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BKI

ORIGINAL

ಈ ದಾಖಲೆಯು ಪ್ರತಿ ಸಂಖ್ಯೆ 7980 ಇದೆ.

JOINT DEVELOPMENT AGREEMENT

AGREEMENT
made and executed on this: **SEVENTEEN (06-01-2014)** at Ban

Herein after collectively called and referred to as PARTY OF FIRST PART.

Dee Dee

40 Sri. Navan Kumar Kona

Seewahli

4(e) Smt. Sreevali Naveen Kumar

Deussen

4(c) Ms. Purnvi N. Kota

D.V. Luthans

46) Spil. NYKancher

Figure 8. The effect of the initial concentration of the monomer on the polymerization of 1,4-bis(hydroxymethyl)benzene with 1,4-bis(hydroxymethyl)benzene.

For SVG Properties Private Limited

Authorized Signatory

Authorized Signatory

Enlight

12. 11. 1941

4(a) Maxm. KILSI Stands

79305
13-01



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊಂಡೇನಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ SVG Properties Pvt Ltd Rep by its Authorised Signatory Aai Bhaskar , ಇವರು 2823100.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	2823100.00	DD No 002688 Dated 06/01/2014 HDFC Bank Bangalore
ಒಟ್ಟು :	2823100.00	

ಸ್ಥಳ : ಚಾಮರಾಜಪೇಟೆ

ದಿನಾಂಕ : 06/01/2014

Date 6/1/2014

ಉಪ-ಮೊಂಡೇನಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಉಪ-ನಿರ್ದೇಶಕರು, (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.

3
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2) Sri. K R Badri Narayan, S/o late Sri. Kota Ramalingam, aged about 59 years, residing at No.182, "Mathrushree, 3rd Floor, R.V.Road, Bangalore - 560 004, PAN Card No.ABRPB3927B.

2a) Sri.K B Raghavendra alias Sri.Raghav Kota, S/o Sri K R Badri Narayan, aged about 28 years, residing at No.2532, 30th Drive, Apartment #6A, Astoria, New York - 11102, USA.

PAN Card No.AHAPR4337E.

Represented by his General Power of Attorney holder/mother Smt. Sabitha Narayan, W/o Sri. K R Badri Narayan, aged about 59 Years, residing at No.182, "Mathrushree", 3rd Floor, R.V.Road, Bangalore - 560 004.

PAN Card No.AAJPN7653B.

2b) Smt. Tallam Smitha Kedarnath, W/o Sri.Kedarnath Tallam, D/o Sri. K R Badri Narayan, aged about 34 years, residing at No.2530, 27th Cross, Banashankari Second stage, Bangalore - 560 070.

PAN Card No.AGDPS5491E.

Herein after collectively called and referred to as PARTY OF SECOND PART.

3) Sri. Kota Govindraj alias Sri.G R Kota, S/o Late Sri. Kota Kamakshiah Setty, aged about 85 years,

PAN Card No.BFGPK0793E.

3a) Sri.Balaji Kota, S/o Sri. Kota Govindraj alias Sri. G R Kota, aged about 56 years, PAN Card No.AKXPB8473H.

Kota Vinay
1. Sri. Kota, Vinay

Smt. Sudha Balaji
2(a) Smt. Sudha Balaji

Naveen Kumar Kota
4(b) Sri. Naveen Kumar Kota

K.V. Sreevani
1(a) Smt. K.V.Sreevani

Ma. Swathi Kota
3(c) Ma. Swathi Kota

Sruvalli Naveen Kumar
4(g) Smt. Sruvalli Naveen Kumar

Ma. K.V. Vasanthi Chandra
1(b) Ma. K.V.Vasanthi Chandra

Sri. Kamesh G. Kota
3(d) Sri. Kamesh G. Kota

Ms. Poorvi N. Kota
4(f) Ms. Poorvi N. Kota

Ms. K.V. Vasanthi Chandra
1(c) Ms. K.V.Vasanthi Chandra

Lakshmi Kamesh
3(e) Smt. Lakshmi Kamesh

Smt. K.Y. Keerthana
4(i) Smt. K.Y.Keerthana

K.J. Swarna Latha
1(d) Smt. K.J.Swarna Latha

Sri. Kota Shiva Kumar
4) Sri. Kota Shiva Kumar

Sri. K.R. Badri Narayan
2) Sri. K.R.Badri Narayan

S. Vatsala
4(a) Smt. S.Vatsala

For SVG Properties Private Limited

Sri. K.B. Raghavendra
2(a) Sri. K.B.Raghavendra

Sri. Kota Hari Kumar
4(b) Sri. Kota Hari Kumar

Authorized Signatory

Smt. Tallam Smitha Kedarnath
2(b) Smt. Tallam Smitha Kedarnath

Smt. Sindhu Priya K.H.
4(c) Smt. Sindhu Priya K.H.

Sri. Kota Govindraj
3) Sri. Kota Govindraj

Vasanth K.J. Vignesh
4(d) Vasanth. K.J.Vignesh

Sri. Balaji Kota
3(a) Sri. Balaji Kota

Master. K.J. Sai Sundar
4(e) Master. K.J.Sai Sundar

ಜಾಮಾರಾಜಪೇಟೆ ಪಲ್ಲಿಕಮ್ ಉಪವಿಭಾಗದ ಅಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 06-01-2014 ರಂದು 11:03:44 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಬ್ಜಗೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಕುಬ್ಜ	564520.00
2	ಶೇಷ ಕುಬ್ಜ	2485.00
3	ವಿದ್ಯುತ್ ಕುಬ್ಜ	400.00
	ಒಟ್ಟು :	567505.00

ಶ್ರೀ SVG Properties Pvt Ltd Rep by its Authorised Signatory Adf Bhaskar ಇವರಿಂದ ಹಾಕಿದ ಮುದ್ದುಪತ್ರ

ಹೆಸರು	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ ಗುರುತು	ಸಹಿ
ಶ್ರೀ SVG Properties Pvt Ltd Rep by its Authorised Signatory Adf Bhaskar			For SVG Properties Private Limited Authorized Signatory

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ, (ಜಾಮಾರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು,

ಬರೆದುಕೊಳ್ಳಲ್ಪಟ್ಟಿರುವ (ಮತ್ತು ಸ್ವೀಕಾರ/ಭಾಗತಃ ಪ್ರತಿಭಟನಾ ರೂ. (ರೂಪಾಯಿ) ಮುಳ್ಳುಬಾಗಿ)

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ ಗುರುತು	ಸಹಿ
1	SVG Properties Pvt Ltd Rep by its Authorised Signatory Adf Bhaskar . (ಬರೆದುಕೊಂಡವರು)			For SVG Properties Private Limited Authorized Signatory
2	Kota J.Vinay . (ಬರೆದುಕೊಂಡವರು)			Kota J.Vinay

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ, (ಜಾಮಾರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು

6-ನೇ ಕ್ರಮ ರಾಜ್ಯಪಾಲರ ಕಛೇರಿ 19-11-2020

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುವರಿಯಾದುದು	ಹೆಸರು
3	K V Sreevani . (ಬರೆದುಕೊಡುವವರು)			K.V. Sree Anu
4	K V Vaishnavi Chandra and K V Vaaruni Chandra being Minors Rep by their Natural Guardian/Father Kota J Vinay . (ಬರೆದುಕೊಡುವವರು)			Kota Vinay
5	K J Swarnalatha . (ಬರೆದುಕೊಡುವವರು)			K.J. Swarnalatha
6	K R Badri Narayan . (ಬರೆದುಕೊಡುವವರು)			Imm-It
7	K B Raghavendra alias Ragnav Kota Res his GPA Holder/Mother Sabina Narayan . (ಬರೆದುಕೊಡುವವರು)			Sabina Narayan
8	Tallam Smiltha Kedarnath . (ಬರೆದುಕೊಡುವವರು)			Smiltha
9	Kota Govindraj alias G R Kota . (ಬರೆದುಕೊಡುವವರು)			G.R. Kota
10	Balaji Kota . (ಬರೆದುಕೊಡುವವರು)			Balaji Kota

Signature
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ, (ಚಾಮರಾಜನೇರಿ),
ಬೆಂಗಳೂರು.

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4f to 4h are residing at No: 417/20, 'Kumara Nilaya', 2nd Floor, 5th Cross, Jayanagar 7th Block, Bangalore - 560 082

4i) Smt. K Y Keerthana, W/o Sri K P Yogendra Kumar, D/o Sri. Kota Shiva Kumar, aged about 43 years, residing at "N R Sreeglitz", Flat No.104, 1st Floor, 1st Cross, 3rd Main, Chamarajpet, Bangalore - 560 018.

Herein after collectively called and referred to as PARTY OF FOURTH PART.

The party of the First part, party of the Second part, party of the Third part and party of the Fourth part are hereinafter collectively called as First party/Land owners/Owners for the sake of brevity.

(The term First party/Land owners/Owners wherever the context shall mean and include all their respective legal heirs, legal representatives, assigns, executors, etc) of the FIRST PART.

AND

SVG PROPERTIES PVT. LTD, Company registered under Indian Companies Act 1956 having its registered office at No.19, Doddakallasandra, Kanakapura Main road, Bangalore - 560 062.

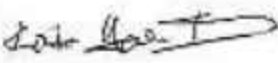
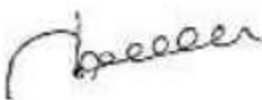
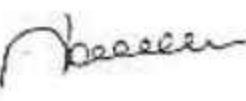
PAN NO:AATCS3075R.

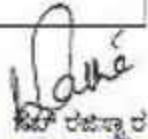
Represented by its Authorised Signatory Sri.Adi Bhaskar, S/o Adi Rayalappa, aged about 49 years. (Authorised vide resolution dated:03-01-2014)

- | | | |
|-----------------------------------|------------------------------|---------------------------------|
| 1. Sri. Kota J. Viray | 3(b) Smt. Sadha Belaji | 4(f) Sri. Navan Kumar Kota |
| 1(a) Smt. K.V. Sreevani | 3(c) Ms. Swathi Kota | 4(g) Smt. Seervalli Navan Kumar |
| 1(b) Ms. K.V. Veishnavi Chandra | 3(d) Sri. Kamesh G. Kota | 4(h) Ms. Poorvi N. Kota |
| 1(c) Ms. K.V. Vaaruni Chandra | 3(e) Smt. Lakshmi Kamesh | 4(i) Smt. K.Y. Keerthana |
| 1(d) Smt. K.J. Svarna Latha | 4) Sri. Kota Shiva Kumar | |
| 2) Sri. K.R. Badri Narayan | 4(a) Smt. S. Valsala | |
| 2(a) Sri. K.B. Raghavendra | 4(b) Sri. Kota Hari Kumar | |
| 2(b) Smt. Tallam Smitha Kodarnath | 4(c) Smt. Sindhu Priya K.H | |
| 3) Sri. Kota Govindraj | 4(d) Master. K.H. Vignesh | |
| 3(a) Sri. Balaji Kota | 4(e) Master. K.H. Sri Skanda | |

For SVG Properties Private Limited

Authorized Signatory

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಪ್ರತಿಮುದ್ರಣ	ಸಹಿ
19	K H Vignesh and K H Sai Skanda being Minors Rep by their Natural Guardian/Father Kota Hari Kumar , (ಅನಿರತರಾದವರು)			
20	Naveen Kumar Kota , (ಅನಿರತರಾದವರು)			
21	Seevali Naveen Kumar , (ಅನಿರತರಾದವರು)			
22	Poorvi N Kota being Minor Rep by her Natural Guardian/Father Naveen Kumar Kota , (ಅನಿರತರಾದವರು)			
23	K Y Keerthana , (ಅನಿರತರಾದವರು)			


 ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
 ಬಸವನಗುಡಿ, (ಚಾಮರಾಜಪೇಟೆ),
 ೨೨ ನವೆಂಬರ್ ೨೦೧೯



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4b) Sri. Kota Hari Kumar, S/o Sri. Kota Shiva Kumar, aged about 40 years, PAN Card No.AA5PH9712L.

4c) Smt. Sindhu Priya.K.H., W/o Sri. Kota Hari Kumar, aged about 37 years

4d) Master. K H Vignesh, S/o Sri. Kota Hari Kumar, aged about 15 years,

4e) Master. K H Sai Skanda, S/o Sri. Kota Hari Kumar, aged about 12 years, Since 4d and 4e are minors they are represented by their natural guardian/father Sri.Kota Hari Kumar.

4 to 4e are residing at Flat No: 202, Door No: 70, Krishna Park Front, South Cross Road, Basavanagudi, Bangalore - 560 004

4f) Sri. Naveen Kumar Kota, S/o Sri Kota Shiva Kumar, aged about 39 years, PAN Card No:BTZPK7805G

4g) Smt. Sreevalli Naveen Kumar, W/o Sri. Naveen Kumar Kota, aged about 36 years,

4h) Ms. Poorvi N Kota, D/o Sri Naveen Kumar Kota, aged about 12 years. Since 4h is a minor, she is represented by her natural guardian/father Sri Naveen Kumar Kota,

K.V. Sree Anu

1. Sri. Kota J. Vinay

K.V. Sree Anu

1(a). Smt. K.V. Sreevani

K.V. Sreevani

1(b). Ms. K.V. Vaishnavi Chandra

K.V. Vaishnavi Chandra

K.V. Vaishnavi Chandra

1(c). Ms. K.V. Vaishnavi Chandra

K.V. Vaishnavi Chandra

1(d). Smt. K.V. Swarna Lakshmi

K.V. Swarna Lakshmi

1(e). Sri. K.B. Raghuvaran

K.B. Raghuvaran

2(b). Smt. Tallam Smita Kedarnath

Tallam Smita Kedarnath

3) Sri. Kota Govindraj

Kota Govindraj

3(a). Sri. Balaji Kota

Sudha Balaji

2(b) Smt. Sudha Balaji

Sudha Balaji

3(c) Ms. Swathi Kota

Swathi Kota

3(d) Sri. Kamlesh G. Kota

Kamlesh G. Kota

Kamlesh G. Kota

4) Sri. Kota Shiva Kumar

Kota Shiva Kumar

4(a) Smt. S. Vasala

S. Vasala

4(b) Sri. Kota Hari Kumar

Kota Hari Kumar

4(c) Smt. Sindhu Priya K.H.

Sindhu Priya K.H.

4(d) Master. K.H. Vignesh

K.H. Vignesh

4(e) Master. K.H. Sai Skanda

Naveen Kumar Kota

4(f) Sri. Naveen Kumar Kota

Sreevalli

4(g) Smt. Sreevalli Naveen Kumar

Sreevalli

4(h) Ms. Poorvi N. Kota

Poorvi N. Kota

Poorvi N. Kota

4(i) Smt. K.Y. Kirthana

K.Y. Kirthana

4(j) Smt. K.Y. Kirthana

K.Y. Kirthana

4(k) Smt. K.Y. Kirthana

K.Y. Kirthana

4(l) Smt. K.Y. Kirthana

K.Y. Kirthana

4(m) Smt. K.Y. Kirthana

K.Y. Kirthana

4(n) Smt. K.Y. Kirthana

For SVG Properties Private Limited

Authorized Signatory

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಮುದ್ರಿತ ಗುರುತು	ಮಹಿ
11	Sucha Bolaji . (ಅರೇಬೀಕಿನಲ್ಲಿರುವವರು)			Sucha Bolaji
12	Swathi Kota . (ಅರೇಬೀಕಿನಲ್ಲಿರುವವರು)			Swathi Kota
13	Kamesh G Kota . (ಅರೇಬೀಕಿನಲ್ಲಿರುವವರು)			Kamesh G Kota
14	Lakshmi Kamesh . (ಅರೇಬೀಕಿನಲ್ಲಿರುವವರು)			K-Lakshmi kamesh
15	Kota Shiva Kumar . (ಅರೇಬೀಕಿನಲ್ಲಿರುವವರು)			Kota Shiva Kumar
16	S Vatsala . (ಅರೇಬೀಕಿನಲ್ಲಿರುವವರು)			S.Vatsala
17	Kota Hari Kumar . (ಅರೇಬೀಕಿನಲ್ಲಿರುವವರು)			Kota Hari Kumar
18	Sinohu Priya K.H . (ಅರೇಬೀಕಿನಲ್ಲಿರುವವರು)			Sinohu Priya K.H

ಹಾಸ್ಟ್-ನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ, (ಬಾಹುರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು

11. 11. 1979 7982 F 2
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Hereinafter called as the **SECOND PARTY "BUILDER"**,
(Which term wherever the context shall mean and include its successors-in-interest,
directors, share- holders, representatives and assigns etc.,) of the **OTHER PART**.

WITNESSETH AS FOLLOWS:

- I) **WHEREAS**, all that piece and parcel of property bearing Old No:127 and 128, along with the buildings built thereon, both situated at Earlier Mir Hamza Hussain Road, presently Vasavi Temple Street, Vishveshwarapuram, Bangalore City was the family property at the hands of Sri. Kota Subbaiah Setty.
- II) **WHEREAS**, after the death of Sri.Kota Subbaiah Setty, his sons viz., **SRI. KOTA KAMAKSHIAH SETTY** and **SRI. KOTA RAMAIAH SETTY** and his sons partitioned the family properties including the aforesaid property under the Registered Partition Deed Dated: 9-10-1958, Registered as Document No: 2169/58-59, of Book-I, Volume: 75, at pages 1-41, Registered in the office of The Sub-Registrar, Bangalore City South, Bangalore.
- III) **WHEREAS**, in the said partition, Property bearing No: 127 was allotted to Sri. Kota Ramaiah Setty and Property bearing No: 128 was allotted to Sri. Kota Kamakshiah Setty.

