Site No 123
		12.19 MTRS	12.19 MTRS					
49	91	9.14 MTRS *	9.14 MTRS *	111.4	Site No 90	Site No 92	9 Mtrs Road	Site No 122
		12.19 MTRS	12.19 MTRS					
50	92	9.14 MTRS *	9.14 MTRS *	111.4	Site No 91	Site No 93	9 Mtrs Road	Site No 121
		12.19 MTRS	12.19 MTRS					
51	93	9.14 MTRS *	9.14 MTRS *	111.4	Site No 92	Site No 94	9 Mtrs Road	Site No 120
		12.19 MTRS	12.19 MTRS					
52	94	9.14 MTRS *	9.14 MTRS *	111.4	Site No 93	Site No 95	9 Mtrs Road	Site No 119
		12.19 MTRS	12.19 MTRS					
53	95	ODD	122.03	122	Site No 94	3 Mtrs Road	9 Mtrs Road	Site No 118
54	96	ODD	94.26	94.26	3 Mtrs Pathway	Private Property	9 Mtrs Road	Site No 97
55	99	ODD	147.36	147.4	Site No 98	Site No 100	Private Property	9 Mtrs Road
56	100	ODD	150.13	150.1	Site No 99	Site No 101	Private Property	9 Mtrs Road
57	101	ODD	152.91	152.9	Site No 100	Site No 102	Private Property	9 Mtrs Road
58	102	ODD	155.69	155.7	Site No 101	Site No 103	Private Property	9 Mtrs Road
59	103	ODD	158.47	158.5	Site No 102	Site No 104 & 105	Private Property	9 Mtrs Road
60	104	ODD	116.83	116.8	Site No 103	9 Mtrs Road	Private Property	Site No 105
61	105	ODD	100.29	100.3	Site No 103	9 Mtrs Road	Site No 104	9 Mtrs Road

62	106	ODD	182.15	182.2	9 Mtrs Road	Private Property	Private Property	Site no 107
63	107	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	9 Mtrs Road	Private Property	Site No 106	Site no 108
64	108	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	9 Mtrs Road	Private Property	Site No 107	Site no 109
65	109	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	9 Mtrs Road	Private Property	Site No 108	Site no 110
66	110	ODD	99.59	99.59	9 Mtrs Road	Private Property	Site No 109	Private Property
67	111	ODD	127.72	127.7	Site no 112	9 Mtrs Road	9 Mtrs Road	Private Property
68	112	9.14 MTRS * 15.24 MTRS	9.14 MTRS * 15.24 MTRS	139.3	Site no 113	Site No 111	9 Mtrs Road	Private Property
69	113	9.14 MTRS * 15.24 MTRS	9.14 MTRS * 15.24 MTRS	139.3	Site no 114	Site No 112	9 Mtrs Road	Private Property
70	114	9.14 MTRS * 15.24 MTRS	9.14 MTRS * 15.24 MTRS	139.3	Site no 115	Site No 113	9 Mtrs Road	Private Property
71	115	9.14 MTRS * 15.24 MTRS	9.14 MTRS * 15.24 MTRS	139.3	Site no 116	Site No 114	9 Mtrs Road	Private Property
72	116	ODD	160.27	160.3	Site no 117	Site No 115	9 Mtrs Road	Private Property
73	117	ODD	171.55	171.6	3 Mtrs Pathway	Site No 116	9 Mtrs Road	Private Property
74	136	ODD	183.12	183.1	Site No 137	3 Mtrs Road	Site No 135	9 Mtrs Road
75	137	ODD	85.33	85.33	Site No 138	Site No 136	Site no 134	9 Mtrs Road
76	138	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	Site No 139	Site No 137	Site No 133	9 Mtrs Road