1. Sri. Kota J. Vinay	2(b) Smt. Sowtha Balaji	4(f) Sri. Naveen Kumar Kota
K. V. Sreevani	3(c) Ms. Sowtha Kota	4(g) Smt. Sreevani Naveen Kumar
1(a) Smt. K.V.Sreevani	3(d) Sri. Kamesh G. Kota	4(h) Ms. Pourni N. Kota
K. V. Vaaruni Chandra	3(e) Sri. Lakshmi Kamesh	4(i) Smt. K.V. Koerthara
1(b) Ms. K.V.Vaishnavi Chandra	3(f) Smt. Lakshmi Kamesh	
K. J. Sreedhar Reddy	4(j) Sri. Kota Siva Kumar	
1(c) Smt. K.J. Sreedhar Reddy		
S. R. Badri Narayan	4(k) Smt. S. Vatsala	
2(a) Smt. K.R. Raghavendra	4(l) Sri. Kota Hari Kumar	
2(b) Smt. Tallam Sridha Kodumuth	4(m) Smt. Sindhu Priya K.H.	
3. Sri. Kota Govindraj	4(n) Master. K.H. Vignesh	
3(a) Sri. Balaji Kota	4(o) Master. K.H. Sridha	

For SVG Properties Private Limited

Authorized Signatory

102 ನೇ ಪುಟ ದೃಶ್ಯವೇಣು ಸಂಖ್ಯೆ 7980
13/11/2014

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	M. Janardhana Raju No 94/32, 10th D Main, 1st Block, Jayanagar, Bangalore	<i>[Signature]</i>
2	B.V. Dhananjaya No 481, 21st Cross, 13th Main, 2nd Stage, Banashankari, Bangalore 560 070	<i>[Signature]</i>

[Signature]
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ, (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

There is no difference between the original, duplicate, triplicate, triplicate and quatripplicate

[Signature]
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ, (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

 1 ನೇ ಪುಟದ ದೃಶ್ಯವೇಣು ಸಂಖ್ಯೆ CMP-1-07980-2013-14 ಆಗಿ ಸಿ.ಡಿ. ಸಂಖ್ಯೆ CMPD134 ನೇ ಪುಟದಲ್ಲಿ ದಿನಾಂಕ 06-01-2014 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ <i>[Signature]</i> 6/11/2014 ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ) ಕೆ. ಸಾಮ್ಯಾ ಅಶ್ವ	
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IV) WHEREAS, Sri. Kota Kamakshiah Setty died intestate on 08-03-1966, and after the death of Sri. Kota Kamakshiah Setty, his sons and daughters being the only surviving legal heirs partitioned the family properties under the Registered partition deed Dated : 07-06-1971, Registered as Document No: 885/71-72, of Book-I, Volume : 881, at pages 133-149, Registered in the office of The Sub-Registrar, Bangalore City South, Bangalore.

V) WHEREAS, under the partition deed Dated : 07-06-1971, Four portions out of the property No : 128 which are adjacent to each other as detailed below, which is the subject matter of this Joint Development Agreement was allotted to Four sons of Sri. Kota Kamakshiah Setty.

a) L shaped property i.e., Northern Portion of property bearing No : 128 Vasavi Temple Street, Vishveshwarapuram, Bangalore City, measuring East to West : 122 feet on the Northern Side and on the Southern side : 43 feet + 79 feet (Since the property is in L-Shape) and North to South on the Eastern Side 20 feet + 20 feet 6 inches and North to South on the Western Side 41 feet, which was schedule B to the said Partition deed Dated : 07-06-1971 was allotted to Sri. Kota Venkatachalapathy Setty, the Grand-father of person No: 1 of party of First part.

b) Portion of property bearing No:128, Vasavi Temple Street, Vishveshwarapuram, Bangalore City, measuring East to West : 49 feet

1. Sri. Kota Viray	3(b) Smt. Sudha Rajaji	4(i) Sri. Naveen Kumar Kota
K.V. Shree Anu		
2(a) Smt. K.V. Sreenani	3(c) Ms. Swathi Kota	4(g) Smt. Sreevani Naveen Kumar
Koti Thary		
1(b) Ms. K.V. Vaishnavi Chandra	3(d) Sri. Karanesh C. Kota	4(e) Ms. Poojvi N. Kota
Koti Thary		
1(c) Ms. K.V. Veerani Chandra	3(e) Smt. Lakshmi Kamesh	4(i) Smt. K.V. Keerthana
K.T. Sivarudra		
1(d) Smt. K.T. Swarna Latha	4) Sri. Kota Shiva Kumar	
2) Sri. K.R. Radzi Narayan	3) Vatsala	
	4(e) Smt. S. Vatsala	
Sabitha Narayan		
2(e) Sri. K.R. Nagaravendra	4(b) Sri. Kota Han Kumar	
2(b) Smt. Tallam Smitha Kodanah	4(c) Smt. Sindhu Priya K.H.	
3) Sri. Kota Govindraj	4(d) Master. K.H. Vignesi	
3(a) Sri. Balaji Kota	4(e) Master. K.H. Sai Souda	

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and North to South : 59 feet 6 inches, which was schedule C to the said Partition deed Dated : 07-06-1971 was allotted to Sri. Kota Ramalingam, the father of person No: 1 of party of Second part.

- c) Front Portion of property bearing No: 128 Vasavi Temple Street, Vishveshwarapuram, Bangalore City, measuring East to West: 43 feet and North to South: 80 feet which was schedule F to the said Partition deed Dated: 07-06-1971 was allotted to Sri. Kota Govindraj, the person No: 1 of party of Third part.
- d) L shaped property of the Rear Portion of property bearing No: 128, Vasavi Temple Street, Vishveshwarapuram, Bangalore City, measuring on the East: 59 feet and 6 inches + 41 feet and on the West: 100 feet, on the South: 45 feet and on the North 28 feet + 17 feet,

which was schedule J to the said Partition deed Dated : 07-06-1971 was allotted to Sri. Kota Shiva Kumar, the person No: 1 of party of Fourth part.

- e) WHEREAS, subsequent to the partition of the family properties as aforesaid, the katha has been transferred to the respective names of the parties to whom the properties were allotted and they continued to be in

<i>Kota Thary</i> 1. Sri. Kota J. Vinay <i>K.V. Sree Anil</i> 1(a) Smt. K.V. Sreevani <i>Kota Thary</i> 1(b) Ms. K.V. Vasuvani Chandra <i>Kota Thary</i> 1(c) Ms. K.V. Vasuvani Chandra <i>K.J. Suresh Babu</i> 1(d) Smt. K.J. Suresh Babu <i>Sri. K.R. Badri Narayan</i> 2. Sri. K.R. Badri Narayan <i>Srinivasan Manoj</i> 2(a) Smt. K.R. Raghavachandra <i>Srinivasan</i> 2(b) Smt. Tallam Srinatha Kodamali <i>K.R. Kota</i> 3) Sri. Kota Govindraj <i>Kuliji Kota</i> 3(a) Sri. Balaji Kota	<i>Arundha Rajin</i> 3(b) Smt. Sudha Rajin <i>Kota</i> 3(c) Ms. Swathi Kota <i>Kota</i> 3(d) Sri. Kamesh, G. Kota <i>K. Lakshmi Kamesh</i> 3(e) Smt. Lakshmi Kamesh <i>Kota Shiva Kumar</i> 4) Sri. Kota Shiva Kumar <i>S. Valsala</i> 4(e) Smt. S. Valsala <i>Kota Hari Kumar</i> 4(b) Sri. Kota Hari Kumar <i>Sindhu Priya K. H.</i> 4(c) Smt. Sindhu Priya K. H. <i>Kota Hari Kumar</i> 4(d) Master. K.H. Vigraha <i>Kota Hari Kumar</i> 4(e) Master. K.H. Sri. Skanda	<i>Naveen Kumar Kola</i> 4(f) Sri. Naveen Kumar Kola <i>Sreevali</i> 4(g) Smt. Sreevali Naveen Kumar <i>Naveen Kumar</i> 4(h) Ms. Poorvi N. Kola <i>K.Y. Keerthana</i> 4(i) Smt. K.Y. Keerthana
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possession and enjoyment of their respective properties by exercising all acts of ownership.

- f) WHEREAS, subsequent to the partition deed Dated: 07-06-1971, the family members of Sri. Kota Kamakshiah Setty entered into different transactions amongst themselves in respect of the aforesaid property allotted to them under the aforesaid said Partition deed Dated : 07-06-1971 as detailed below:

I. Sri. KOTA VENKATACHALAPATHI SETTY FAMILY (The family of party of First part)

a) WHEREAS, subsequent to the partition deed Dated: 07-06-1971, Sri. Kota Venkatachalapathi Setty, his wife, son and daughters entered into Registered partition deed Dated: 13-05-1981, Registered as document No: 504/81-82, of Book-I, Volume: 1235, at pages 156 to 161, Registered in the office of The Sub-Registrar, Basavanagudi. In the said division, the portion of property No: 128, New No: 33, Vasavi Temple Street, Visveswarapuram, Bangalore - 560 004, was allotted to Sri. Kota V Jayachandra, Son of Sri. Kota Venkatachalapathi Setty.

b) WHEREAS, subsequent to the said partition deed Dated: 13-05-1981, Sri. Kota V Jayachandra died intestate on 11-07-1983 and subsequently,

Kota Vinay

1. Sri. Kota Vinay

K.V. Sreevard

2(a) Smt. K.V. Sreevard

Kota Theja

1(b) Ms. K.V. Vaishnavi Chandra

Kota Theja

1(c) Ms. K.V. Vaaruni Chandra

K.T. Sridhar Lakshmi

3(d) Smt. K.T. Sreena Latha

K.R. Reddy Narayan

2. Sri. K.R. Reddy Narayan

Srinivas Narayan

2(a) Sri. K.R. Raghavendra

Srinivas

2(b) Smt. Tallari Smita Kadamath

Keshava

3. Sri. Kota Govindraj

Balaji Kota

3(a) Sri. Balaji Kota

Sudha Balaji

3(b) Smt. Sudha Balaji

Smt. Swathi Kota

3(c) Ms. Swathi Kota

K. Lakshmi Kanesh

3(d) Smt. Kamesh G. Kota

K. Lakshmi Kanesh

3(e) Smt. Lakshmi Kanesh

Kota Shiva Kumar

4. Sri. Kota Shiva Kumar

S. Vatsala

4(a) Smt. S. Vatsala

Kota Hari Kumar

4(b) Sri. Kota Hari Kumar

Sindhu Priya K-17

4(c) Smt. Sindhu Priya K.H.

Kota Hari Kumar

4(d) Master. K.H. Vignesh

Kota Hari Kumar

4(e) Master. K.H. Sai Sreeda

Naveen Kumar Kota

4(f) Sri. Naveen Kumar Kota

Sreevalle

4(g) Smt. Sreevalle Naveen Kumar

Naveen Kumar

4(h) Ms. Poorvi N. Kota

K.V. Keerthana

4(i) Smt. K.V. Keerthana

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the mother, wife and daughter of Sri. Kota V Jayachandra, viz., Smt. K.V. Shanta Kumari, Smt. K.J. Swarna Latha and Smt. G.A. Lakshmi released/relinquished their right, title, interest and possession of their respective shares in favour of Sri. Kota J Vinay, only Son of Sri. Kota V Jayachandra and pursuant to which Sri. Kota J Vinay became the absolute owner of the aforesaid property.

c) WHEREAS, subsequently the katha has been transferred in the name of Sri. Kota J Vinay and he continued to be in possession and enjoyment of the aforesaid property.

d) WHEREAS, Sri. Kota J Vinay under a Registered Gift deed Dated: 16-09-2013, Registered as document No:5098/13-14, of Book-I, Registered in the office of The Sub-Registrar, Chamarajpet, transferred 25% undivided share in the said property to his mother Smt. K. J. Swarna Latha.

e) WHEREAS, Sri. Kota J Vinay, under a Registered Gift Deed Dated:16-09-2013, Registered as document No: 5099/13-14, of Book-I, Registered in the office of The Sub-Registrar, Chamarajpet, transferred 25% undivided share in the said property to his wife Smt. K.V. Sreevani.

1. Sri. Kota J. Vinay

K.V. Sreevani

1(a) Smt. K.V. Sreevani

1(b) Ms. K.V. Vaishnavi Chandra

1(c) Ms. K.V. Vaaruni Chandra

1(d) Smt. K.J. Swarna Latha

1(e) Sri. K.R. Badri Narayan

2(a) Sri. K.B. Raghavendra

2(b) Smt. Talim Smithe Kodamath

3(a) Sri. Kota Govindraj

3(a) Sri. Balaji Kota

3(b) Smt. Sudha Halaji

3(c) Ms. Swathi Kota

3(d) Sri. Kamesh G. Kota

K. Lakshmi Kamesh

3(e) Smt. Lalashmi Kamesh

4) Sri. Kota Shiva Kumar

4(a) Smt. S. Vatsala

4(b) Sri. Kota Hari Kumar

4(c) Smt. Sindhu Priya K.H.

4(d) Master. K.H. Vignesh

4(e) Master. K.H. Sri Slands

4(f) Sri. Navon Kumar Kota

4(g) Smt. Sreevalli Navon Kumar

4(h) Ms. Poornima Kota

4(i) Smt. K.V. Koorthara

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f) WHEREAS, the remaining 50% undivided share of the Sri. Kota J Vinay has been retained by himself.

II. Sri. KOTA RAMALINGAM FAMILY (The family of party of SECOND PART)

- a) WHEREAS, subsequent to the partition Dated: 07-06-1971, Sri. Kota Ramalingam, bequeathed the property No: 128, New No: 33/1, Vasavi Temple Street, Visveswarapuram, Bangalore - 560 004 in favour of his only son Sri. K R Badri Narayan, under a Registered Will Dated: 08-02-1993, Registered as document No: 25/93-94, of Book-III, Volume: 89, at pages 184-188, Registered in the office of The Sub-Registrar, Basavanagudi, Bangalore.
- b) WHEREAS, Sri. Kota Ramalingam died on 01-02-1994 and on the death of Sri. Kota Ramalingam as per the Will Dated: 08-02-1993, Sri. K.R Badri Narayan become the absolute owner of the said property.
- c) WHEREAS, the sisters of Sri. K.R. Badri Narayan under a Registered Released deed Dated: 04-02-1998 relinquished their right, title, interest in respect of joint property in favour of Sri. K.R. Badri Narayan and in the said Release deed, the sisters of Sri. K.R. Badri

Kota J Vinay
1. Sri. Kota J. Vinay

K.V. Seervalli
1(a). Smt. K.V. Seervalli

Kota J Vinay
1(b). Ms. K.V. Vaishnavi Chandra

Kota J Vinay
1(c). Ms. K.V. Veerani Chandra

K.J. Sreenalatha
1(d) Smt. K.J. Sreenalatha

K.R. Badri Narayan
2) Sri. K.R. Badri Narayan

Sahithi Narayan
2(a) Sri. K.R. Raghavendra

Senthil
2(b) Smt. Talam Senthil Kedamath

Kota Govindraj
3) Sri. Kota Govindraj

Badri K
3(a) Sri. Badri K

Sudha Balaji
3(b) Smt. Sudha Balaji

Ms. Swathi Kota
3(c) Ms. Swathi Kota

Sri. Kamlesh G. Kota
3(d) Sri. Kamlesh G. Kota

L. Lakshmi Kamlesh
3(e) Smt. Lakshmi Kamlesh

Sri. Kota Shiva Kumar
4) Sri. Kota Shiva Kumar

S. Vatsala
4(a) Smt. S. Vatsala

Kota Hari Kumar
4(b) Sri. Kota Hari Kumar

Sindhu Priya K.H.
4(c) Smt. Sindhu Priya K.H.

K.H. Vignesh
4(d) Master. K.H. Vignesh

K.H. Vignesh
4(e) Master. K.H. Vignesh

Naveen Kumar Kota
4(f) Sri. Naveen Kumar Kota

Sreevall Naveen Kumar
4(g) Smt. Seervalli Naveen Kumar

Ms. Pooval N. Kota
4(h) Ms. Pooval N. Kota

K.V. Seethana
4(i) Smt. K.V. Seethana

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Narayan confirm the will Dated: 08-02-1993 and bequeathing the said property in favour of their brother Sri. K. R. Badri Narayan.

- d) **WHEREAS**, subsequently Sri. K.R. Badri Narayan and his family members i.e., his wife, Smt. Sabitha Narayan and their children partitioned the family properties under a Registered partition deed Dated: 16-09-2013, Registered as document No: JAY-1-04145-2013-14, Document stored in C.D.No: JAYD180, Registered in the office of Senior Sub-Registrar, Jayanagar, Bangalore and in the said partition, the said property was allotted equally to himself, his son, Sri. K.B. Raghavendra alias Sri. Raghav Kota, and daughter, Smt. Tallam Smitha Kedarnath, i.e., party of the Second part. Since the person No:2 of party of Second part is residing out of India, he has given Power of Attorney to his mother, Smt. Sabitha Narayan, authorizing her to represent him and do such acts as enumerated in the said General Power of Attorney.
- e) **WHEREAS**, pursuant to the above, the katha has been transferred in the name of Sri. K.R. Badri Narayan and they continued to be in possession and enjoyment of the aforesaid property.

Kota Thaj
1. Sri. Kota Viray

K.V. Shree Anu
1(a) Smt. K.V. Sreevani

Kota Thaj
1(b) Ms. K.V. Vaishnavi Chandra

Kota Thaj
1(c) Ms. K.V. Vaaruni Chandra

K.T. Sreenalaka
1(d) Smt. K.J. Seema Lakshmi

Sri. K.R. Badri Narayan
2. Sri. K.R. Badri Narayan

Sabitha Narayan
2(a) Smt. K.B. Raghavendra

Tallam Smitha
2(b) Smt. Tallam Smitha Kedarnath

Kota Govindra
3. Sri. Kota Govindra

Kota Raji
3(a) Sri. Raji Kota

Sudha Rajaji
3(b) Smt. Sudha Rajaji

Ms. Swathi Kota
3(c) Ms. Swathi Kota

Sri. Kamesh G. Kota
3(d) Sri. Kamesh G. Kota

K. Lakshmi. Kamesh
3(e) Smt. Lakshmi Kamesh

Kota Shiva Kumar
4. Sri. Kota Shiva Kumar

S. Valsala
4(a) Smt. S. Valsala

Kota Hari Kumar
4(b) Sri. Kota Hari Kumar

Smidha Priya K.H
4(c) Smt. Smidha Priya K.H

Master. K.H. Vignesh
4(d) Master. K.H. Vignesh

Master. K.H. Sri Srida
4(e) Master. K.H. Sri Srida

Sri. Naveen Kumar Kota
4(f) Sri. Naveen Kumar Kota

Smt. Sreevali Naveen Kumar
4(g) Smt. Sreevali Naveen Kumar

Ms. Ponni N. Kota
4(h) Ms. Ponni N. Kota

Smt. K.V. Kirthana
4(i) Smt. K.V. Kirthana

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III. Sri. KOTA GOVINDRAJ Alias Sri. G. R. KOTA FAMILY (The family of party of THIRD PART)

- a) **WHEREAS**, subsequent to the partition Dated: 07-06-1971 Sri. Kota Govindraj alias Sri. G.R. Kota, his sons and daughter entered into Registered partition deed Dated: 12-09-2013, Registered as document No: BSG-1-03373-2013-14, of Book-I, Volume: BSGD218, Registered in the office of The Sub-Registrar, Basavanagudi. In the said division, the portion of property No: 128, New No: 33/2, Vasavi Temple Street, Visveswarapuram, Bangalore - 560 004 was allotted to Sri. Kota Govindraj alias Sri. G.R. Kota and his two sons viz., Sri. Balaji Kota and Sri. Kamesh G. Kota equally.
- b) **WHEREAS**, pursuant to the above, the katha continued to be in the name of Sri. Kota Govindraj alias Sri. G.R. Kota and they continued to be in possession and enjoyment of the aforesaid property.

IV. Sri. KOTA SHIVA KUMAR FAMILY (The family of party of FOURTH PART)

- a) **WHEREAS**, subsequent to the partition Dated: 07-06-1971, Sri. Kota Shiva Kumar, transferred the property No: 128, New No: 33/3, Vasavi Temple Street, Visveswarapuram, Bangalore - 560 004 in

Kota Thiray
1. Sri. Kota J. Vinay

K. V. Sree Shri
1(a) Smt. K.V. Sreevani

Kota Thiray
1(b) Ms. K.V. Vaidhnavi Chandra

Kota Thiray
1(c) Ms. K.V. Varadani Chandra

K.T. Sivalakshmi
1(d) Smt. K.T. Sivalakshmi

Jimm 100
2) Sri. K.R. Balaji Narayan

Sankar Manaya
2(a) Sri. K.B. Raghavendra

Smita
2(b) Smt. Tallam Smita Kedarnath

Kotes
3) Sri. Kota Govindraj

Balaji Kota
3(a) Sri. Balaji Kota

Andha Raj
3(b) Smt. Sudha Balaji

Andha Raj
3(c) Ms. Swathi Kota

Andha Raj
3(d) Sri. Kamesh G. Kota

K. Lakshmi Kamesh
3(e) Smt. Lakshmi Kamesh

K. Lakshmi Kamesh
4) Sri. Kota Shiva Kumar

S. Vatsala
4(a) Smt. S. Vatsala

Kota Hari
4(b) Sri. Kota Hari Kumar

Sindhu Priya K.H.
4(c) Smt. Sindhu Priya K.H.

Kota Hari
4(d) Master. K.H. Vignesh

Kota Hari
4(e) Master. K.H. Sai Skanda

Beesara
4(f) Sri. Naveen Kumar Kota

Seervalli
4(g) Smt. Seervalli Naveen Kumar

Beesara
4(h) Ms. Pooja N. Kota

H. K. K. K.
4(i) Smt. K.Y. Keertana

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Square feet, situated at Vasavi Temple Street, Visveswarapuram, Bangalore - 560 004.

- VI. WHEREAS, thus the First party are the absolute owners in possession and enjoyment of all that piece and parcel of property bearing No: 33, Old No: 33, 33/1, 33/2 and 33/3, previously Property No: 128, in all measuring 13,800 square feet, situated at Vasavi Temple Street, Visveswarapuram, Bangalore - 560 004, which is denoted as ABCDA in the annexed sketch for better identification and which is more fully described in the schedule hereunder and hereinafter referred to as **SCHEDULE PROPERTY**.
- VII. WHEREAS, the First Party are in possession and enjoyment of the Schedule Property and are fully entitled to sell, transfer or otherwise deal with the same at their absolute discretion.
- VIII. WHEREAS, the parties of the First Part are very much interested in developing the Schedule Property by putting up a residential apartment building, since development of Schedule Property is beneficial to them.
- IX. WHEREAS, the Second Party, who is a developer having interest to develop the Schedule Property, approached and requested the First Party to develop the Schedule Property into residential apartment building for which, the First party who are having confidence in the Second Party, after duly satisfying with its commitment to strict time schedule, the First Party

Kotathay
1. Sri. Kota J. Vijay

K. V. Sree Anu
1(a). Smt. K.V. Sreevani

Kotathay
1(b). Ms. K.V. Vasanthi Chandra

Kotathay
1(c). Ms. K.V. Vasanthi Chandra

K. J. Srinivasulu
1(d). Smt. K.J. Swarna Latha

J. R. Narayan
2. Sri. K.R. Badri Narayan

Sabitha Narayan
2(a). Sri. K.B. Raghavendra

Smita
2(b). Smt. Tallam Smita Kedarath

G. Govindraj
2(c). Sri. Kota Govindraj

Kuljika
3(a). Sri. Balaji Kota

Judha Balaji
3(b). Smt. Sudha Balaji

Ms. Swathi Kota
3(c). Ms. Swathi Kota

Sri. Kamash G. Kota
3(d). Sri. Kamash G. Kota

K. Lakshmi Kamash
3(e). Smt. Lakshmi Kamash

K. R. Siva Kumar
4. Sri. K.R. Siva Kumar

S. Vatsala
4(a). Smt. S. Vatsala

K. H. Kumar
4(b). Sri. Kota Hari Kumar

Sindhu Priya K. H.
4(c). Smt. Sindhu Priya K.H.

K. H. Vignesh
4(d). Master. K.H. Vignesh

K. H. Sridhar
4(e). Master. K.H. Sridhar

Naveen Kumar Kota
4(f). Sri. Naveen Kumar Kota

Sreevani
4(g). Smt. Sreevani Naveen Kumar

Ms. Pooja N. Kota
4(h). Ms. Pooja N. Kota

K. V. K. K. K.
4(i). Smt. K.V. K. K. K.

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agreed to give the Schedule Property for development into a residential apartment building.

X. WHEREAS, the Second Party, has agreed to develop the Schedule Property into a Residential apartment building on the basis of following representations made by the First Party:-

- That they are the absolute owners of the Schedule Property and that their titles to the Schedule Property is good, marketable and subsisting and none-else have any right, title, interest or share therein.
- That the Schedule Property is not subjected to any mortgages, encumbrances, attachments, court or acquisition proceedings or charges of any kind.
- That they have not entered into any agreement/s for sale or transfer or for the development of Schedule Property with anyone else and that they have not given/executed any General Power of Attorney or any powers in favors of any person in respect of the Schedule Property.
- That the possession of the Schedule Property is still held by them and the same is free from any encroachments and third party claims. The First parties are capable of delivering peaceful possession to the Second Party and/or other transferees subject to fulfillment of terms and conditions of this Joint Development Agreement by the developer.

K. V. Sreevani
1. Sri. Kota, I. Vinay

K. V. Sreevani
1(a) Smt. K.V. Sreevani

K. V. Sreevani
1(b) Ms. K.V. Sreevani Chandra

K. V. Sreevani
1(c) Ms. K.V. Sreevani Chandra

K. J. Srinivasulu
1(d) Smt. K.J. Srinivasulu

K. R. Srinivasulu
2. Sri. K.R. Srinivasulu

K. R. Srinivasulu
2(a) Sri. K.R. Srinivasulu

K. R. Srinivasulu
2(b) Smt. K.R. Srinivasulu

K. R. Srinivasulu
3. Sri. Kota Govindaraj

K. R. Srinivasulu
3(c) Sri. Kota Govindaraj

S. Vatsala
3(b) Smt. S. Vatsala

S. Vatsala
3(c) Ms. S. Vatsala

S. Vatsala
3(d) Sri. Kamesh G. Kota

K. Lakshmi Kamesh
3(e) Smt. Lakshmi Kamesh

K. Lakshmi Kamesh
4. Sri. Kota Shiva Kumar

S. Vatsala
4(a) Smt. S. Vatsala

K. Lakshmi Kamesh
4(b) Sri. Kota Shiva Kumar

S. Vatsala
4(c) Smt. S. Vatsala

K. Lakshmi Kamesh
4(d) Master. K.H. Sai Sunda

K. Lakshmi Kamesh
4(e) Master. K.H. Sai Sunda

S. Vatsala
4(f) Sri. Navan Kumar Kota

S. Vatsala
4(g) Smt. S. Vatsala

S. Vatsala
4(h) Ms. Poornima Kota

S. Vatsala
4(i) Smt. K.Y. Koorihana

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- e) That the Schedule Property is not subject matter of any litigation or proceedings and the same is not attached or sold or sought to be sold in whole or in portions in any court or other civil or revenue or other proceedings.
- f) That the First Party does not have any pending liabilities with regard to income tax, wealth tax, gift tax or any other tax which would affect his title.
- g) That there is no prohibition or bar or impediment for sale or deal with the Schedule Property to anyone else.

XI. WHEREAS, both the parties pursuant to the above and basing on the aforesaid specific amongst other representations made by the First party, the Second party will evolve a scheme for construction of residential apartment building in the Schedule Property and agree to secure at the cost of the Second Party the required clearances, licenses and plan sanctions and other order for commencement and completion of construction of the buildings in the Schedule Property in all respects.

XII. WHEREAS, the First Party have agreed to give the Schedule Property to develop the Schedule Property into a residential apartment building on the basis of the following representations made by the Second Party:

K. V. Sree Varu
1. Sri. Kota, J. Vinay

K. V. Sree Varu
1(a) Smt. K.V. Sreevaru

K. V. Sree Varu
1(b) Ms. K.V. Vasanthi Chandra

K. V. Sree Varu
1(c) Ms. K.V. Vasanthi Chandra

K. J. Swathidevi
1(d) Smt. K.J. Swarna Latha

K. K. Badri Narayan
1(e) Sri. K.K. Badri Narayan

K. B. Raghavendra
2(a) Sri. K.B. Raghavendra

K. B. Raghavendra
2(b) Smt. K.B. Raghavendra

K. B. Raghavendra
3(a) Sri. Kota Govindraj

K. B. Raghavendra
3(a) Sri. Balaji Kota

K. B. Raghavendra
3(b) Smt. Sudha Balaji

K. B. Raghavendra
3(c) Ms. Swathi Kota

K. B. Raghavendra
3(d) Sri. Komesh G. Kota

K. B. Raghavendra
3(e) Smt. Lakshmi Komesh

K. B. Raghavendra
4) Sri. Kota Shiva Kumar

S. Vatsala
6(a) Smt. S.Vatsala

K. B. Raghavendra
4(b) Sri. Kota Hanu Kumar

Sindhu Priya K.H.
4(c) Smt. Sindhu Priya K.H.

K. B. Raghavendra
4(d) Master. K.H. Vignesh

K. B. Raghavendra
4(e) Master. K.H. Sai Sunda

K. B. Raghavendra
4(f) Sri. Navaneeth Kumar Kota

S. Vatsala
4(g) Smt. Sreevalli Navaneeth Kumar

K. B. Raghavendra
4(h) Ms. Peruvu N. Kota

K. B. Raghavendra
4(i) Smt. B.V. Kneethanu

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[Signature]
Authorized Signatory

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- The Second Party assures that it has necessary infrastructure, man power, qualified persons and experience to carry out the development work.
- The Second Party has necessary funds to develop the Schedule Property.
- The Second Party assures that it will complete the project that is, to develop the Scheduled Property within the time frame as stipulated hereunder.

XIII. WHEREAS, it is agreed by the First party that the person No.: 3d and 4f of party of Third part and Party of Fourth part Viz., Sri. Kamesh G Kota and Sri. Naveen Kumar Kota, shall communicate with the Second party in all aspects representing themselves and all other persons of First party. Hence it is understood that any communication sent to person No: 3d and 4f of party of Third part and Party of Fourth part of First party is the communication sent to all the persons of First party. Wherever the second party has been mandated to send the communication or furnishing the documents, the Second party has to send the same to person No.: 3d and 4f of party of Third part and Party of Fourth part on behalf of all the persons of First party.

Kota Thy
1. Sri. Kota J. Vinay

K-V. Shree Anu
1(a). Smt. K.V. Sreevani

Kota Thy
1(b). Ms. K.V. Vaishnavi Chandra

Kota Thy
1(c). Ms. K.V. Veerani Chandra

K.T. Swarnaloka
1(d). Smt. K.J. Swarna Latha

Sri. K.R. Badri Narayan
2. Sri. K.R. Badri Narayan

Sri. K.R. Raghavendra
2(a). Sri. K.R. Raghavendra

Smt. Talim Sathia Kojarnath
2(b). Smt. Talim Sathia Kojarnath

Sri. Kota Covindra
3. Sri. Kota Covindra

Balaji Kota
3(a). Sri. Balaji Kota

Smt. Sushila Bala
3(b). Smt. Sushila Bala

Ms. Swathi Kota
3(c). Ms. Swathi Kota

Sri. Kamesh G. Kota
3(d). Sri. Kamesh G. Kota

K. Lakshmi Kamesh
3(e). Smt. Lakshmi Kamesh

Sri. Kota Shiva Kumar
4. Sri. Kota Shiva Kumar

S. Vatsala
4(a). Smt. S. Vatsala

Sri. Kota Hari Kumar
4(b). Sri. Kota Hari Kumar

Smt. Sindhu Priya K.H
4(c). Smt. Sindhu Priya K.H

Master. K.H. Vignesh
4(d). Master. K.H. Vignesh

Master. K.H. Sridhar
4(e). Master. K.H. Sridhar

Sri. Naveen Kumar Kota
4(f). Sri. Naveen Kumar Kota

Smt. Sreevalli Naveen Kumar
4(g). Smt. Sreevalli Naveen Kumar

Ma. Dooret. N. Kota
4(h). Ma. Dooret. N. Kota

Smt. K.V. Keerthana
4(i). Smt. K.V. Keerthana

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NOW THEREFORE THIS DEVELOPMENT AGREEMENT WITNESSETH:

That in pursuance of the foregoing and subject to the mutual obligations to be undertaken by both the parties under this agreement, both the parties hereby agree for the development of the Schedule Property by constructing residential apartment building and thereon share the undivided share and interest in the land and also super built up area as herein under mentioned, subject to the terms and conditions herein contained.

1) PERMISSION TO DEVELOP :-

- 1.1) The First Party hereby irrevocably authorizes and empowers to the Second Party to develop the Schedule Property by constructing multistoried residential apartment building and the First Party shall not revoke the rights so granted till completion of the project, development and sale as agreed and declare accordingly. The First Party hereby permits the Second Party to enter the Schedule Property for development. The Second Party shall be entitled to commence and complete development of Schedule Property in accordance with the approvals and licenses sanctioned by the concerned authorities.
- 1.2) Such permission to enter the Schedule Property shall not be construed as delivery of possession under Section 53A of Transfer of Property Act read with Section 2 (47) (V) of Income Tax Act of 1961.

Kota Vinay
1. Sri. Kota, Vinay

Sudha Balaji
2(b) Smt. Sudha Balaji

Naveen Kumar Kota
4(f) Sri. Naveen Kumar Kota

K.V. Sreevani
1(a) Smt. K.V. Sreevani

Ma. Swathi Kota
3(c) Ma. Swathi Kota

Sreevani
4(g) Smt. Sreevani Naveen Kumar

Kota Vinay
1(b) Ms. K.V. Vaishnavi Chandra

Koteswari
3(d) Sri. Koteswari G. Kota

Pooja N. Kota
4(h) Ms. Pooja N. Kota

Kota Vinay
1(c) Ms. K.V. Vairani Chandra

K. Lakshmi Kamesh
3(e) Smt. Lakshmi Kamesh

K.V. Keerthana
4(i) Smt. K.V. Keerthana

K.T. Subhalekha
1(d) Smt. K.T. Subhalekha

K. S. Kota
4(j) Sri. K. S. Kota

K.R. Badri Narayan
2(a) Sri. K.R. Badri Narayan

S. Vatsala
4(a) Smt. S. Vatsala

For SVG Properties Private Limited

Satish Narayan
3(a) Sri. S. B. Raghavendra

Kota Hanu
4(b) Sri. Kota Hanu Kumar

[Signature]
Authorized Signatory

Smt. Tallam Smitha Kedarnath
2(b) Smt. Tallam Smitha Kedarnath

Sindhu Priya K. H.
4(c) Smt. Sindhu Priya K.H.

Kota Govindra
5) Sri. Kota Govindra

K.H. Vignesh
4(d) Master. K.H. Vignesh

Balaji Kota
3(a) Sri. Balaji Kota

K.H. Vignesh
4(e) Master. K.H. Vignesh

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2) PLANS/LICENSES:

The Second Party shall prepare at its cost necessary plans, drawings, designs etc., for construction of residential apartment building as per the building bye-laws and regulations. The Second Party shall secure at its cost appropriate consents required to be submitted from various authorities for sanction of license and plan. The responsibility and expenses for preparing the plans and obtaining necessary licenses and sanctioned plans and all other permissions required to take up, commence and complete the construction of the residential apartment Building in the Schedule Property shall be that of the Second Party. The Second Party shall make available to the First Party one set of sanctioned plans and all other design (including structural design plans) / electrical, plumbing, elevation etc., and any other plans what so ever.

3) CONSTRUCTION:

3.1) The Second Party shall, subject to sanction of license and plans, construct in the Schedule Property Residential Apartment Building in accordance with the License and plans with internal and external services, roads, walkways, amenities, facilities, fittings, fixtures including compounds, staircases and passages, and sewer lines and pipes etc., The construction shall be in accordance with specifications contained in Annexure-I hereunder or equivalents thereto.

3.2) All the expenses and costs which may have to be incurred in connection with the preparation of the plans, drawings, estimates etc., and/or obtaining clearances and sanctions for the plan and also the entire cost of construction of the building and

1. Sri. Kota J. Vinay

1(a) Smt. K.V. Sreevani

1(b) Ms. K.V. Vaishnavi Chandra

1(c) Ms. K.V. Veerani Chandra

1(d) Smt. K.J. Swarna Latha

1(e) Sri. K.R. Bodri Narayan

2(a) Sri. K.B. Raghavendra

2(b) Smt. Tallu Sri Smita Kedamath

3) Sri. Kota Govindraj

3(a) Sri. Balaji Kota

3(b) Smt. Sudha Balaji

3(c) Ms. Swathi Kota

3(d) Sri. Kamesh C. Kota

3(e) Smt. Lakshmi Kamesh

4) Sri. Kota Shiva Kumar

4(a) Smt. S. Vatsala

4(b) Sri. Kota Hari Kumar

4(c) Smt. Sindhu Priya K.H.