77	139	9.14 MTRS *	9.14 MTRS *	111.4	Site No 140	Site No 138	Site No 132	9 Mtrs Road
		12.19 MTRS	12.19 MTRS					
78	140	9.14 MTRS *	9.14 MTRS *	111.4	Site No 141	Site No 139	Site No 131	9 Mtrs Road
		12.19 MTRS	12.19 MTRS					
79	141	9.14 MTRS *	9.14 MTRS *	111.4	Site No 142	Site No 140	Site No 130	9 Mtrs Road
		12.19 MTRS	12.19 MTRS					
80	142	9.14 MTRS *	9.14 MTRS *	111.4	Site No 143	Site No 141	Site No 129	9 Mtrs Road
		12.19 MTRS	12.19 MTRS					
81	143	ODD	145.2	145.2	9 Mtrs Road	Site No 142	Site No 128	9 Mtrs Road
82	144	9.14 MTRS *	9.14 MTRS *	111.4	9 Mtrs Road	Site No 145	9 Mtrs Road	Site No 159
		12.19 MTRS	12.19 MTRS					
83	145	9.14 MTRS *	9.14 MTRS *	111.4	Site No 144	Site No 146	9 Mtrs Road	Site No 158
		12.19 MTRS	12.19 MTRS					
84	146	9.14 MTRS *	9.14 MTRS *	111.4	Site No 145	Site No 147	9 Mtrs Road	Site No 157
		12.19 MTRS	12.19 MTRS					
85	147	9.14 MTRS *	9.14 MTRS *	111.4	Site No 146	Site No 148	9 Mtrs Road	Site No 156
		12.19 MTRS	12.19 MTRS					
86	148	9.14 MTRS *	9.14 MTRS *	111.4	Site No 147	Site No 149	9 Mtrs Road	Site No 155
		12.19 MTRS	12.19 MTRS					
87	149	9.14 MTRS *	9.14 MTRS *	111.4	Site No 148	Site No 150	9 Mtrs Road	Site No 154
		12.19 MTRS	12.19 MTRS					
88	150	ODD	91.43	91.43	Site No 149	Site No 151	9 Mtrs Road	Site No 153
89	151	ODD	120.55	120.6	Site No 150	3 Mtrs Road	9 Mtrs Road	Site No 152

90	152	ODD	97.54	97.54	Site No 153	3 Mtrs Road	Site No 151	9 Mtrs Road
91	153	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	Site No 154	Site No 152	Site No 150	9 Mtrs Road
92	154	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	Site No 155	Site No 153	Site No 149	9 Mtrs Road
93	155	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	Site No 156	Site No 154	Site No 148	9 Mtrs Road
94	156	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	Site No 157	Site No 155	Site No 147	9 Mtrs Road
95	157	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	Site No 158	Site No 156	Site No 146	9 Mtrs Road
96	158	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	Site No 159	Site No 157	Site No 145	9 Mtrs Road
97	159	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	9 Mtrs Road	Site No 158	Site No 144	9 Mtrs Road
98	160	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	9 Mtrs Road	Site No 161	9 Mtrs Road	Site No 173
99	161	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	Site No 160	Site No 162	9 Mtrs Road	Site No 172
100	162	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	Site No 161	Site No 163	9 Mtrs Road	Site No 171
101	163	9.14 MTRS * 12.19	9.14 MTRS * 12.19	111.4	Site No 162	Site No 164	9 Mtrs Road	Site No 170

		MTRS	MTRS					
102	164	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	Site No 163	Site No 165	9 Mtrs Road	Site No 169
103	165	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	Site No 164	Site No 166	9 Mtrs Road	Site No 168
104	166	ODD	159.98	160	Site No 165	3 Mtrs Road	9 Mtrs Road	Site No 167
105	167	ODD	125	125	Site No 168	3 Mtrs Road	Site No 166	9 Mtrs Road
106	168	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	Site No 169	Site No 167	Site No 165	9 Mtrs Road
107	169	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	Site No 170	Site No 168	Site No 164	9 Mtrs Road
108	170	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	Site No 171	Site No 169	Site No 163	9 Mtrs Road
109	171	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	Site No 172	Site No 170	Site No 162	9 Mtrs Road
110	172	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	Site No 173	Site No 171	Site No 161	9 Mtrs Road
111	173	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	9 Mtrs Road	Site No 172	Site No 160	9 Mtrs Road
112	174	9.14 MTRS * 12.19 MTRS	9.14 MTRS * 12.19 MTRS	111.4	9 Mtrs Road	Site No 175	9 Mtrs Road	Site No 188