4(d) Master. K.H. Vignesh

4(e) Master. K.H. Sai Skanda

4(f) Sri. Naveen Kumar Kota

4(g) Smt. Sreevani Naveen Kumar

4(h) Ms. Poornima N. Kota

4(i) Smt. K.V. Keerthana

For SVG Properties Private Limited

Authorized Signatory

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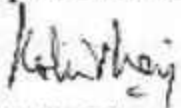
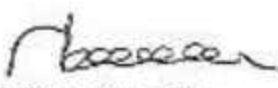
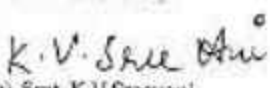
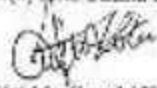
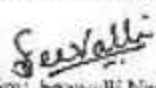
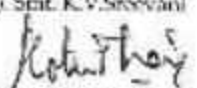
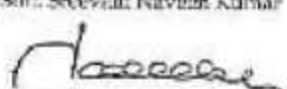
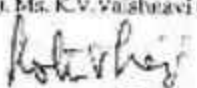
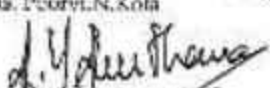
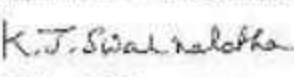
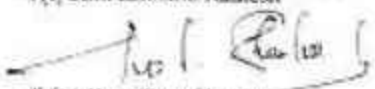
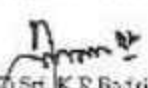
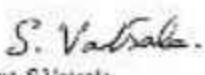
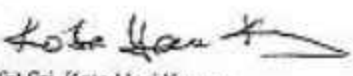
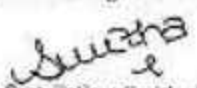
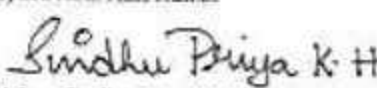
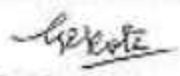
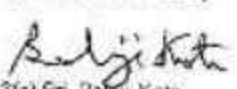


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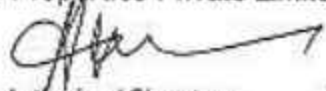
providing the amenities, services and facilities including the fees payable to the architects, Engineers, contractors and other staff and workmen shall be borne by the Second Party only. In case of disputes between the Second Party and/or its contractors, architects, engineers and other workmen and suppliers of materials and the persons who are engaged in the development of the Schedule Property, the same shall be fully settled by the Second Party who shall also be liable and answerable for their claims if any. In case of any accidents or injury or death occurring during the course of construction period to any workmen or third party in the Schedule Property, the Second Party shall solely be responsible. The First Party shall have no liability to any extent in this behalf.

3.3) The Second Party shall be entitled to bring their men and material in the Schedule Property and shall continue to have the aforesaid right and permission and license till the completion of the project and sale of their share of the apartments. All items of plants and machines, tools and implements, stores and materials, the Second Party and/or their contractors, workmen and other agencies may bring to the site for the due construction of the said residential apartment building shall remain the exclusive property of the Second Party at all times and the First Party shall have no claim whatsoever on any such items of plant and machinery, tools and implements, stores and materials at any time.

3.4) The Second Party shall be entitled to make additions, deletions and alterations in the plans and as demanded by the sanctioning authorities and also in construction as

		
1. Sri. Kota Vinay	3(b) Sri. Sudha Balaji	4(f) Sri. Navneet Kumar Kota
		
1(a) Sri. K.V. Sreevani	3(c) Ms. Swathi Kota	4(g) Sri. Sreevani Navneet Kumar
		
1(b) Ms. K.V. Vaishnavi Chandra	3(d) Sri. Kamath G. Kota	4(h) Ms. Poornima N. Kota
		
1(c) Ms. K.V. Varuni Chandra	3(e) Sri. Lakshmi Kamath	4(i) Sri. K.Y. Keerthana
		
1(d) Sri. K.J. Swarna Latha	4) Sri. Kota Shiva Kumar	
		
2) Sri. K.R. Badri Narayan	4(e) Sri. S. Vatsala	
		
2(a) Sri. K.R. Raghavendra	4(b) Sri. Kota Hari Kumar	
		
3(b) Sri. Tallam Senthil Kodanath	4(c) Sri. Sindhu Priya K. H	
		
3) Sri. Kota Govindraj	4(d) Master. K. H. Vignesh	
		
3(a) Sri. Dhanu Kota	4(e) Master. K. H. Sai Sunda	

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they deem it fit without materially affecting the entitlement of the First Party. In case of major structural changes in the plan, the Second Party has to consult the First Party. The Second Party is also entitled to effect modifications depending on the plan and exigencies in the built areas agreed to be built and delivered to the First Party.

4) COST OF CONSTRUCTION:

The entire cost of construction of the building to be put up in the Schedule Property including the area falling to the share of the First Party shall be borne by the Second Party. The First Party shall not be required to contribute any amount for the construction. The charges demanded by any authority for sanction of licenses and plans will be borne by the Second Party in full.

5) SHARING OF BUILT UP AREA:

5.1) In consideration of the Second Party and/or its nominee/s or assignee/s, entitled to hold 50% undivided share in the Schedule Property proportionate to the built-up areas build by Second Party, the Second Party agrees to construct and deliver to the First Party and/or their nominee/s or assignee/s 50% Super Built-Up area in the form of apartments (II) 50% car parking Areas in Basement Floor or surface (open car parking), (III) 50% Terrace Area, (IV) 50% of the benefits accrued on development and built as per the specifications detailed in the annexure-1 for the absolute use and/or

1. Sri. Kota, J. Vinay

K. V. Sree Dhar
1(a). Smt. K.V. SreevaniK. V. Sree Dhar
1(b). Ms. K.V. Vasishth ChandraK. V. Sree Dhar
1(c). Ms. K.V. Vasishth ChandraK. V. Sree Dhar
1(d). Smt. K.V. SreevaniK. V. Sree Dhar
2(a). Sri. K.R. Sudri NarayanK. V. Sree Dhar
2(b). Sri. K.B. RaghavendraK. V. Sree Dhar
2(b). Smt. Anilam Senthil KodanathK. V. Sree Dhar
3). Sri. Kota GovindrajK. V. Sree Dhar
3(a). Sri. Balaji Kota

3(b). Smt. Sudha Balaji

3(c). Ms. Swathi Kota

3(d). Sri. Kamesh G. Kota

K. Lakshmi Kamesh
3(e). Smt. Lakshmi KameshK. Lakshmi Kamesh
4). Sri. Kota Saiya KumarS. Vatsala
4(a). Smt. S. VatsalaS. Vatsala
4(b). Sri. Kota Hari KumarS. Vatsala
4(c). Smt. Sindha Priya K.H.S. Vatsala
4(d). Master. K.H. VigneshS. Vatsala
4(e). Master. K.H. Sai Skanda

4(f). Sri. Naveen Kumar Kota

S. Vatsala
4(g). Smt. Sreevani Naveen KumarS. Vatsala
4(h). Ms. Poorvi N. KotaS. Vatsala
4(i). Smt. K.V. Sreevani

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5.4) The DEVELOPER'S CONSTRUCTED AREA shall be the absolute property of the Second Party and it shall be entitled to hold, sell, mortgage, gift, lease and alienate or otherwise dispose of the same or any part thereof along with proportionate undivided share in the land in Schedule Property and corresponding Super Built Up area in the form of flats and they shall be entitled to all income, gains, capital appreciation and benefits of all kinds accruing, arising or following therefrom.

5.5) The First Party and Second Party shall decide upon the respective built up areas falling to their respective shares in each floor by mutual discussions and reduce the same into writing in the form of supplemental Sharing Agreement within 30 days from the date of service of written intimation of Sanction Plan to the person No.: 3d and 4f of First Party by the Second Party.

5.6) If at the time of allotment minor variations are to be made, the same will be settled by the parties by mutual consent. Any shortfall or excess in allotments shall be made good by either of the parties as mutually agreed between them.

5.7) After sanction of license and plans as aforesaid, the First Party and Second Party shall decide upon their respective built up areas in the buildings by mutual discussions and reduce the same into writing in the form of Sharing Agreement. At the time of deciding the built-up areas, due account shall be given to both the advantages/disadvantages in proportion to their respective shares on equitable basis and in such manner that the value of the areas is of more or less equal value and

<i>Koti Thery</i> 1. Sri. Kota J. Vinay <i>K.V. Sree Anu</i> 1(a) Smt. K.V. Sreevani <i>Koti Thery</i> 1(b) Ms. K.V. Vaishnavi Chandra <i>Koti Thery</i> 1(c) Ms. K.V. Vaaruni Chandra <i>K.T. Swarnalatha</i> 1(d) Smt. K.T. Swarna Latha	<i>Sindhu Princy</i> 3(a) Smt. Sadha Balaji <i>Smita</i> 3(c) Ms. Swathi Kota <i>K. Lakshmi Kamash</i> 3(d) Smt. Lakshmi Kamash <i>K. Lakshmi Kamash</i> 3(e) Smt. Lakshmi Kamash <i>S. Valsala</i> 4(a) Smt. S. Valsala	<i>Naveen Kumar Kota</i> 4(f) Sri. Naveen Kumar Kota <i>Sreevalli</i> 4(g) Smt. Sreevalli Naveen Kumar <i>Ms. Poorvi N. Kota</i> 4(h) Ms. Poorvi N. Kota <i>K.Y. Koorthara</i> 4(i) Smt. K.Y. Koorthara
<i>Sri. K.R. Sadri Narayan</i> 2. Sri. K.R. Sadri Narayan <i>Sri. K.B. Raghavendra</i> 2(a) Sri. K.B. Raghavendra <i>Smt. Tallam Smita Kadornath</i> 2(b) Smt. Tallam Smita Kadornath <i>Sri. Kota Govindraj</i> 3) Sri. Kota Govindraj <i>Sri. Palaji Kota</i> 3(a) Sri. Palaji Kota	<i>S. Valsala</i> 4(a) Smt. S. Valsala <i>Sri. Kota Hari Kumar</i> 4(b) Sri. Kota Hari Kumar <i>Sindhu Princy K.H.</i> 4(c) Smt. Sindhu Princy K.H. <i>Master. K.H. Vignesh</i> 4(d) Master. K.H. Vignesh <i>Master. K.H. Sai Shanda</i> 4(e) Master. K.H. Sai Shanda	For SVG Properties Private Limited <i>Authorized Signatory</i>

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importance. Both the parties shall co-operate with each other in executing the Sharing Agreement after sanction of License and plan.

5.8) The word "Super Built-Up Area" mentioned herein shall mean the total constructed area including balconies, sit-outs, staircases, lift rooms, electrical Meter room, pump room, Generator rooms, common areas, Circulation areas, Garden Areas if available but excludes car parking area and terrace area.

5.9) Number of floors to be constructed will be as per the Sanctioned Plan. The Second Party herein agreed to achieve maximum FAR/Super Built Up area in the Schedule Property. The First Party and Second Party shall share the Super Built Up area in the ratio of 50% each. If TDR is loaded for achieving excess Super Built Up area, the said excess Super Built Up area shall also be shared between the First party and Second Party in the ratio of 50% each.

5.10) The Developer is entitled to develop the Schedule Property along with the neighboring property and amalgamate the Katha of the Schedule Property along with the neighboring property and obtain the single Sanctioned Plan for the purpose of development. In such circumstances, the First Party shall co-operate with the Second Party for obtaining amalgamated Katha and consolidated plan. It is specifically agreed by the First Party and Second Party that in the circumstances wherein, the Second Party/Developer develops the Schedule Property and the neighboring property by a consolidated plan, the Floor area Ratio/Super Built Up area (FAR) in respect of the

K. V. Sreevani

1. Sri. Kota, Vinay

K. V. Sreevani

1(a) Sri. K.V. Sreevani

K. V. Sreevani

1(b) Ms. K.V. Sreevani Chandra

K. V. Sreevani

1(c) Ms. K.V. Sreevani Chandra

K. J. Sreevani

1(d) Sri. K.J. Sreevani

S. Sreevani

3(b) Sri. Sreevani

3(c) Ms. Sreevani

3(d) Sri. Sreevani

K. Lakshmi

3(e) Sri. Lakshmi

K. Lakshmi

3(f) Sri. Lakshmi

K. Lakshmi

3(g) Sri. Lakshmi

S. Sreevani

4(f) Sri. Sreevani

S. Sreevani

4(g) Sri. Sreevani

S. Sreevani

4(h) Ms. Sreevani

S. Sreevani

4(i) Sri. Sreevani

S. Sreevani

4(j) Sri. Sreevani

S. Sreevani

2) Sri. K.R. Sreevani

S. Sreevani

2(a) Sri. K.R. Sreevani

S. Sreevani

2(b) Sri. Sreevani

S. Sreevani

2(c) Sri. Sreevani

S. Sreevani

2(d) Sri. Sreevani

S. Sreevani

4(a) Sri. Sreevani

S. Sreevani

4(b) Sri. Sreevani

S. Sreevani

4(c) Sri. Sreevani

S. Sreevani

4(d) Sri. Sreevani

S. Sreevani

4(e) Sri. Sreevani

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Schedule Property can be achieved more than that would be achieved on construction of building on the schedule property alone. On achieving of excess area more than that would be achieved by developing the schedule property alone, the Second Party/Developer alone is entitled for the excess FAR that would be achieved. Under any circumstances, the Land Owners are not entitled for an excess FAR achieved more than the above referred FAR that would be achieved by developing the schedule property alone and the First Party undertake that they shall not claim for the excess Super Built Up area. It is specifically agreed that any benefits in terms of FAR achieved in respect of schedule property other than what is stated above due to the Amalgamation of Katha of the Schedule Property and the Neighboring property, shall absolutely belong to the share of the Builder and the land owner shall not have any right over the excess FAR.

5.11) If excess Super Built Up Area is achieved by the developer without amalgamating the neighboring property, then the excess Super Built Up Area should be shared by both the parties at the rate of 50% each.

6. COMMENCEMENT AND COMPLETION OF CONSTRUCTION:

6.1) The Second Party shall commence construction within 60 (Sixty) days from the date of grant of sanction of license and plan for construction. The Second Party shall under normal conditions and in the absence of any restrictions, shall complete the

1. Sri. Kota J. Vijay	3(a) Smt. Sudha (Raja)	4(f) Sri. Naveen. Kumar Kota
K. V. Sree Prasad	3(b) Ms. Swathi Kota	4(g) Smt. Seervalli Naveen Kumar
1(a) Smt. K.V. Sreevarni	3(c) Smt. Kamesh G. Kota	4(h) Ms. Poorvi N. Kota
K. V. Vaisnavi Chandra	3(d) Sri. Lakshmi Kamesh	4(i) Smt. K.V. Keshava
1(b) Ms. K.V. Vaisnavi Chandra	3(e) Smt. Lakshmi Kamesh	
K. V. Vaaruni Chandra	3(f) Sri. Kota Shivakumar	
1(c) Ms. K.V. Vaaruni Chandra		
K. J. Swarnalatha		
1(d) Smt. K.J. Swarna Latha		
	S. Valsala	
2. Sri. K.R. Badri Narayan	4(a) Smt. S. Valsala	
S. R. Raghavendra	4(b) Sri. Kota Hari Kumar	
2(a) Sri. K.R. Raghavendra		
	Sindhu Priya K.H	
3(b) Smt. Talluri Smithe Kedarathi	4(c) Smt. Sindhu Priya K.H	
3. Sri. Kota Govindraj	4(d) Master. K.H. Vignesh	
Balaji Kota	4(e) Master. K.H. Sri Sridha	
3(a) Sri. Balaji Kota		

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construction of OWNER'S CONSTRUCTED AREA within 36 months from the date of issue of Plan Sanction by BBMP, or Bangalore Development Authority or other sanctioning authorities which period does not include the time taken for obtaining of the Occupancy Certificate/Completion Certificate from the BBMP, or Bangalore Development Authority. However, the Second Party shall not incur any liability for any delay in delivery of possession of the "OWNER'S CONSTRUCTED AREA" by reason of non-availability and/or by reason of Governmental restrictions and/or civil commotion, transporters strike, Act of God or due to any injunction or prohibitory order (not attributable to any action of the Second Party) or conditions force majeure or on account of reasons beyond the control of the Second Party. In any of the aforesaid circumstances, the Second Party shall be entitled to corresponding extension of time for delivery of the said OWNER'S CONSTRUCTED AREA. The time taken for obtaining occupancy certificate, power/sanitary/water connections by the Second Party shall be excluded at the time of computing the period stipulated for construction. In the event of delay in securing Occupancy Certificate or power/sanitary/water connections, the Second Party shall arrange to have temporary electrical, water and sanitary connections until permanent connections are obtained. In the event of any delay in completing the construction as stated above for reasons other than what is stated above, the Second Party shall be entitled for six months grace period to complete the construction of the portions of 'OWNER'S CONSTRUCTED AREA'. Within the said period, if the Second party fails to complete the construction of 'OWNER'S CONSTRUCTED AREA', the Second party has to pay a sum of Rs.15,00,000/- (Rupees Fifteen Lakhs only) per month to the First party as

K. V. Sreevani
1. Sri. Kota, J. Vinay

K. V. Sreevani
1(a) Smt. K.V. Sreevani

K. V. Sreevani
1(b) Ms. K.V. Vaishnavi Chandra

K. V. Sreevani
1(c) Ms. K.V. Vaishnavi Chandra

K. J. Swarna Latha
1(d) Smt. K.J. Swarna Latha

Sudha Balaji
3(b) Smt. Sudha Balaji

Ms. Swathi Kota
3(c) Ms. Swathi Kota

Sri. Kamesh G. Kota
3(d) Sri. Kamesh G. Kota

K. Lakshmi Kamesh
3(e) Smt. Lakshmi Kamesh

K. S. Shiva Kumar
4) Smt. Kota Shiva Kumar

Naveen Kumar Kota
4(f) Sri. Naveen Kumar Kota

Sreevani Naveen Kumar
4(g) Smt. Sreevani Naveen Kumar

Ms. Pooja N. Kota
4(h) Ms. Pooja N. Kota

K. Y. Keerthana
4(i) Smt. K.Y. Keerthana

K. R. Reddy Narayan
2. Sri. K.R. Reddy Narayan

K. B. Raghavender
2(a) Smt. K.B. Raghavender

Tallam Srinidhi Kedamath
2(b) Smt. Tallam Srinidhi Kedamath

K. Kota Govindraj
3) Sri. Kota Govindraj

B. Balaji Kota
3(a) Smt. Balaji Kota

S. Vatsala
4(a) Smt. S. Vatsala

K. H. Kumar
4(b) Smt. Kota H. Kumar

Srinidhi Priya K.H.
4(c) Smt. Srinidhi Priya K.H.