113	175	9.14 MTRS *	9.14 MTRS *	111.4	Site No 174	Site No 176	9 Mtrs Road	Site No 187
		12.19 MTRS	12.19 MTRS					
114	176	9.14 MTRS *	9.14 MTRS *	111.4	Site No 175	Site No 177	9 Mtrs Road	Site No 186
		12.19 MTRS	12.19 MTRS					
115	177	9.14 MTRS *	9.14 MTRS *	111.4	Site No 176	Site No 178	9 Mtrs Road	Site No 185
		12.19 MTRS	12.19 MTRS					
116	178	9.14 MTRS *	9.14 MTRS *	111.4	Site No 177	Site No 179	9 Mtrs Road	Site No 184
		12.19 MTRS	12.19 MTRS					
117	179	9.14 MTRS *	9.14 MTRS *	111.4	Site No 178	Site No 180	9 Mtrs Road	Site No 183
		12.19 MTRS	12.19 MTRS					
118	180	ODD	188.07	188.1	Site No 179	3 Mtrs Road	9 Mtrs Road	Site No 181 &182
119	181	ODD	167.35	167.4	Site no 182	3 Mtrs Road	Site no 180	9 Mtrs Road
120	182	9.14 MTRS *	9.14 MTRS *	111.4	Site no 183	Site No 181	Site no 180	9 Mtrs Road
		12.19 MTRS	12.19 MTRS					
121	183	9.14 MTRS *	9.14 MTRS *	111.4	Site no 184	Site No 182	Site no 179	9 Mtrs Road
		12.19 MTRS	12.19 MTRS					
122	184	9.14 MTRS *	9.14 MTRS *	111.4	Site no 185	Site No 183	Site no 178	9 Mtrs Road
		12.19 MTRS	12.19 MTRS					
123	185	9.14 MTRS *	9.14 MTRS *	111.4	Site no 186	Site No 184	Site no 177	9 Mtrs Road
		12.19 MTRS	12.19 MTRS					
124	186	9.14 MTRS *	9.14 MTRS *	111.4	Site no 187	Site No 185	Site no 176	9 Mtrs Road
		12.19 MTRS	12.19 MTRS					

125	187	9.14 MTRS *	9.14 MTRS *	111.4	Site no 188	Site No 186	Site no 175	9 Mtrs Road
		12.19 MTRS	12.19 MTRS					
126	188	9.14 MTRS *	9.14 MTRS *	111.4	9 Mtrs Road	Site No 187	Site no 174	9 Mtrs Road
		12.19 MTRS	12.19 MTRS					
127	189	9.14 MTRS *	9.14 MTRS *	111.4	9 Mtrs Road	Site No 190	9 Mtrs Road	Site No 206
		12.19 MTRS	12.19 MTRS					
128	190	9.14 MTRS *	9.14 MTRS *	111.4	Site no 189	Site No 191	9 Mtrs Road	Site no 205
		12.19 MTRS	12.19 MTRS					
129	191	9.14 MTRS *	9.14 MTRS *	111.4	Site no 190	Site No 192	9 Mtrs Road	Site No 204
		12.19 MTRS	12.19 MTRS					
130	192	9.14 MTRS *	9.14 MTRS *	111.4	Site no 191	Site No 193	9 Mtrs Road	Site No 203
		12.19 MTRS	12.19 MTRS					
131	193	9.14 MTRS *	9.14 MTRS *	111.4	Site no 192	Site No 194	9 Mtrs Road	Site No 202
		12.19 MTRS	12.19 MTRS					
132	194	9.14 MTRS *	9.14 MTRS *	111.4	Site no 193	Site No 195	9 Mtrs Road	Site No 201
		12.19 MTRS	12.19 MTRS					
133	195	9.14 MTRS *	9.14 MTRS *	111.4	Site no 194	Site No 196	9 Mtrs Road	Site No 200
		12.19 MTRS	12.19 MTRS					
134	196	ODD	135	135	Site no 195	3 Mtrs Road	9 Mtrs Road	Site No 199
135	197	ODD	124.94	124.9	Site no 198	3 Mtrs Road	Park	9 Mtrs Road
136	198	ODD	97.75	97.75	Site no 199	Site No 197	Park	9 Mtrs Road
137	199	9.14 MTRS *	9.14 MTRS *	111.4	Site no 200	Site No 198	Site No 196	9 Mtrs Road
		12.19 MTRS	12.19 MTRS					

138	200	9.14 MTRS *	9.14 MTRS *	111.4	Site no 201	Site No 199	Site No 195	9 Mtrs Road
		12.19 MTRS	12.19 MTRS					
139	201	9.14 MTRS *	9.14 MTRS *	111.4	Site no 202	Site No 200	Site No 194	9 Mtrs Road
		12.19 MTRS	12.19 MTRS					
140	202	9.14 MTRS *	9.14 MTRS *	111.4	Site no 203	Site No 201	Site No 193	9 Mtrs Road
		12.19 MTRS	12.19 MTRS					
141	203	9.14 MTRS *	9.14 MTRS *	111.4	Site no 204	Site No 202	Site No 192	9 Mtrs Road
		12.19 MTRS	12.19 MTRS					
142	204	9.14 MTRS *	9.14 MTRS *	111.4	Site no 205	Site No 203	Site No 191	9 Mtrs Road
		12.19 MTRS	12.19 MTRS					
143	205	9.14 MTRS *	9.14 MTRS *	111.4	Site no 206	Site No 204	Site No 190	9 Mtrs Road
		12.19 MTRS	12.19 MTRS					
144	206	9.14 MTRS *	9.14 MTRS *	111.4	9 Mtrs Road	Site No 205	Site No 189	9 Mtrs Road
		12.19 MTRS	12.19 MTRS					
145	207	9.14 MTRS *	9.14 MTRS *	111.4	9 Mtrs Road	Site No 208	9 Mtrs Road	Site No 219
		12.19 MTRS	12.19 MTRS					
146	208	9.14 MTRS *	9.14 MTRS *	111.4	Site no 207	Site No 209	9 Mtrs Road	Site No 218 & 219
		12.19 MTRS	12.19 MTRS					
147	209	9.14 MTRS *	9.14 MTRS *	111.4	Site no 208	Site No 210	9 Mtrs Road	Site no 218
		12.19 MTRS	12.19 MTRS					
148	210	9.14 MTRS *	9.14 MTRS *	111.4	Site no 209	Site No 211	9 Mtrs Road	Site no 217 & 218
		12.19 MTRS	12.19 MTRS					

149	211	9.14 MTRS *	9.14 MTRS *	111.4	Site no 210	Site No 212	9 Mtrs Road	Site no 217
		12.19 MTRS	12.19 MTRS					
150	212	9.14 MTRS *	9.14 MTRS *	111.4	Site no 211	Site No 213	9 Mtrs Road	Site no 217
		12.19 MTRS	12.19 MTRS					
151	213	ODD	115.85	115.9	Site no 212	9 Mtrs Road	9 Mtrs Road	Site no 214
152	214	ODD	117.89	117.9	Site no 217	9 Mtrs Road	Site No 213	Site no 215
153	215	9.14 MTRS *	9.14 MTRS *	111.4	Site no 217	9 Mtrs Road	Site No 214	Site no 216
		12.19 MTRS	12.19 MTRS					
154	216	ODD	116.46	116.5	Site no 217	9 Mtrs Road	Site No 215	18 Mtrs Road
155	217	ODD	905.66	905.7	Site No 218	Site No 214,215,216	Site No 211,212	18 Mtrs Road
156	218	ODD	925.66	925.7	Site No 219 To 223	Site No 217	Site No 208.209.210	18 Mtrs Road
157	219	9.14 MTRS *	9.14 MTRS *	111.4	9 Mtrs Road	Site No 218	Site No 207	Site No 220
		12.19 MTRS	12.19 MTRS					
158	220	9.14 MTRS *	9.14 MTRS *	111.4	9 Mtrs Road	Site No 218	Site no 219	Site No 221
		12.19 MTRS	12.19 MTRS					
159	221	9.14 MTRS *	9.14 MTRS *	111.4	9 Mtrs Road	Site No 218	Site no 220	Site No 222
		12.19 MTRS	12.19 MTRS					
160	222	9.14 MTRS *	9.14 MTRS *	111.4	9 Mtrs Road	Site No 218	Site no 221	Site No 223
		12.19 MTRS	12.19 MTRS					
161	223	ODD	164.64	164.6	9 Mtrs Road	Site No 218	Site no 222	18 Mtrs Road
162	224	ODD	317.94	317.9	Private Property	9 Mtrs Road	Site No 225	Private Property
163	225	ODD	160.3	160.3	Private Property	9 Mtrs Road	Site No 226	Site No 224