K. H. Vignesh
4(d) Master. K.H. Vignesh

K. H. S. Skanda
4(e) Master. K.H. S. Skanda

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damages. The said damages shall be proportionately reduced if any portion of the 'OWNER'S CONSTRUCTED AREA' is delivered to the First party.

7. INDEMNITY:

7.1) The First Party hereby confirms that their title to the Schedule Property is good, marketable and subsisting and that none else have any right, title, interest or share in the Schedule Property and that the Schedule Property is not subject to any encumbrances, attachments, court or taxation or acquisition proceedings or charges of any kind or any tenancy claims. The First party shall keep the Second Party fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings and third party claims that may arise against the Second Party on account of any defect in or want of title on the part of the First Party and/or on account of breach by First Party in compliance of the terms of this agreement and shall also make good of the loss of cost of construction, development expenses, interest and damages arising out of the defective title of First Party and/or on account of breach, acts of omission and commission of First Party. The First Party alone will be fully liable and responsible for all the claims and demands arising out of default by First Party and also for the claims of persons with whom the Second Party would have contracted for construction, development, sale, lease or transfer or otherwise in the land and buildings forming DEVELOPERS' CONSTRUCTED AREA and First Party agree to answer the same and protect the Second Party there from and accordingly offers indemnity. The time taken to clear any third party claims caused at the instance

Kota J. Vinay
1. Sri. Kota J. Vinay

K. V. Sreevani
1(a). Smt. K.V. Sreevani

Kota V. Hari
1(b). Ms. K.V. Veerabhadra Chandra

Kota V. Hari
1(c). Ms. K.V. Varnani Chandra

K. J. Swarnalake
1(d) Smt. K.J. Swarna Lake

Smt. Susha Raji
3(b) Smt. Susha Raji

Ms. Swathi Kota
3(c) Ms. Swathi Kota

Sri. Kamesh G. Kota
3(d) Sri. Kamesh G. Kota

K. Lakshmi Kamesh
3(e) Smt. Lakshmi Kamesh

Sri. Kota Shiva Kumar
4) Sri. Kota Shiva Kumar

Sri. Naveen Kumar Kota
4(f) Sri. Naveen Kumar Kota

Smt. Sreevani Naveen Kumar
4(g) Smt. Sreevani Naveen Kumar

Vs. Poorvi N. Kota
4(h) Vs. Poorvi N. Kota

Smt. K.Y. Keerthana
4(i) Smt. K.Y. Keerthana

Sri. K.R. Badri Narayan
2) Sri. K.R. Badri Narayan

Sri. K.B. Raghavendra
2(a) Sri. K.B. Raghavendra

Smt. Lakshmi Kodamath
2(b) Smt. Lakshmi Kodamath

Sri. Kota Govindraj
3) Sri. Kota Govindraj

Sri. Balaji Kota
3(a) Sri. Balaji Kota

Smt. S. Vatsala
4(a) Smt. S. Vatsala

Sri. Kota Hari Kumar
4(b) Sri. Kota Hari Kumar

Smt. Sindhu Priya K.H.
4(c) Smt. Sindhu Priya K.H.

Master. K.H. Vignesh
4(d) Master. K.H. Vignesh

Master. K.H. Sri Sunda
4(e) Master. K.H. Sri Sunda

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of First Party resulting in stoppage of construction will be added to the period of construction.

7.2) The First Party covenants with the Second Party that subject to the various terms of this agreement, the Second Party and/or any transferee/s of the Second Party shall enjoy the DEVELOPERS' CONSTRUCTED AREA and every part thereof along with all the common facilities in the building without any let or hindrance whatsoever. The First party or any person claiming through or under him and the Second Party shall have the absolute right to transfer the whole or any part of the DEVELOPERS' CONSTRUCTED AREA at all times and from time to time with such transferee/s having the right of transfer at all times and the First Party hereby undertake to execute all such deeds, documents, agreements, covenants and writing as may be required by the Second Party for securing and perfecting the title of the Second Party and/or their nominee/s and/or assignee/s in respect of DEVELOPERS' CONSTRUCTED AREA and land right.

7.3) The Second Party shall keep the First Party fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise against the First Party and/or any transferee/s of the First Party of the OWNER'S CONSTRUCTED AREA and any part thereof in the Schedule Property and the building to be constructed thereon by reason of any failure on the part of the Second Party to discharge its liabilities/obligations or on account of any act of omission or commission arising out of the putting up of the construction and further the Second

Kota V. Vinay

1. Sri. Kota, Vinay

K. V. Sreevani

1(a). Smt. K.V. Sreevani

Kota V. Vinay

1(b). Mr. K.V. Vaishnavi Chandra

Kota V. Vinay

1(c). Ms. K.V. Vaishnavi Chandra

K.J. Srinivasulu

1(d) Smt. K.J. Srinivasulu

Sri. K.R. Badri Narayan

2. Sri. K.R. Badri Narayan

S. B. Raghavendra

2(a) Sri. K.B. Raghavendra

Smt. Tallam Smita Kodanath

2(b) Smt. Tallam Smita Kodanath

Sri. Kota Govindraj

3. Sri. Kota Govindraj

Sri. Belaji Kota

3(a) Sri. Belaji Kota

Sudha Balaji

3(b) Smt. Sudha Balaji

Ms. Swathi Kota

3(c) Ms. Swathi Kota

Sri. Kamesh C. Kota

3(d) Sri. Kamesh C. Kota

K. Lakshmi Kamesh

3(e) Smt. Lakshmi Kamesh

Sri. Kota Shiva Kumar

4. Sri. Kota Shiva Kumar

S. Vatsala

4(a) Smt. S. Vatsala

Sri. Kota Hari Kumar

4(b) Sri. Kota Hari Kumar

Smt. Sindhu Priya K.H.

4(c) Smt. Sindhu Priya K.H.

Master. K.H. Vignesh

4(d) Master. K.H. Vignesh

Master. K.H. Sri Skanda

4(e) Master. K.H. Sri Skanda

Sri. Navneet Kumar Kota

4(f) Sri. Navneet Kumar Kota

Smt. Sreevani Navneet Kumar

4(g) Smt. Sreevani Navneet Kumar

Ms. Poornima Kota

4(h) Ms. Poornima Kota

Smt. K.V. Keerthana

4(i) Smt. K.V. Keerthana

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Party shall be fully liable and responsible to the Government, Bangalore Mahanagara Palike, Bangalore Development Authority, Bangalore Electricity Supply Company Ltd., and Bangalore Water Supply and Sewerage Board and any other Authorities for compliance of all the statutory requirements for construction of buildings on the Schedule Property. Further the First Party or the Transferee/s shall enjoy OWNERS' CONSTRUCTED AREA and every part thereof along with all the common amenities in the building without any let or hindrance whatsoever from the Second Party or any other person claiming through or under the Second Party at all times. Further the Second Party hereby undertakes to execute all such deeds, documents, agreements, covenants and writing as may be required by the First Party for securing and perfecting the title of the First Party and/or their nominee/s and/or assignee/s in respect of OWNERS' CONSTRUCTED AREA.

7.4) The developer/Second Party should not transfer his development rights to any person in any manner. However, he can appoint contractors for development of the Schedule Property into Residential Apartment Building.

8) TRANSFER OF SECOND PARTY'S SHARE:

8.1) The First Party shall convey/transfer to the Second Party and/or its nominee/s or assignee/s undivided share in the land comprised in the Schedule Property to the Second Party and/or to the persons nominated by the Second Party in this behalf

Kota Vinay
1. Sri. Kota Vinay

K. V. Sree
1(a). Smt. K.V. Sreevani

Kota Vinay
1(b). Ms. K.V. Vaishnavi Chandre

Kota Vinay
1(c). Ms. K.V. Varun Chandre

K. J. Srinivas
1(d) Smt. K.J. Srinivas Latha

K.R. Badri Narayan
2. Sri. K.R. Badri Narayan

K.R. Raghavendra
2(a) Sri. K.R. Raghavendra

Smita
2(b) Smt. Tallam Smita Kodamati

-Kote
3) Sri. Kote Govindraj

S. Balaji Kote
3(a) Sri. Balaji Kote

Sudha Balaji
3(b) Smt. Sudha Balaji

Smt. Swathi Kote
3(c) Ms. Swathi Kote

Sri. Kamlesh G. Kote
3(d) Sri. Kamlesh G. Kote

K. Lakshmi Kamlesh
3(e) Smt. Lakshmi Kamlesh

Sri. Kota Shiva Kumar
4) Sri. Kota Shiva Kumar

S. Vatsala
4(a) Smt. S. Vatsala

Sri. Kota Hari Kumar
4(b) Sri. Kota Hari Kumar

Sindhu Priya K. H.
4(c) Smt. Sindhu Priya K.H.

Master. K.H. Vignesh
4(d) Master. K.H. Vignesh

Master. K.H. Sri Skanda
4(e) Master. K.H. Sri Skanda

Sri. Navneet Kumar Kote
4(f) Sri. Navneet Kumar Kote

Smt. Navneet Kumar
4(g) Smt. Navneet Kumar

Ms. Pooja N. Kote
4(h) Ms. Pooja N. Kote

Smt. K.V. Keerthana
4(i) Smt. K.V. Keerthana

Smt. K.V. Keerthana
4(j) Smt. K.V. Keerthana

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which will be proportionate to the built-up area forming 'DEVELOPERS' CONSTRUCTED AREA'.

8.2) The Second Party shall be entitled to enter into Agreements to sell, lease and sell/transfer such undivided shares which will be proportionate to the Super Built-Up Areas allotted to the Second Party in the buildings to be built in the Schedule Property as stated above with or to persons intending to own built areas and receive consideration thereunder and enter into construction Agreements with them.

8.3) The stamp duty, registration charges legal fees and expenses in connection with the preparation and execution of the Deed/s of Conveyance and/or other documents relating to the Second Party's share in the Schedule Property agreed to be conveyed to the nominee/s or assignee/s of Second Party shall be borne by Second Party and/or its nominee/s or assignee/s.

Similarly what is applicable to OWNER'S CONSTRUCTED AREA will be borne by the First Party and/or their nominee/s or assignee/s or purchasers of "OWNERS' CONSTRUCTED AREA".

9) TAXES, MAINTENANCE, DEPOSITS ETC., ON OWNERS' CONSTRUCTED AREA:

1. Sri. Kota J. Vinay	3(b) Smt. Sindhu Balaji	4(f) Sri. Naveen Kumar Kota
K.V. Sree Anu	3(c) Ms. Swathi Kota	4(g) Smt. Sreevalli Naveen Kumar
1(a) Smt. K.V. Sreevani	3(d) Sri. Kamesh C. Kota	4(h) Ms. Preethi N. Kota
Kota Vinay	K. Lakshmi Kamesh	4(i) Smt. K.V. Keerthana
1(b) Ms. K.V. Vaishnavi Chandra	3(e) Smt. Lakshmi Kamesh	
Kota Vinay	4) Sri. Kota Shiva Kumar	
1(c) Ms. K.V. Vaishnavi Chandra	S. Vatsala	
K.T. Srinivasan	4(a) Smt. S.Vatsala	
1(d) Smt. K.J. Swarna Latha	4(b) Sri. Kota Hari Kumar	
2) Sri. K.R. Gadri Narayan	Smithe Priya K.H	
2(a) Sri. K.B. Raghavendra	4(c) Smt. Sindhu Priya K.H.	
2(b) Smt. Tallam Sindhu Kedarath	4(d) Master. K.H. Vigorish	
3) Sri. Kota Govindraj	4(e) Master. K.H. Sai Skanda	
3(a) Sri. Balaji Kota		

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9.1) The First Party shall pay and discharge all Municipal Taxes, Cesses and Assessments, on the Schedule Property up to the date of this Joint Development Agreement. The Second Party shall pay and discharge the Municipal Taxes, Cesses and assessments for the period from the date of this Joint Development Agreement till the date of Second Party delivering the OWNERS' CONSTRUCTED AREA to the First Party. The First Party shall be liable to bear and pay all taxes, rates and cesses and charges for electricity, water and sanitary and other services and outgoings payable in respect of the OWNERS' CONSTRUCTED AREA from the date of delivery of possession of the same or on the expiry of Fifteen days from the date of service of a written notice by Registered Post Acknowledgement Due from the Second Party to person Nos 3d and 4f of First Party that the OWNERS' CONSTRUCTED AREA is ready for delivery and occupation in all respects.

9.2) The Second Party alone is liable to pay service and Departmental charges, prorate charges and deposits payable to the Bangalore Electricity Supply Company Ltd., Bangalore water supply & sewerage Board and any other Authorities and proportionate cost towards installation and creation of water, sanitary and electrical and other infrastructures like Transformers, cable charges and work executed on D.C.W. basis along with supervision charges by the Electricity Board or concerned authorities, pipe laying charges for water and sanitary connections from the main road in connection with the OWNERS' CONSTRUCTED AREA. The Second Party alone will be liable to pay all applicable taxes on works contract leviable on the OWNERS' CONSTRUCTED AREA and DEVELOPERS CONSTRUCTED AREA.

K. V. Sreevani
1. Sri. Kota, J. Vinay

K. V. Sreevani
1(a) Smt. K.V. Sreevani

K. V. Sreevani
1(b) Ms. K.V. Sreevani Chandru

K. V. Sreevani
1(c) Ms. K.V. Sreevani Chandru

K. J. Swarna Latha
1(d) Smt. K.J. Swarna Latha

K. R. Badri Narayan
1(e) Sri. K.R. Badri Narayan

K. J. Swarna Latha
2(a) Sri. K.J. Swarna Latha

K. J. Swarna Latha
2(b) Smt. K.J. Swarna Latha

K. J. Swarna Latha
3) Sri. Kota Govindraj

K. J. Swarna Latha
3(a) Sri. Kota Govindraj

S. S. S. S. S.
3(a) Smt. Sudha Balaji

S. S. S. S. S.
3(c) Ms. Swathi Kota

S. S. S. S. S.
3(d) Sri. Kamesh G. Kota

S. S. S. S. S.
3(e) Smt. Lakshmi Kamesh

S. S. S. S. S.
4) Sri. Kota Shiva Kumar

S. S. S. S. S.
4(a) Smt. S. Valsala

S. S. S. S. S.
4(b) Sri. Kota Hari Kumar

S. S. S. S. S.
4(c) Smt. Sindhu Priya K.H.

S. S. S. S. S.
4(d) Master. K.H. Vignesh

S. S. S. S. S.
4(e) Master. K.H. S. S. S.

S. S. S. S. S.
4(f) Sri. Navaneeth Kumar Kota

S. S. S. S. S.
4(g) Smt. Sreevani Navaneeth Kumar

S. S. S. S. S.
4(h) Ms. Poornima Kota

S. S. S. S. S.
4(i) Smt. K.Y. Keerthana

S. S. S. S. S.
4(j) Smt. K.Y. Keerthana

S. S. S. S. S.
4(k) Smt. K.Y. Keerthana

S. S. S. S. S.
4(l) Smt. K.Y. Keerthana

S. S. S. S. S.
4(m) Smt. K.Y. Keerthana

S. S. S. S. S.
4(n) Smt. K.Y. Keerthana

S. S. S. S. S.
4(o) Smt. K.Y. Keerthana

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S. S. S. S. S.
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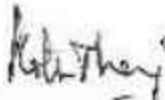
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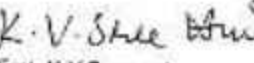


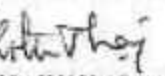
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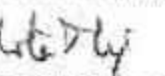
Even after the development of the OWNERS' CONSTRUCTED AREA, In case of any outstanding dues which were not paid by the Second Party from the date of Joint Development Agreement till handing over the OWNERS' CONSTRUCTED AREA, to governmental authorities/any other agencies/departments on works contract, the Second Party alone is liable to pay.

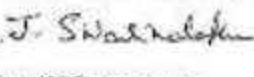
9.3) The First Party and the Second Party shall from the date of completion of OWNERS' CONSTRUCTED AREA in all respects, maintain their respective portions, at their own cost and shall not do or suffer to be done anything in or to the said premises, and/or common areas and passages of the building which may be against law or which will cause obstruction or interference to the users of such common areas. The First Party and/or his transferees in regard to the OWNERS' CONSTRUCTED AREA and the Second Party and its nominees in respect of DEVELOPERS' CONSTRUCTED AREA, shall become members of an Association to be formed by all the holders of built up areas for the purpose of attending to maintenance and safety of the buildings and all matters of common interest and concern and shall observe and perform the terms/conditions/byelaws/rules/regulations of such Association.

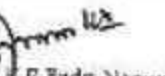

1. Sri. Kota J. Vinay

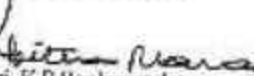

1(a) Sri. K.V. Sreevani

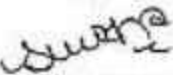

1(b) Mrs. K.V. Vaishnavi Chandra

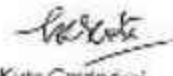

1(c) Mrs. K.V. Varun Chandra

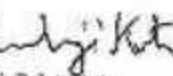

1(d) Sri. K.J. Swarna Latha

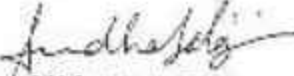

2. Sri. K.R. Eadri Narayan

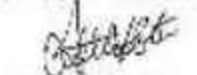

2(a) Sri. K.B. Raghavendra

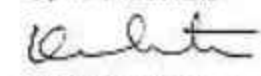

2(b) Sri. Tallam Srinika Kedarathi

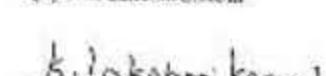

3) Sri. Kota Govindraj


3(a) Sri. Balaji Kota

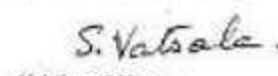

3(b) Sri. Susha Balaji

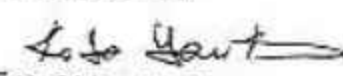

3(c) Mrs. Swathi Kota

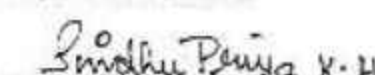

3(d) Sri. Kamesh G. Kota


3(e) Sri. Lakshmi Kamesh

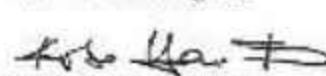

4) Sri. Kota Shiva Kumar

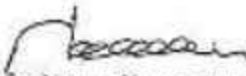

4(a) Sri. S. Vatsala

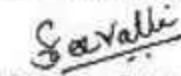

4(b) Sri. Kota Hari Kumar

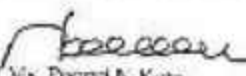

4(c) Sri. Sindhu Priya K.H.

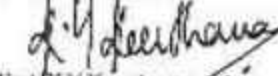

4(d) Master. K.H. Sai Sunda


4(e) Master. K.H. Sai Sunda

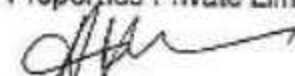

4(f) Sri. Navan Kumar Kota


4(g) Sri. Sreevalli Navan Kumar


4(h) Mrs. Poornima N. Kota


4(i) Sri. K.Y. Keerthana

For SVG Properties Private Limited


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9.4) MAINTENANCE CHARGES ETC.:

It is hereby agreed by the First Party that from the date the OWNER'S CONSTRUCTED AREA is ready for occupation for which a notice has been sent to the First Party from the Second Party, whether possession of the same is taken by the First Party or not, the First Party shall bear and pay proportionate maintenance expenses for maintenance of common areas and facilities to the Second Party or OWNERS' ASSOCIATION if it is already formed. All out goings and general expenses in respect of 'OWNERS' CONSTRUCTED AREA' such as insurance, Municipal expenses, taxes or cess, electrical and water tax and charges in respect of meters, maintenance charges, maintenance, security charges and all other costs and expenses connected with maintenance of building and common areas/facilities shall also be paid by First Party. It is mutually agreed between the parties that overall management of the Schedule Property and the building and the amounts received towards common expenses from the owners of built up areas shall absolutely vest with the Second Party until formation of the Owners Association and shall transfer surplus funds to the said Association.

10) OBLIGATION OF THE FIRST PARTY:

10.1) The First Party shall observe and carry out such acts, deeds and things as may be reasonably required by the Second Party in order to enable it to successfully develop the Schedule Property and at the cost of Second Party.

K. V. Sreenivas
1. Sri. Kota J. Vinay

Sudha Raju
2(b) Smt. Sudha Raju

Naveen Kumar Kota
4(f) Sri. Naveen Kumar Kota

K. V. Sreenivas
1(a) Smt. K.V. Sreenivas

Ms. Swathi Kota
3(c) Ms. Swathi Kota

Sreevali
4(g) Smt. Sreevali Naveen Kumar

K. V. Vaidyanath Chandra
1(b) Ms. K.V. Vaidyanath Chandra

Sri. Kamesh G. Kota
3(d) Sri. Kamesh G. Kota

Ms. Jyothi K. Kota
4(h) Ms. Jyothi K. Kota

K. V. Vaidyanath Chandra
1(c) Ms. K.V. Vaidyanath Chandra

K. Lakshmi Kamash
3(e) Smt. Lakshmi Kamash

K. Y. Keerthana
4(i) Smt. K.Y. Keerthana

K. J. Swarna Talha
1(d) Smt. K.J. Swarna Talha

Sri. Kota Shiva Kumar
4) Sri. Kota Shiva Kumar

K. R. Badri Narayan
2) Sri. K.R. Badri Narayan

S. Vatsala
4(a) Smt. S.Vatsala

For SVG Properties Private Limited

K. B. Raghavendra
2(a) Sri. K.B. Raghavendra

K. Kota Hari Kumar
4(b) Sri. Kota Hari Kumar

Authorized Signatory

Tallam Senthil Kodamudi
2(b) Smt. Tallam Senthil Kodamudi

Sindhu Priya K.H.
4(c) Smt. Sindhu Priya K.H.

Kota Govindraj
3) Sri. Kota Govindraj

Master. K.H. Vignesh
4(d) Master. K.H. Vignesh

Bilaji Kota
3(a) Sri. Bilaji Kota

Master. K.H. Sri Srida
4(e) Master. K.H. Sri Srida

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10.2) The First Party have this day executed a power of attorney in favour of the Second Party to enable it to proceed with the obtaining of Licenses and plans, consents in regard to the buildings to be constructed on the Schedule Property and authorizing the Second Party to represent the First Party before the Bruhat Bangalore Mahanagara Palike, Bangalore Development Authority, State and Central Government, Fire Force Departments, Bangalore Electricity Supply Company Ltd., Bangalore Water Supply & Sewerage Board, Bangalore Telephones, Airport and Telecommunication authorities and other statutory Authorities, etc., and empowering Second Party to enter into agreements to sell/lease and also sell/transfer/lease proportionate undivided share in the Schedule Property in its favour and/or in favour of its nominee/s and/or assignee/s with or without buildings which shall be irrevocable until completion of construction and/or sale of DEVELOPERS' CONSTRUCTED AREA and the proportionate undivided share in the Schedule Property. Since the said Power of Attorney is executed for consideration, it confers agency coupled with interest and is irrevocable until the project, development and sale are completed.

10.3) In addition thereto the First Party shall sign and execute such other documents, papers and other agreements, applications that may be required by the Second Party for effectively developing the Schedule Property at the cost of the developer. The parties shall co-operate with each other for completion and mutual success of the joint venture.

1. Sri. Kota, Vinay	3(a) Smt. Sudha Balaji	4(a) Sri. Naveen Kumar Kota
K.V. Sree Bhu	3(b) Ms. Swathi Kota	4(b) Smt. Sreevalli Naveen Kumar
1(a) Smt. K.V. Sreevari	3(c) Sri. Kamlesh G. Kota	4(c) Ms. Pooja N. Kota
Kota Thej	3(d) Sri. Lakshmi Kamlesh	4(d) Smt. K.Y. Keerthana
1(b) Ms. K.V. Vaishnavi Chandru	3(e) Smt. Lakshmi Kamlesh	
Kota Thej	4) Sri. Kota Shiva Kumar	
1(c) Ms. K.V. Vaishnavi Chandru		
K.J. Srinivasulu		
1(d) Smt. K.J. Swarna Latha		
	S. Vatsala	
1) Sri. K.R. Bachi Narayan	4(a) Smt. S.Vatsala	
S. Vatsala	4(b) Sri. Kota Hari Kumar	
2(a) Sri. K.B. Raghavendra		
Sudha	Sindhu Priya K.H.	
2(b) Smt. Tallam Smita Kedarnath	4(c) Smt. Sindhu Priya K.H.	
3) Sri. Kota Govindraj	4(d) Master. K.H. Vignesh	
Balaji Kota	4(e) Master. K.H. Sridhar	
3(a) Sri. Balaji Kota		

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10.4) The parties of the First part who receives the amount shall be liable/answerable for all the monies received by them in respect of saleable 50% undivided share, right, title and interest in the Schedule Property in so far as the same relates to the OWNERS' CONSTRUCTED AREA and for construction or for any other matter relating to the Schedule Property and DEVELOPER shall not be liable or answerable thereof in any manner whatsoever.

11) OBLIGATIONS OF THE SECOND PARTY:

The DEVELOPERS alone shall be liable/answerable for all the monies received by the DEVELOPERS in respect of saleable 50% undivided share, right, title and interest in the Schedule Property in so far as the same relates to the DEVELOPERS CONSTRUCTED AREA and for construction or for any other matter relating to the Schedule Property and OWNERS shall not be liable or answerable thereof in any manner whatsoever.

12) SPECIFIC PERFORMANCE:

It is specifically agreed that both the parties shall be entitled to enforce specific performance of this agreement against the defaulting party.

Kota V. Vinay

1. Sri. Kota J. Vinay

K.V. Sree Shree

1(a) Sri. K.V. Sree Shree

Kota V. Vinay

1(b) Ms. K.V. Vaishnavi Chandra

Kota V. Vinay

1(c) Ms. K.V. Vaishnavi Chandra

K.J. Swarnasiddha

1(d) Sri. K.J. Swarna Latha

K.R. Bodri Narayan

2) Sri. K.R. Bodri Narayan

S. B. Raghavendra

2(a) Sri. K.B. Raghavendra

S. B. Raghavendra

2(b) Sri. S. B. Raghavendra

S. B. Raghavendra

3) Sri. Kota Govindraj

S. B. Raghavendra

3(a) Sri. Balaji Kota

S. B. Raghavendra

3(b) Sri. S. B. Raghavendra

S. B. Raghavendra

3(c) Ms. Swathi Kota

S. B. Raghavendra

3(d) Sri. Kamesh G. Kota

K. Lakshmi Kamesh

3(e) Sri. Lakshmi Kamesh

S. B. Raghavendra

4) Sri. Kota Shiva Kumar

S. Vatsala

4(a) Sri. S. Vatsala

S. B. Raghavendra

4(b) Sri. Kota Hari Kumar

S. B. Raghavendra

4(c) Sri. Sindhu Priya K.H.

S. B. Raghavendra

4(d) Master. K.H. Vignesh

S. B. Raghavendra

4(e) Master. K.H. S. Skanda

S. B. Raghavendra

4(f) Sri. Naveen Kumar Kota

S. B. Raghavendra

4(g) Sri. S. B. Raghavendra

S. B. Raghavendra

4(h) Ms. Pooja N. Kota

K. Y. K. K. K. K.

4(i) Sri. K.Y. K. K. K.

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13) STATUS OF THE SCHEDULE PROPERTY:

Schedule Property consists of land and building used by the first party for their residential purposes at the time of executing this Joint Development Agreement. The First Party handed over the vacant possession of the Schedule Property to the Second Party on this day.

14) REFUNDABLE DEPOSIT:

The Second Party has paid to the First Party a sum of Rs.5,00,00,000/- (Rupees Five Crores only) as Refundable deposit as detailed below:

- a) Cheque No. 837725 Dated 12.06.2013 for Rs. 25,00,000/- (Rupees Twenty Five Lacs only) in favour of Mr. G.R. Kota.
- b) Cheque No. 837736 Dated 12.06.2013 for Rs. 25,00,000/- (Rupees Twenty Five Lacs Only) in favour of Mr. K.R. Baidi Narayan.
- c) Cheque No. 837733 Dated 12.06.2013 for Rs. 25,00,000/- (Rupees Twenty Five Lacs Only) in favour of Mr. Kota J Vinay.
- d) RTGS made on 17.6.2013 for Rs.10,00,000/- (Rupees Ten lacs only) in favour of Mrs. S Vaisala.

1. Sri. Kota J. Vinay	2(b) Sri. Sreeja Subaji	4(f) Sri. Naveen Kumar Kota
1(a) Smt. K.V. Sreerani	3(c) Ms. Swathi Kota	4(g) Smt. Sreevali Naveen Kumar
1(b) Ms. K.V. Vaishnavi Chandra	3(d) Sri. Kamesh G. Kota	4(h) Ms. Poorei N. Kota
1(c) Ms. K.V. Varun Chandra	3(e) Smt. Lakshmi Kamesh	4(i) Smt. K.V. Keertana
1(d) Smt. K.J. Swarna Latha	4) Sri. Kota Shiva Kumar	
2) Sri. K.R. Baidi Narayan	4(a) Smt. S. Vaisala	
2(a) Sri. K.R. Raghavendra	4(b) Sri. Kota Hari Kumar	
2(b) Smt. Tallam Smitha Kedarnath	4(c) Smt. Sindhu Priya K.H.	
3) Sri. Kota Govindraj	4(d) Master. K.H. Vignesh	
3(a) Sri. Balaji Kota	4(e) Master. K.H. Sankar	

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- e) RTGS made on 17.6.2013 for Rs.7,50,000/- (Rupees Seven lacs Fifty Thousand only) in favour of Mr. Naveen Kumar Kota.
- f) Cheque No. 837730 Dated 12.06.2013 for Rs. 7,50,000/- (Rupees Seven Lacs Fifty Thousand Only) in favour of Mr. Kota Hari Kumar.

All the above cheques/RTGS were drawn/transferred from State Bank of India, Jayanagar II Block Branch, Bangalore

- g) No.155851 for Rs.75,00,000/- (Rupees Seventy Five Lacs Only) In Favour of Mr. G R Kota.
- h) No.155852 for Rs.75,00,000/- (Rupees Seventy Five Lacs Only) In Favour of Mr. K. R. Badri Narayan.
- i) No.155855 for Rs.75,00,000/- (Rupees Seventy Five Lacs Only) In Favour of Mr. Kota J Vinay.
- j) No.155856 for Rs.25,00,000/- (Rupees Twenty Five Lacs Only) In Favour of Mrs. S Vatsala.
- k) No.155857 for Rs.25,00,000/- (Rupees Twenty Five Lacs Only) In Favour of Mr. Naveen Kumar Kota.

Kota Vinay

1. Sri. Kota J. Vinay

K. V. Sree Varu

1(a). Smt. K.V. Sreevaru

Kota Vinay

1(b). Ms. K.V. Nishanvi Chandre

Kota Vinay

1(c). Ms. K.V. Nishanvi Chandre

K. J. Swarnalatha

1(d) Smt. K.J. Swarna Latha

K.R. Badri Narayan

1) Sri. K.R. Badri Narayan

S. K. Raghavendra

2(e) Sri. K.B. Raghavendra

Smt. Lalam Srujita Kodanath

2(b) Smt. Lalam Srujita Kodanath

Kota Govindraj

3) Sri. Kota Govindraj

Sri. Balaji Kota

3(a) Sri. Balaji Kota

Smt. Sudha Balaji

3(b) Smt. Sudha Balaji

3(c) Ms. Swathi Kota

Sri. Kamlesh G. Kota

3(d) Sri. Kamlesh G. Kota

K. Lakshmi. Kamlesh

3(e) Smt. Lakshmi. Kamlesh

Kota Shiva Kumar

4) Sri. Kota Shiva Kumar

S. Vatsala

4(e) Smt. S Vatsala

Kota Hari Kumar

4(b) Sri. Kota Hari Kumar

Sindhu Priya K.H

4(c) Smt. Sindhu Priya K.H

Kota Hari Kumar

4(d) Master. K.H. Vignesh

Kota Hari Kumar

4(e) Master. K.H. Sai Sunda

Sri. Naveen Kumar Kota

4(f) Sri. Naveen Kumar Kota

Smt. Naveen Kumar

4(g) Smt. Naveen Kumar

Ms. Poorvi N. Kota

4(h) Ms. Poorvi N. Kota

Smt. K.Y. Keethana

4(i) Smt. K.Y. Keethana

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- l) No.155853 for Rs.25,00,000/- (Rupees Twenty Five Lacs Only) In Favour of Mr. Kota Hari Kumar.

All the above cheques were dt: 28-6-2013 and drawn on State Bank of India, Jayanagar II Block Branch, Bangalore.

- m) Cheque No. 000017, Dated 03-01-2014 for Rs. 1,85,314/- (Rupees One Lacs Eighty Five Thousand Three Hundred and Fourteen Only) in favour of Mr. K.R. Badri Narayan.
- n) Cheque No. 000021, Dated 03-01-2014 for Rs. 23,84,724/- (Rupees Twenty Three Lacs Eighty Four Thousand Seven Hundred and Twenty Four Only) in favour of Mr. Kota J Vinay.
- o) Cheque No. 000027, Dated 03-01-2014 for Rs. 7,39,873/- (Rupees Seven Lacs Thirty Nine Thousand Eight Hundred and Seventy Three Only) in favour of Mrs. S Vatsala.
- p) Cheque No. 000029, Dated 03-01-2014 for Rs. 7,39,873/- (Rupees Seven Lacs Thirty Nine Thousand Eight Hundred and Seventy Three Only) in favour of Mr. Naveen Kumar Kota.
- q) Cheque No. 000028, Dated 03-01-2014 for Rs. 7,39,873/- (Rupees Seven Lacs Thirty Nine Thousand Eight Hundred and Seventy Three Only) in favour of Mr. Kota Hari Kumar.

Kota Vinay

1. Sri. Kota J. Vinay

K. V. Sree Anu

1(a). Smt. K.V. Sreevani

Kota Vinay

1(b). Ms. K.V. Veishnavi Chandra

Kota Vinay

1(c). Ms. K.V. Vaaruni Chandra

K.T. Shivalakshmi

1(d) Smt. K. Swarna Lakshmi

Lakshmi

2(b) Smt. Sudha Balaji

Lakshmi

2(c) Ms. Swathi Kota

Kota Vinay

2(d) Sri. Kamesh G. Kota

K. Lakshmi Kumar

2(e) Smt. Lakshmi Kumar

Kota Vinay

4) Sri. Kota Suba Kumar

Naveen Kumar Kota

3(f) Sri. Naveen Kumar Kota

Sreevani

4(g) Smt. Sreevani Naveen Kumar

Naveen Kumar

4(h) Ms. Pooja N. Kota

K. V. Koorthara

4(i) Smt. K.V. Koorthara

K.R. Badri Narayan

2) Sri. K.R. Badri Narayan

Sri. K. B. Raghavendra

2(a) Sri. K. B. Raghavendra

Smt. Tallam Smitha Kedarseth

2(b) Smt. Tallam Smitha Kedarseth

Sri. Kota Govindraj

3) Sri. Kota Govindraj

Sri. Balaji Kota

3(a) Sri. Balaji Kota

S. Vatsala

4(a) Smt. S. Vatsala

Kota Hari Kumar

4(b) Sri. Kota Hari Kumar

Smt. Sindhu Priya K. H

4(c) Smt. Sindhu Priya K.H.