164	226	ODD	130.74	130.7	Private Property	9 Mtrs Road	Site No 227	Site No 225
165	227	9.14 MTRS * 13.72 MTRS	9.14 MTRS * 13.72 MTRS	125.4	Private Property	9 Mtrs Road	Site No 228	Site No 226
166	228	9.14 MTRS * 13.72 MTRS	9.14 MTRS * 13.72 MTRS	125.4	Private Property	9 Mtrs Road	Site No 229	Site No 227
167	229	9.14 MTRS * 13.72 MTRS	9.14 MTRS * 13.72 MTRS	125.4	Private Property	9 Mtrs Road	Site No 230	Site No 228
168	230	9.14 MTRS * 13.72 MTRS	9.14 MTRS * 13.72 MTRS	125.4	Private Property	9 Mtrs Road	Site No 231	Site No 229
169	231	9.14 MTRS * 13.72 MTRS	9.14 MTRS * 13.72 MTRS	125.4	Private Property	9 Mtrs Road	Site No 232	Site No 230
170	232	ODD	142.66	142.7	Site No 233	9 Mtrs Road	9 Mtrs Road	Site No 231
171	233	ODD	104.71	104.7	Site No 234	Site No 232	9 Mtrs Road	Private Property
172	234	ODD	105.86	105.9	Site No 235	Site No 233	9 Mtrs Road	Private Property
173	235	ODD	107.01	107	Site No 236	Site No 234	9 Mtrs Road	Private Property
174	236	ODD	108.16	108.2	Site No 237	Site No 235	9 Mtrs Road	Private Property
175	237	ODD	109.31	109.3	Site No 238	Site No 236	9 Mtrs Road	Private Property
176	238	ODD	120.15	120.2	Private Property	Site No 237	9 Mtrs Road	Private Property
177	239	ODD	131.54	131.5	Private Property	Site No 240	Private Property	9 Mtrs Road
178	240	ODD	114.04	114	Site No 239	Site No 241	Private Property	9 Mtrs Road
179	241	ODD	115.06	115.1	Site No 240	Site No 242	Private Property	9 Mtrs Road
180	242	ODD	139.36	139.4	Site No 241	Site No 243	Private Property	9 Mtrs Road
181	243	ODD	140.82	140.8	Site No 242	Site No 244	Private Property	9 Mtrs Road
182	244	ODD	142.29	142.3	Site No 243	Site No 245	Private Property	9 Mtrs Road

183	245	ODD	143.76	143.8	Site No 244	Site No 246	Private Property	9 Mtrs Road
184	246	ODD	157.28	157.3	Site No 245	9 Mtrs Road	Site No 247	9 Mtrs Road
185	247	ODD	126.98	127	Site No 245	9 Mtrs Road	Site No 248	Site No 246
186	248	ODD	125.28	125.3	Private Property	9 Mtrs Road	Site No 249	Site No 247
187	249	ODD	124.98	125	Private Property	9 Mtrs Road	Site No 250	Site No 248
188	250	ODD	123	123	Private Property	9 Mtrs Road	Site No 251	Site No 249
189	251	ODD	108.96	109	Private Property	9 Mtrs Road	Site No 252	Site No 250
190	252	ODD	92.58	92.58	Private Property	9 Mtrs Road	Site No 253	Site No 251
191	253	ODD	76.4	76.4	Private Property	9 Mtrs Road	Site No 254	Site No 252
192	254	ODD	126.6	126.6	Private Property	9 Mtrs Road	9 Mtrs Road	Site No 253

UPLOAD THE FLOOR PLAN IN .pdf FORMAT



SCHEDULE 'C' - PAYMENT PLAN BY THE ALLOTTEE

A.	BOOKING ADVANCE	5%
B.	ON AGREEMENT OF SALE	5%
C*.	AT THE TIME OF EXECUTION OF SALE DEED	90%

*** Note:**

- A. Promoter shall not collect more than 5% of sale consideration as the booking amount.**
- B. Promoter shall not collect more than 10% of sale consideration without the registration of Agreement for Sale.**
- C. May be suitably modified as per the requirements of the project progress linked milestones.**

SCHEDULE 'D' - SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE APARTMENT/PLOT)

- Concrete Roads.
- 2.Water Facility.
- 3.Parks.
- 4.Compound Wall.
- 5.Arch.
- 6.Electricity Lines.
- 7.UGD Line.
- 8. STP
- 9.Over Head Tank

SCHEDULE 'E' - SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE PROJECT)

- Concrete Roads.
- 2.Water Facility.
- 3.Parks.
- 4.Compound Wall.
- 5.Arch.
- 6.Electricity Lines.
- 7.UGD Line.
- 8. STP
- 9.Over Head Tank

SCHEDULE 'F' - DESCRIPTION OF THE ENTIRE PROPERTY COVERED AS PER SANCTIONED PLAN, WITH DETAILS OF BOUNDARIES (EAST, WEST, NORTH AND SOUTH). THE AREA SHALL BE MENTIONED IN SQUARE METERS. IF THE SITAL AREA IS IN IRREGULAR SHAPE TOTAL AREA SHALL BE CALCULATED AS PER THE TOTAL STATION SKETCH AND ITEM NO.1:

ALL THAT PIECE AND PARCEL OF the Residentially Converted Land in New Survey Number 84/7 (old No.84) measuring 17 Guntas, (Converted vide Official Memorandum dated 07.03.2024, bearing No.626173, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore) situated Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore and bounded on the:

East by	:	Land in Survey Number 84/6;
West by	:	Land in Survey Number 84/8;
North by	:	Land in Survey Number 85;
South by	:	Boundary of Ganagalu Village.

ITEM NO.2:

ALL THAT PIECE AND PARCEL OF the Agricultural Land in New Survey Number 84/8 (Old No.84/1), measuring 8.50 Guntas, (Converted vide Official Memorandum dated 07.03.2024, bearing No.626242, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore)situated Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore and bounded on the:

East by	:	Land in Survey Number 84/7;
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West by : Land in Survey Number 84/9;

North by : Land in Survey Number 85

South by : Boundary of Ganagalu.

ITEM NO.3:

ALL THAT PIECE AND PARCEL OF the Agricultural Land in New Survey Number 84/9 (Old No.84/1), measuring 8.50 Guntas, (Converted vide Official Memorandum dated 07.03.2024, bearing No.626212, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore)situated Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore and bounded on the:

East by : Land in Survey Number 84/8;

West by : Land in Survey Number 88;

North by : Land in Survey Number 85

South by : Boundary of Ganagalu.

ITEM NO.4:

ALL THAT PIECE AND PARCEL OF the Residentially Converted Land in Survey Number 85/6, measuring 6 Guntas, (Converted vide Official Memorandum dated 07.03.2024, bearing No.622283, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore) situated Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore, and bounded on the:

East by : Land in Survey Number 85/7;

West by : Land in Survey Number 85/5;

North by : Land in Survey Number 85/9;

South by : Land in Survey Number 84.

ITEM NO.5:

ALL THAT PIECE AND PARCEL OF the Converted Land in Survey Number

85/9, measuring 07 Guntas (converted from agricultural purpose to non-Agricultural residential purpose vide Official Memorandum dated 07.03.2024, bearing No.622710 issued by the Deputy Commissioner, Bangalore Rural District) situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore, and bounded on the:

East by : Land in Survey Number 85/7;
West by : Land in Survey Number 85/3;
North by : Land in Survey Number 85/4;
South by : Land in Survey Numbers 85/5 & 85/6.

ITEM NO.6:

ALL THAT PIECE AND PARCEL OF the Agricultural Land in **Survey Number 85/11**, measuring **35.12 Guntas**, (converted from agricultural purpose to non-Agricultural residential purpose vide Official Memorandum dated 08.05.2024, bearing No.648095 issued by the Deputy Commissioner, Bangalore Rural District) situated at **Kannurahalli Village**, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, and bounded on the:

East by : Land in Survey Number 85/10;
West by : Land in Survey Numbers 86/1 and 88;
North by : Land in Survey Number 121;
South by : Land in Survey Numbers 84/8 and 84/9.

ITEM NO.7:

ALL THAT PIECE AND PARCEL OF the Residentially Converted Land in Survey Number 85/12, measuring 35½ Guntas, (Converted vide Official Memorandum dated 07.03.2024, bearing No.622320, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore) situated Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore, and bounded on the:

East by : Land in Survey Number 85/2;

West by : Land in Survey Number 85/10;

North by : Land in Survey Number 121;

South by : Land in Survey Number 84.

ITEM NO.8:

ALL THAT PIECE AND PARCEL OF the land in Survey Number 86/1, measuring 13 Guntas, (Converted vide Official Memorandum dated 07.03.2024, bearing No.622698, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore) situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore, and bounded on the:

East by : Land in Survey Number 85;

West by : Land in Survey Numbers 86/2 and 86/5;

North by : Land in Survey Number 121;

South by : Land in Survey Number 87.

ITEM NO.9:

ALL THAT PIECE AND PARCEL OF the land in Survey Number 86/2, measuring 6 Guntas, (Converted vide Official Memorandum dated 07.03.2024, bearing No.622686, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore) situated Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore, and bounded on the:

East by : Land in Survey Number 86/1;

West by : Land in Survey Number 86/3;

North by : Land in Survey Number 121;

South by : Land in Survey Number 86/5.

ITEM NO.10:

ALL THAT PIECE AND PARCEL OF the land in Survey Number 86/3, measuring 6 Guntas, (Converted vide Official Memorandum dated 07.03.2024, bearing No.622324, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore)situated Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore, and bounded on the:

East by : Land in Survey Number 86/2;

West by : Land in Survey Number 89;

North by : Land in Survey Number 121;

South by : Land in Survey Number 86/4.

ITEM NO.11:

ALL THAT PIECE AND PARCEL OF the land in New Survey Number 86/4 (Old No.86/3), measuring 6 Guntas, (Converted vide Official Memorandum dated 07.03.2024, bearing No.622330, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore)situated Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore, and bounded on the:

East by : Land in Survey Number 86/5;

West by : Land in Survey Number 89;

North by : Land in Survey Number 86/3;

South by : Land in Survey Number 88.

ITEM NO.12:

ALL THAT PIECE AND PARCEL OF the land in New Survey Number 86/5 (old No.86/2), (Converted vide Official Memorandum dated 07.03.2024, bearing No.622672, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore)measuring 6 Guntas, situated Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore, and bounded on the:

East by : Land in Survey Number 86/1;

West by : Land in Survey Number 86/4 ;
North by : Land in Survey Number 86/2;
South by : Land in Survey Numbers 87 and 88.

ITEM NO.13:

ALL THAT PIECE AND PARCEL OF the Land in Survey Number 89/1 measuring 29 Guntas, (Converted vide Official Memorandum dated 08.02.2024, bearing No.619884, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore)situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore, and bounded on the:

East by : Land in Survey Number 89/2;
West by : Land in Survey Numbers 90;
North by : Land in Survey Number 120 and 121;
South by : Land in Survey Numbers 89/3.

ITEM NO.14:

ALL THAT PIECE AND PARCEL OF the Land in Survey Number 89/2, measuring 1 Acre 04 Guntas, (Converted vide Official Memorandum dated 08.02.2024, bearing No.619881, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore)situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore, and bounded on the:

East by : Land in Survey Number 89/4;
West by : Land in Survey Numbers 89/1 and 3;
North by : Land in Survey Number 121;
South by : Channel.

ITEM NO.15:

ALL THAT PIECE AND PARCEL OFthe portion of Land in New Survey Number 89/3 (Old No.89/1), measuring 34 Guntas (out of 1 Acre 19 Guntas) (Converted vide

Official Memorandum dated 08.02.2024, bearing No.619889, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore)situatedat Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore, and bounded on the:

East by : Same Survey Number Land belongs to Owners herein;
West by : Land in Survey Number 90;
North by : Land in Survey Number 89/1;
South by : Channel.

ITEM NO.16:

ALL THAT PIECE AND PARCEL OF the Land in New Survey Number 89/4 (Old No.89/2) measuring 1 Acre 4 Guntas, (Converted vide Official Memorandum dated 08.02.2024, bearing No.619887, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore)situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore, and bounded on the:

East by : Land in Survey Number 86;
West by : Land in Survey Number 89/2;
North by : Land in Survey Numbers 120 and 121;
South by : Land in Survey Number 89/7 and Channel.

ITEM NO.17:

ALL THAT PIECE AND PARCEL OF the Residentially Converted Land in Survey Number 89/5, measuring 19 Guntas, (Converted vide Official Memorandum dated 08.02.2024, bearing No.619891, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore) situated Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore, and bounded on the:

East by : Land in Survey Number 89/6;
West by : Land in Survey Number 90;
North by : Land in Survey Number 89/1;
South by : Land in Survey Number 89/3.

ITEM NO.18:

ALL THAT PIECE AND PARCEL OF the Lans in Survey Number 89/6 (Old No.89/3), measuring 06 Guntas, (Converted vide Official Memorandum dated 08.02.2024, bearing No.619904, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore) Situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore, and bounded on the:

East by : Land in Survey Number 89/2;

West by : Land in Survey Number 89/5;

North by : Land in Survey Number 89/1;

South by : Land in Survey Number 89/3.