Kota Hari Kumar

4(d) Master. K.H. Vignesh

Kota Hari Kumar

4(e) Master. K.H. Sri Skanda

For SVG Properties Private Limited

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- r) Cheque No. 000019, Dated 03-01-2014 for Rs. 1,85,314/- (Rupees One Lacs Eighty Five Thousand Three Hundred and Fourteen Only) in favour of Mr. K.B. Raghavendra.
- s) Cheque No. 000020, Dated 03-01-2014 for Rs. 1,85,314/- (Rupees One Lacs Eighty Five Thousand Three Hundred and Fourteen Only) in favour of Smt. Tallam Smitha Kedarnath.
- t) Cheque No. 000022, Dated 03-01-2014 for Rs. 11,92,363/- (Rupees Eleven Lacs Ninety Two Thousand Three Hundred and Sixty Three Only) in favour of Smt. K.V. Sreevani.
- u) Cheque No. 000023, Dated 03-01-2014 for Rs. 11,92,363/- (Rupees Eleven Lacs Ninety Two Thousand Three Hundred and Sixty Three Only) in favour of Smt. K.J. Swarna Latha.
- v) Cheque No. 000024, Dated 03-01-2014 for Rs. 12,27,481/- (Rupees Twelve Lacs Twenty Seven Thousand Four Hundred and Eighty One Only) in favour of Sri. Balaji Kota.
- w) Cheque No. 000026, Dated 03-01-2014 for Rs. 12,27,481/- (Rupees Twelve Lacs Twenty Seven Thousand Four Hundred and Eighty One Only) in favour of Sri. Kamesh G. Kota.

K.V. Sreevani

1. Sri. Kota, Vinay

K.V. Sreevani

1(a) Smt. K.V. Sreevani

K.V. Sreevani

1(b) Ms. K.V. Vaishnavi Chandra

K.V. Sreevani

1(c) Ms. K.V. Vaishnavi Chandra

K.J. Swarna Latha

1(d) Smt. K.J. Swarna Latha

K.R. Badri Narayan

2. Sri. K.R. Badri Narayan

K.B. Raghavendra

2(a) Sri. K.B. Raghavendra

Tallam Smitha Kedarnath

2(b) Smt. Tallam Smitha Kedarnath

K.J. Swarna Latha

3. Sri. Kota Govindraj

K.J. Swarna Latha

3(a) Sri. Balaji Kota

Smt. Sudha Balaji

3(b) Smt. Sudha Balaji

K.J. Swarna Latha

3(c) Ms. Swarna Kota

K.J. Swarna Latha

3(d) Sri. Kamesh G. Kota

K. Lakshmi Kamesh

3(e) Smt. Lakshmi Kamesh

K.J. Swarna Latha

4. Sri. Kota Shiva Kumar

S. Vatsala

4(a) Smt. S. Vatsala

K.J. Swarna Latha

4(b) Sri. Kota Hari Kumar

Sindhu Priya K.H.

4(c) Smt. Sindhu Priya K.H.

K.J. Swarna Latha

4(d) Master. K.H. Vignesh

K.J. Swarna Latha

4(e) Master. K.H. Sai Skanda

Sri. Navon Kumar Kota

4(f) Sri. Navon Kumar Kota

Sreevani

4(g) Smt. Sreevani Navon Kumar

K.J. Swarna Latha

4(h) Ms. Prory N. Kota

K.J. Swarna Latha

4(i) Smt. K.J. Kherjare

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The receipt of which sum of Rs.5,00,00,000/- (Rupees Five Crores only) the First party collectively acknowledge and confirm. The First party shall refund the said amount to the Second party at the time of taking possession of OWNER CONSTRUCTED AREA.

15) DOCUMENTS OF TITLE:

15.1) The OWNERS have delivered all the copies of title deeds pertaining to the Schedule Property to DEVELOPER as the original documents have been lost/misplaced by the First party.

15.2) The OWNERS assure and covenant with the DEVELOPER that their title to the Schedule Property is clear and marketable and free from all encumbrances and they have not agreed to sell whole or portions of the Schedule Property with any third parties and have not executed any Power of Attorney or other agreements empowering any person/s to deal with the Schedule Property. The OWNERS also assure that the sale of the Schedule Property and/or portions thereof in terms of this Agreement shall be with encumbrance free marketable title of the OWNERS and free from all claims and demands.

1. Sri. Kota J. Viney

3(b) Smt. Sudha Lalaji

4(i) Sri. Naveen Kumar Kota

1(a) Smt. K.V. Sreevani

3(c) Smt. Swathi Kota

4(g) Smt. Sreevalli Naveen Kumar

1(b) Ms. K.V. Vaishnavi Chandra

3(d) Sri. Kamesh G. Kota

4(h) Ms. Poojvi N. Kota

1(c) Ms. K.V. Vaaruni Chandra

3(e) Smt. Lakshmi Kamesh

4(i) Smt. R.Y. Keerthana

1(d) Smt. K.J. Swarna Latha

4) Sri. Kota Shiva Kumar

2) Sri. K.R. Badri Narayan

4(a) Smt. S. Valsala

For SVG Properties Private Limited

2(a) Sri. K.B. Raghavendra

4(b) Sri. Kota Hari Kumar

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2(b) Smt. Tallam Saritha Karamathi

4(c) Smt. Sindhu Priya K.H.

3) Sri. Kota Govindraj

4(d) Master. K.H. Vignesh

3(a) Sri. Balaji Kota

4(e) Master. K.H. Sai Skanda

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16) NAME OF THE PROJECT/BUILDING:

The residential apartment building to be developed on Schedule Property shall be known by such name as the DEVELOPER shall decide and the name of the project/building shall have the word 'KOTA' along with the name as selected by the Developer. The name of the project shall be incorporated in the Sharing Agreement.

17) COMPLIANCE WITH LICENSE AND PLAN:

In putting up the construction and providing electricity, water supply, sewerage and other amenities therein, the Second Party shall duly observe the rules and regulations and the laws relating thereto. The Second Party can make necessary changes in the plans submitted/to be submitted to Corporation of city of Bangalore/Bangalore Development Authority and/or other authorities based on applicable building bye-laws from time to time and the development of Schedule Property will be subject to the periodical directions which the planning and other authorities may issue or require.

18) RIGHT OF THE FIRST PARTY FOR INSPECTION:

The First Party at all reasonable times, shall have the right of inspection of the progress of work and quality of construction and request the Second Party to rectify any error or request the Second Party to properly implement the work of OWNERS'

1. Sri. Kota J. Vinay

1(a) Smt. K.V. Sreevari

1(b) Ms. K.V. Valashnavi Chandra

1(c) Ms. K.V. Vaasini Chandra

1(d) Smt. K.J. Swarna Latha

2) Sri. K.R. Badri Narayan

2(a) Sri. K.B. Raghavendra

2(a) Smt. Tallam Smittha Kodarnath

3) Sri. Kota Govindraj

3(a) Sri. Balaji Kota

3(b) Smt. Sudha Balaji

3(c) Ms. Swathi Kota

3(d) Sri. Kamash G. Kota

3(e) Smt. Lakshmi Kamash

4) Sri. Kota Shiva Kumar

4(a) Smt. S. Vatsala

4(b) Sri. Kota Hari Kumar

4(c) Smt. Sindhu Priya K.H.

4(d) Master. K.H. Vignesh

4(e) Master. K.H. Sai Skanda

4(f) Sri. Naveen Kumar Kota

4(g) Smt. Sreevali Naveen Kumar

4(h) Ms. Pooori N. Kota

4(i) Smt. K.V. Keerthana

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CONSTRUCTED AREA in Schedule Property. The decision of the Architect appointed by the Second Party for the project as to the quality of the material and work, and other related matters shall be final and binding on both the parties, subject to the Annexure-1.

19) ACQUISITION:

If the entire Schedule Property is acquired under any law by the Government or other Authority under the law, then this Agreement shall stand terminated. Compensation payable for the full site area shall be taken by the First Party in their entirety and the compensation payable for construction made thereon by the Second Party shall be taken by Second Party in its entirety if the acquisition takes place before issue of Occupancy Certificate. After the issue of Occupancy Certificate the compensation and other sums payable on the land and building and developments in Schedule Property shall be shared in the ratio of 50% for the First Party and 50% for the Second Party. The developer will be responsible for amounts collected by it from its nominee/s or third parties for the sale/loan of DEVELOPERS' CONSTRUCTED AREA and 50% of the Schedule Property. The First Party is no way responsible for the same and likewise, the owner will be responsible for amounts collected by them from its nominee/s or third parties for the sale/loan of OWNERS' CONSTRUCTED AREA and 50% of the Schedule Property. The Second Party is no way responsible for the same.

K. V. Sree Anu

1. Sri. Kota, J. Vinay

K. V. Sree Anu

1(a). Smt. K.V. Sreevani

K. V. Sree Anu

1(b). Ms. K.V. Vashnavi Chandra

K. V. Sree Anu

1(c). Ms. K.V. Vashnavi Chandra

K. J. Srinivasulu

1(d). Smt. K.J. Swarna Lakshmi

K. R. Bodri Narayan

2. Sri. K.R. Bodri Narayan

K. B. Raghavendra

2(a). Sri. K.B. Raghavendra

S. Srinivasulu

2(b). Smt. Srinivasulu Kedarath

K. Kota

3. Sri. Kota Govindra

K. Kota

3(c). Sri. Kota

S. Srinivasulu

3(b). Smt. Srinivasulu

S. Srinivasulu

3(c). Ms. Srinivasulu

S. Srinivasulu

3(d). Sri. Kamesh G. Kota

K. Lakshmi Kamesh

3(e). Smt. Lakshmi Kamesh

K. Srinivasulu

4. Sri. Kota Srinivasulu

S. Vatsala

4(a). Smt. S. Vatsala

K. Kota

4(b). Sri. Kota Hari Kumar

S. Srinivasulu

4(c). Smt. Srinivasulu K.H.

K. Kota

4(d). Master. K.H. Vignesh

K. Kota

4(e). Master. K.H. Sai Srinivasulu

S. Srinivasulu

4(f). Sri. Naven Kumar Kota

S. Srinivasulu

4(g). Smt. Sreevali Naven Kumar

S. Srinivasulu

4(h). Ms. Poornima N. Kota

K. Srinivasulu

4(i). Smt. K. Srinivasulu

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[Signature]
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the Building in the Schedule Property on the security of development rights of the Second Party and on Second Party's share of land and in the building to be constructed to which the Second Party is entitled to provide, however, that there shall be no personal liability on the First Party in regard to any such debts and in the event of any default in repayment of any debt incurred by the Second Party, recovery shall be enforced only against the Second Party and Second Party's share in the land and building to be constructed thereon. The First Party is not liable to answer any liability created by Second Party. The First Party shall render all necessary cooperation to Second Party including signing of necessary documents as may be required from time to time but at the cost of the Second Party to enable the Second Party to secure such loans for construction. The Second Party agrees and undertakes that in the event of Second Party availing loans/financial assistance for construction, the OWNERS' CONSTRUCTED AREA shall not be part of any charge in favour of said creditors/financial institution and the same shall be kept free from such claims and demands and Second Party shall promptly deliver to the First Party the OWNERS' CONSTRUCTED AREA free from all encumbrances. The Second Party assures and covenants with the First Party that the liability so created by them as aforesaid will be fully answered by them without making the OWNERS' CONSTRUCTED AREA and/or the First Party liable and responsible for the same and in the event of such claims the Second Party agrees to indemnify and keep the First Party indemnified from such claims and demands and protect them at all times.

1. Sri. Kota J. Vinay	2(b) Smt. Sudha Balaji	4(b) Sri. Navneet Kumar Kota
K. V. Sree Anu	3(c) Ms. Swathi Kota	4(c) Smt. Sravalli Navneet Kumar
1(a) Smt. K.V. Sreevani	3(d) Sri. Kamesh G. Kota	4(b) Ms. Poornima N. Kota
K. V. Vaishnavi Chandra	K. Lakshmi Kamesh	4(d) Smt. K.V. Kanchana
1(b) Ms. K.V. Vaishnavi Chandra	2(a) Smt. Lakshmi Kamesh	
K. J. Swachaletha	4) Sri. Kota Siva Kumar	
1(c) Ms. K.V. Vaishnavi Chandra		
1(d) Smt. K. Swarna Lakshmi	S. Vatsala	
2) Sri. K.R. Radri Narayan	4(a) Smt. S. Vatsala	
2(a) Sri. K.R. Nagavenendra	4(b) Sri. Kota Hari Kumar	
2(b) Smt. Lalitha Senthil Kedarnath	Sindhu Priya K.H.	
3) Sri. Kota Govindaraj	4(c) Smt. Sindhu Priya K.H.	
3(a) Sri. Balaji Kota	4(d) Master. K.H. Vignesh	
	4(e) Master. K.H. Sai Sankar	

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23) INTERPRETATION:

This Agreement shall not be construed as a partnership between the parties herein.

24) ADDITIONAL WORK:

The Second Party may at its discretion agree to execute additional items of work (other than those specified in the specifications in Annexure-1 hereto) as required by the First Party on a separate and mutually agreed terms and/or rates or that the First Party shall be at liberty to get any additional items of work done by his own agency only after possession is handed over to them by the Second Party. The time taken for undertaking such additional work shall be added to the time stipulated for completion of construction of "OWNERS' CONSTRUCTED AREA" stipulated above.

25) DEFECT LIABILITY PERIOD:

The Second Party shall be responsible for any defects in the proposed building noticed upto a period of one year from the date of completion of the OWNERS' CONSTRUCTED AREA. However small air-cracks in the plaster, masonry, door and windows shall not be considered as defects.

K. V. Sree Haru

1. Sri. Kota Vinay

K. V. Sree Haru

1(a) Smt. K.V. Sreevani

K. V. Sree Haru

1(b) Ms. K.V. Vaishnavi Chandra

K. V. Sree Haru

1(c) Ms. K.V. Vaishnavi Chandra

K. J. Swarnalatha

1(d) Smt. K.J. Swarna Latha

S. Vatsala

2. Sri. K.R. Badri Narayan

S. Vatsala

2(a) Sri. K.R. Badri Narayan

S. Vatsala

2(b) Smt. Lalitha Srinivas Kedarnath

S. Vatsala

3. Sri. Kota Govindraj

K. J. Swarnalatha

3(a) Sri. Balaji Kota

S. Vatsala

3(a) Smt. Sudha Balaji

S. Vatsala

3(c) Ms. Swathi Kota

S. Vatsala

3(d) Sri. Karanesh G. Kota

S. Vatsala

3(e) Smt. Lakshmi Kamesh

S. Vatsala

4. Sri. Kota Shiva Kumar

S. Vatsala

4(a) Smt. S.Vatsala

S. Vatsala

4(b) Sri. Kota Hari Kumar

S. Vatsala

4(c) Smt. Sindhu Priya K.H.

S. Vatsala

4(d) Master. K.J.Vignesh

S. Vatsala

4(e) Master. K.H.Selvaraja

S. Vatsala

4(f) Sri. Naveen Kumar Kota

S. Vatsala

4(g) Smt. Sreevani Naveen Kumar

S. Vatsala

4(h) Ms. Poorvi N. Kota

S. Vatsala

4(i) Smt. K.V. Keerthana

S. Vatsala

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For SVG Properties Private Limited

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26) ADVERTISEMENT:

The Second Party shall be entitled to erect board in the Schedule Property advertising for sale and disposal of the built areas in the Schedule Property and to publish in the news-papers calling for response from prospective purchasers and market their share of land and building in the Schedule Property in any manner, the Second Party may deem it fit.

27) INTELLECTUAL PROPERTY RIGHTS:

Neither this Agreement nor any of the terms of this Agreement shall be:

- construed or sought to be interpreted as authorizing either Party to use the other Party's intellectual property rights; and
- Understood or sought to be interpreted to permit either Party to use the other Party's logo, trade name, trade mark, service mark or copyright in any manner whatsoever save and except if agreed and recorded in writing.

28) INTERPRETATION:

This Agreement shall not be construed as a Partnership, Agency or otherwise between the parties herein and/or an Agreement to Sell but shall be construed strictly in accordance with the covenants contained in this Agreement.

K. V. S. S. S. S. S.

1. Sri. Kota, J. Vinay

K. V. S. S. S. S.

1(e). Smt. K.V. Sreevani

K. V. S. S. S. S.

1(f). Ms. K.V. Vaishnavi Chandra

K. V. S. S. S. S.

1(g). Ms. K.V. Vaishnavi Chandra

K. J. S. S. S. S.

1(h). Smt. K.J. Swarna Lakshmi

K. R. S. S. S. S.

2. Sri. K.R. Badri Narayan

S. S. S. S. S. S.

2(a). Sri. K.B. Raghavendra

S. S. S. S. S. S.

2(b). Smt. Tallam Smita Kadamath

S. S. S. S. S. S.

3. Sri. Kota Govindraj

S. S. S. S. S. S.

3(a). Sri. Balaji Kota

S. S. S. S. S. S.

3(b). Smt. Sudha Balaji

S. S. S. S. S. S.

3(c). Ms. Swathi Kota

S. S. S. S. S. S.

3(d). Sri. Kamesh G. Kota

K. Lakshmi Kamesh

3(e). Smt. Lakshmi Kamesh

S. S. S. S. S. S.

4. Sri. Kota Siva Kumar

S. V. S. S. S. S.

4(e). Smt. S. Vatsala

S. S. S. S. S. S.

4(b). Sri. Kota Hari Kumar

S. S. S. S. S. S.

4(c). Smt. Sindhu Priya K.H.

S. S. S. S. S. S.

4(d). Master. K.H. Vignesh

S. S. S. S. S. S.

4(e). Master. K.H. Sai Skanda

S. S. S. S. S. S.

4(f). Sri. Naveen Kumar Kota

S. S. S. S. S. S.

4(g). Smt. Sreevalli Naveen Kumar

S. S. S. S. S. S.

4(h). Ms. Poorvi N. Kota

S. S. S. S. S. S.

4(i). Smt. K.Y. Keerthana

S. S. S. S. S. S.

For SVG Properties Private Limited

S. S. S. S. S. S.

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29) RIGHTS AND OBLIGATIONS:

The parties agree that in respect of built up areas allotted to their respective shares in the Schedule Property they shall be entitled to own, possess and enjoy the same subject to such rights and restrictions and obligations that are stipulated herein and both the parties agree to stipulate the conditions stated herein in the conveyance/s executed by them in favour of prospective purchaser/s of such built up areas in Schedule Property. In the course of ownership and enjoyment of the apartments etc., in the Schedule Property each of the parties herein and future owners of the same shall have the following:

29.1) RIGHTS OF THE PARTIES:

(a) Full right and liberty for the parties and persons authorized or permitted by the parties (common with all other persons entitled, permitted or authorized to the like right) at all times by day and night to go, pass and re-pass and to use the common areas inside and outside the building.