Item No.19:

ALL THAT PIECE AND PARCEL OF the Residentially Converted Land in Survey Number 121/B2, measuring 7.5 Guntas, (Converted vide Official Memorandum dated 08.02.2024, bearing No.689036, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore) situated Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore, and bounded on the:

East by : Land in Survey Number 121/1B2;

West by : Remaining land of Same Survey Number;

North by : Land in Survey Numbers 121/2E;

West by : Land in Survey Number 85.

Item No.20:

ALL THAT PIECE AND PARCEL OF the Residentially Converted Land in Survey Number 121/B3, measuring 7.12 Guntas, (Converted vide Official Memorandum dated 08.02.2024, bearing No.619907, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore) situated Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore, and bounded on the:

East by : Land in Survey Number 121/1B4;
West by : Land in Survey Number 121/1B2;
North by : Land in Survey Numbers 121/2E and 121/2F;
West by : Land in Survey Number 85.

Item No.21:

ALL THAT PIECE AND PARCEL OF the Agricultural Land in New Survey Number 121/2E, (Old No.121/2) measuring 2 Guntas, (Converted vide Official Memorandum dated 06.07.2024, bearing No.644788, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore) situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore, and bounded on the:

East by : Land in Survey Number 121/2D;
West by : Land in Survey Number 121/2F;
North by : Land in Survey Number 122/3B;
South by : Land in Survey Numbers 121/2C and 121/1B;

North by : Land in Survey Number 122;
South by : Land in Survey Number 121/5B.

Item No.22:

ALL THAT PIECE AND PARCEL OF the Agricultural Land in New Survey Number 121/5B, (Old No.121/5) measuring 23 Guntas, (Converted vide Official Memorandum dated 07.03.2024, bearing No.622267, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore)situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore, and bounded on the:

East by : Road;
West by : Land in Survey Numbers 121/4 and 121/5A;
North by : Land in Survey Numbers 121/5A, 122/5A and 122/6B;
South by : Land in Survey Number 85.

Item No.23:

ALL THAT PIECE AND PARCEL OF the Agricultural Land in New Survey Number 121/6 (Old No.121/1A), measuring 20 Guntas, (Converted vide Official Memorandum dated 08.02.2024, bearing No.619902, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore)situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District,and bounded on the:

East by : Land in Survey Number 121/7;
West by : Land in Survey Number 121/1A;
North by : Land in Survey Number 122
South by : Land in Survey Number 89.

Item No.24:

ALL THAT PIECE AND PARCEL OF the Agricultural Land in New Survey Number 122/3B, (Old No.122/3) measuring 1 Acre 2 Guntas, (Converted vide Official Memorandum dated 08.01.2024, bearing No.576697, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore)situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore, and bounded on the:

East by : Land in Survey Number 122/3A;
West by : Land in Survey Number 122/3C;
North by : Land in Survey Number 123/2;
South by : Land in Survey Numbers 121/2E and 121/2D.

Item No.25:

ALL THAT PIECE AND PARCEL OF theResidentially Converted Land bearing Survey Number 123/4, measuring 20 Guntas (converted from Agricultural purpose to Non-Agricultural residential purpose vide Official Memorandum dated 17.11.2023, bearing No.510727, issued by Deputy Commissioner Bangalore Rural District) situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, and bounded on the:

East by : Land in Survey Number 123/5 and Channel;
West by : Land in Survey Number 123/6;
North by : Land in Survey Numbers 123/3 & 123/5;

South by : Land in Survey Number 122.

Item No.26:

ALL THAT PIECE AND PARCEL OF theAgricultural Land bearing New Survey Number 123/6 (old No.123/4), measuring 8 Guntas, (converted from Agricultural purpose to Non-Agricultural residential purpose vide Official Memorandum dated 29.06.2024, bearing No.676298 issued by Deputy Commissioner Bangalore Rural District) situated at Kannurahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District,and bounded on the:

East by : Land in Survey Number 123/4;

West by : Land in Survey Number 123/1;

North by : Land in Survey Numbers 123/3;

South by : Land in Survey Numbers 120 & 122.

SCHEDULE 'G'- DETAILS OF THE COMMON AREA.

(DATA SHOWN BELOW IS ONLY ILLUSTRATIVE)

Specify the details of the Common Area under the following:

IN WITNESS WHEREOF , the parties to this deed have set their hands to this AGREEMENT OF SALE on the DAY, MONTH AND YEAR as first mentioned above.

WITNESS: -:

PROMOTER/ S

1. Signature:

Name: _____

Address: _____

.

ALLOTTEE/ S

2. Signature:

Name: _____

Address: _____