(b) The right to subjacent and lateral support, shelter and protection from the other parts of the building and from the side and roof thereof.

(c) The right to free uninterrupted passage of running water, gas and electricity from and to the building and to the unit allotted, through water courses, sewers, drains, conduits, cables and wires which may be passing through the building or any part thereof.

1. Sri. Kota J. Vinay

3(b) Smt. Sadha Balaji

4(f) Sri. Naveen Kumar Kota

1(a) Smt. K.V. Seevalli

3(c) Ms. Seethi Kota

4(g) Smt. Seevalli Naveen Kumar

1(b) Ms. K.V. Valsarasi Chandra

3(d) Sri. Kamesh G. Kota

4(b) Ms. Poornima N. Kota

1(c) Ms. K.V. Valsarasi Chandra

3(e) Smt. Lakshmi Kamesh

4(c) Smt. K.V. Keerthana

1(d) Smt. K.J. Swarna Latha

4) Sri. Kota Shiva Kumar

2) Sri. K.R. Badri Narayan

4(a) Smt. S. Valsale

3(a) Sri. K.B. Raghavendra

4(b) Sri. Kota Hari Kumar

2(b) Smt. Tallam Smitha Kedarasudi

4(c) Smt. Sindhu Priya K.H.

3) Sri. Kota Govindraj

4(d) Master. K.H. Vignesh

3(a) Sri. Balaji Kota

4(e) Master. K.H. Sai Skanda

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- (d) The right of passage for the owner of Units and the person/s authorized by them to the common areas of the said building and to the water tanks for cleaning, repairing or maintaining the same at all reasonable times with prior written permissions of Second Party and/or Association.
- (e) Right to lay cables or wires through common walls or passages for radio, television, telephone and such other installations, having due regard to the similar rights of the other owners of units in the building with prior written permission of Second Party and/or Association.
- (f) Subject to payment for common facilities and services, the right to enjoy the common facilities and services provided in the building.
- (g) The right to the use of common open area around the building (other than the area specifically allotted to any owner of exclusive use) and the entrance area of the building.
- (h) Absolute ownership and possession of the unit and car parking/s allotted.
- (i) Exclusive right and use of any portion of Terrace Area and/or Garden Area if allotted.

29.2) RESTRICTIONS ON THE RIGHT/S OF THE PARTIES:

The parties and the future owners of units in the building in the Schedule Property shall be bound by the following restrictions and covenants in the course of ownership and enjoyment of such units.

- (a) Not to raise any construction in addition to the units allotted.

1. Sri. Kota J. Vinay	3(b) Smt. Sudha (Haji)	4(c) Sri. Navon Kumar Kota
K. V. Sree Anil	3(c) Mr. Swathi Kota	4(d) Smt. Sreevalli Navon Kumar
1(a) Smt. K.V. Sreevani	3(d) Sri. Kamesh G. Kota	4(e) Ms. Pooja N. Kota
Kota Vinay	K. Lakshmi Kamesh	4(f) Smt. K.Y. Keerthana
1(b) Ms. K.V. Vaisnavi Chandra	3(e) Smt. Lakshmi Kamesh	
Kota Vinay	4) Sri. Kota Shiva Kumar	
1(c) Ms. K.V. Vasanti Chandra	S. Vatsala	
K. J. Swarabala	4(a) Smt. S. Vatsala	
1(d) Smt. K. Swarna Lalitha	4(b) Sri. Kota Hari Kumar	
2) Sri. K.R. Badri Narayan	Srinidhi Priya K.H.	
2(a) Sri. K.R. Raghavendra	4(c) Smt. Srinidhi Priya K.H.	
2(b) Smt. Tallam Smithe Kedarath	4(d) Master. K.H. Vignesh	
3) Sri. Kota Govindraj	4(e) Master. K.H. Srinidhi	
3(a) Sri. Balaji Kota		

For SVG Properties Private Limited

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- (b) Not to use or permit the user of the unit allotted in a manner which would diminish the value, i.e., utility of the pipes, and other common amenities provided in the said building.
- (c) Not to use the space in the land left open after the construction of the building/s in a manner which might cause hindrance to the free ingress to or egress from any part of the said building.
- (d) Not to park any vehicle at any place in the Schedule Property other than in the allotted parking area.
- (e) Not to default in the payment of any taxes of levies or expenses to be shared with the other owners of other apartments under the said scheme.
- (f) Not to make any arrangement for the maintenance of the exterior of the said unit or the common amenities therein other than agreed to by the majority of owners of units therein.
- (g) Not to store in the said unit any goods which are hazardous, combustible, dangerous or considered objectionable by any authority or which are excessive heavy as to affect or damage the construction or structure of the said building.
- (h) Not to carry or cause to be carried heavy package which are likely to damage the lobbies, staircases, lifts, ladders, common passage or any other structure or parts of the building.
- (i) Not to use or permit the use of the common passages, common staircases or common areas for storage, display boards, materials etc., or in a manner that cause inconvenience, obstruction or nuisance to others or to affect the aesthetics of the said building or any part thereof.

K. V. S. S. S.

1. Sri. Kota J. Vinay

S. V. S. S.

2(b) Sri. S. V. S. S.

S. V. S. S.

4(b) Sri. Navaraj Kumar Kota

K. V. S. S. S.

1(a) Sri. K. V. S. S. S.

S. V. S. S.

3(c) Sri. S. V. S. S.

S. V. S. S.

4(g) Sri. S. V. S. S.

K. V. S. S. S.

1(b) Sri. K. V. S. S. S.

K. V. S. S. S.

3(d) Sri. K. V. S. S. S.

S. V. S. S.

4(f) Sri. K. V. S. S. S.

K. V. S. S. S.

1(c) Sri. K. V. S. S. S.

K. V. S. S. S.

3(e) Sri. K. V. S. S. S.

K. V. S. S. S.

4(h) Sri. K. V. S. S. S.

K. V. S. S. S.

1(d) Sri. K. V. S. S. S.

K. V. S. S. S.

4) Sri. K. V. S. S. S.

S. V. S. S.

2) Sri. K. V. S. S. S.

S. V. S. S.

4(a) Sri. S. V. S. S.

For SVG Properties Private Limited

S. V. S. S.

2(a) Sri. K. V. S. S. S.

S. V. S. S.

4(b) Sri. K. V. S. S. S.

S. V. S. S.

2(b) Sri. K. V. S. S. S.

S. V. S. S.

4(c) Sri. K. V. S. S. S.

S. V. S. S.

3) Sri. K. V. S. S. S.

S. V. S. S.

4(d) Sri. K. V. S. S. S.

S. V. S. S.

S. V. S. S.

S. V. S. S.

S. V. S. S.

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(g) Any other common service or facility provided by the said Association including club house, swimming pool etc.

Should any party default in any payment of any due from any common expenses, benefits or amenities, the Second Party or the said Association or the majority of owners of Units shall have the right to remove such common benefits or amenities including electricity and water connection from the defaulting party's enjoyment which shall be reconnected to the party after such arrears are cleared.

NOTE: The word 'UNIT' shall mean and include apartments and the benefits/areas attached thereto.

31) RULES OF INTERPRETATION:

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

- Words importing one gender will be construed as importing any other gender.
- Words importing the singular include the plural and vice versa.
- References to persons mean and include natural and artificial persons like bodies corporate and vice versa.
- Save where the context otherwise requires, all representations made above, all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly or severally.
- The division of this Agreement into Clauses and Schedules and insertion of headings in this Agreement are only for ease of reference and convenience

Kota Thy
1. Sri. Kota, J. Vinay

K. V. Sreevani
1(a) Smt. K.V. Sreevani

Kota Thy
1(b) Ms. K.V. Vaishnavi Chandra

Kota Thy
1(c) Ms. K.V. Veerani Chandra

K.T. Swarnalatha
1(d) Smt. K.T. Swarna Latha

K.R. Badri Narayan
1(e) Sri. K.R. Badri Narayan

K.R. Raghavendra
2(a) Sri. K.R. Raghavendra

Smt. Talam Smita Kodarnath
2(b) Smt. Talam Smita Kodarnath

Kota
3) Sri. Kota Govindraj

Kota
3(a) Sri. Kota

Sudha Balaji
3(a) Smt. Sudha Balaji

Ms. Swathi Kota
3(c) Ms. Swathi Kota

Sri. Kamesh G. Kota
3(d) Sri. Kamesh G. Kota

K. Lakshmi Kamesh
3(e) Smt. Lakshmi Kamesh

Sri. Kota Shiva Kumar
4) Sri. Kota Shiva Kumar

S. Vairala
4(a) Smt. S. Vairala

Sri. Kota Hari Kumar
4(b) Sri. Kota Hari Kumar

Smt. Sindhu Priya K.H.
4(c) Smt. Sindhu Priya K.H.

Master. K.H. Vignesh
4(d) Master. K.H. Vignesh

Master. K.H. Sai Sarda
4(e) Master. K.H. Sai Sarda

Sri. Naveen Kumar Kota
4(2) Sri. Naveen Kumar Kota

Smt. Naveen Kumar
4(g) Smt. Naveen Kumar

Ms. Pooja N. Kota
4(h) Ms. Pooja N. Kota

K.V. Keerthana
4(i) Smt. K.V. Keerthana

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and will not impact the construction or interpretation of any provision of this Agreement.

- f) The word agreement or development shall mean the Joint Development or this Development Agreement as the case may be.

32) JURISDICTION:

Any proceedings arising out of or in connection with this Agreement may be brought in any courts/arbitration of competent jurisdiction in Bangalore only.

33) COMPLETE AGREEMENT:

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

34) AMENDMENT:

No Decision or exercise of discretion/judgment/opinion/approval of any matter arising out of or contained in this Agreement will be deemed to amend this Agreement. This Agreement may be amended only by a written document executed between the parties and registered the same before the sub-registrar.

K. V. Sreevani

1. Sri. Kota L. Vinay

K. V. Sreevani

1(a). Smt. K.V. Sreevani

K. V. Sreevani

1(b). Ms. K.V. Vaishnavi Chandra

K. V. Sreevani

1(c). Ms. K.V. Vaishnavi Chandra

K. J. Swarnalatha

1(d). Smt. K.J. Swarnalatha

K. R. Badri Narayan

1. Sri. K.R. Badri Narayan

K. B. Raghavendra

2(a). Sri. K.B. Raghavendra

T. J. Smita Smita Kedaraseth

2(b). Smt. T. J. Smita Smita Kedaraseth

K. G. Govindraj

3). Sri. Kota Govindraj

B. Balaji Kota

3(a). Sri. Balaji Kota

Sudha Salgi

3(b). Smt. Sudha Salgi

S. Swathi Kota

3(c). Ms. Swathi Kota

S. Kamesh G. Kota

3(d). Sri. Kamesh G. Kota

K. Lakshmi Kamesh

3(e). Smt. Lakshmi Kamesh

K. Kota Salva Kumar

4). Sri. Kota Salva Kumar

S. Vatsala

4(a). Smt. S.Vatsala

K. Hari Kumar

4(b). Sri. Kota Hari Kumar

Sindhu Priya K. H.

4(c). Smt. Sindhu Priya K.H.

K. H. Vignash

4(d). Master. K.H. Vignash

K. H. Sai Sunda

4(e). Master. K.H. Sai Sunda

Naveen Kumar Kota

4(f). Sri. Naveen Kumar Kota

Sreevali Naveen Kumar

4(g). Smt. Sreevali Naveen Kumar

N. Kota

4(h). Ms. Naveen N. Kota

K. V. Keerthana

4(i). Smt. K.V. Keerthana

For SVG Properties Private Limited

[Signature]
Authorized Signatory

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35) NO RESTRICTIONS:

It is agreed between the parties hereto that neither DEVELOPER nor OWNERS will be restricted or restrained to take up any other project implementation of real estate for any other company, persons or any project implementation by themselves or any other party. But the DEVELOPER shall commence and complete the construction/develop the Schedule Property within the time as stipulated above. Time is the essence of this Joint Development Agreement.

36) DISPUTE RESOLUTION & ARBITRATION:

- (i) The Parties shall endeavor to amicably resolve all or any matters of disagreement under/relating to this Agreement.
- (ii) Such disputes or differences which cannot be settled by the Parties through negotiations or in the manner stated above, shall be referred to Arbitration in terms hereof.
- (iii) Arbitration shall be conducted as follows:
 - a) All proceedings shall be conducted in English language.
 - b) Both OWNERS and DEVELOPERS shall appoint One Arbitrator each and such two Arbitrators shall appoint one Arbitrator as Chairman of the Arbitral panel.
 - c) Seat of such Arbitration Tribunal shall be at Bangalore.
 - d) The Arbitration proceedings shall be governed by ARBITRATION CENTRE, KARNATAKA (DOMESTIC AND INTERNATIONAL) RULES 2012 OR ARBITRATION AND CONCILIATION ACT, 1996.

K. V. Shree An

1. Sri. Kota J. Vinay

K. V. Shree An

1(a) Smt. K.V. Sreevari

K. V. Shree An

1(b) Ms. K.V. Vaishnavi Chandra

K. V. Shree An

1(c) Ms. K.V. Vaasani Chandra

K. J. Swarna Latha

1(d) Smt. K.J. Swarna Latha

K. R. Badri Narayan

2) Sri. K.R. Badri Narayan

K. B. Rajaravendra

2(a) Sri. K.B. Rajaravendra

Smt. Tallana Smita Kodanna B

2(b) Smt. Tallana Smita Kodanna B

Sri. Kota Govindraj

3) Sri. Kota Govindraj

Sri. Balaji Kota

3(c) Sri. Balaji Kota

Smt. Sudha Eslaji

3(b) Smt. Sudha Eslaji

Ms. Swathi Kota

3(c) Ms. Swathi Kota

Sri. Kamesh G. Kota

3(d) Sri. Kamesh G. Kota

K. Lakshmi Kamesh

3(e) Smt. Lakshmi Kamesh

Sri. Kota Shiva Kumar

4) Sri. Kota Shiva Kumar

S. Vatsala

4(a) Smt. S.Vatsala

Sri. Kota Har Kumar

4(b) Sri. Kota Har Kumar

Smt. Sindhu Priya K.H

4(c) Smt. Sindhu Priya K.H

Master. S.H. Vigosh

4(d) Master. S.H. Vigosh

Master. K.H. Sai Souda

4(e) Master. K.H. Sai Souda

Sri. Naveen Kumar Kota

4(f) Sri. Naveen Kumar Kota

Smt. Sreevali Naveen Kumar

4(g) Smt. Sreevali Naveen Kumar

Ms. Poorvi N. Kota

4(h) Ms. Poorvi N. Kota

Sri. K.V. Keerthana

4(i) Sri. K.V. Keerthana

For SVG Properties Private Limited

Authorized Signatory

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38) NOTICES:

Except as otherwise expressly provided herein, all notices and other communications shall be in writing and shall be transmitted:

- By postage, pre-paid registered mail or by internationally recognized courier service, and,
- By facsimile transmission or by cable with confirmation copies to be sent by mail to the Parties hereto, and shall be at the addresses mentioned below and the mode of service may be elected by the Party giving such notice:

If to the Owners:

Address : 1. SRI. KAMESH G KOTA, No: 573, 4th Floor, 6th Main, 3rd Cross, BSK 1st Stage, 2nd Block, Hanumanthanagar, Bangalore - 560 050 (Email:kaustubas.carmart@gmail.com)

2. SRI. NAVEEN KUMAR KOTA, No: 417/20, 'Kumara Nilaya', 2nd Floor, 5th Cross, Jayanagar 7th Block, Bangalore - 560 082, Ph.080-26761313. (Email:kumar_polk@yahoo.co.in)

If to Developer:

Address : 19, Doddkallasandra, Kanakapura Main Road, Bangalore 560 062

Email : info@svgproperties.com

Koteswari
1. Sri. Kota, Vinay

K.V. Sreevani
1(a) Smt. K.V. Sreevani

Koteswari
1(b) Ms. K.V. Vaishnavi Chandra

Koteswari
1(c) Ms. K.V. Vaishnavi Chandra

K.T. Swarnalatha
1(d) Smt. K.J. Swarna Latha

Sri. R. Badri Narayan
2. Sri. R. Badri Narayan

Sri. K. B. Raghavendra
2(a) Sri. K. B. Raghavendra

Smt. Tallari Sridha Kodarnath
2(b) Smt. Tallari Sridha Kodarnath

Sri. Kota Govindraj
3. Sri. Kota Govindraj

Sri. Balaji Kota
3(a) Sri. Balaji Kota

Sudha Balaji
3(b) Smt. Sudha Balaji

Ms. Swathi Kota
3(c) Ms. Swathi Kota

Sri. Kamesh G. Kota
3(d) Sri. Kamesh G. Kota

K. Lakshmi Kamesh
3(e) Smt. Lakshmi Kamesh

Sri. Kota Shiva Kumar
4. Sri. Kota Shiva Kumar

S. Vatsala
4(a) Smt. S. Vatsala

Sri. Kota Hari Kumar
4(b) Sri. Kota Hari Kumar

Sindhu Priya K.H.
4(c) Smt. Sindhu Priya K.H.

Master. K.H. Vignesh
4(d) Master. K.H. Vignesh

Master. K.H. Sai Skanda
4(e) Master. K.H. Sai Skanda

Sri. Naveen Kumar Kota
4(f) Sri. Naveen Kumar Kota

Smt. Sravalli Naveen Kumar
4(g) Smt. Sravalli Naveen Kumar

Ms. Ponni N. Kota
4(h) Ms. Ponni N. Kota

Smt. K.V. Keerthana
4(i) Smt. K.V. Keerthana

For SVG Properties Private Limited

Authorized Signatory

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

42) VARIATIONS/CHANGES IN WRITING:

No decision or exercise of discretion, judgment or opinion or approval of any matter mentioned in this Agreement or arising from it shall be valid unless made by the parties in writing.

43) COST OF THIS AGREEMENT AND CUSTODY:

This agreement is made in Five sets and the DEVELOPER has borne the cost of stamp duty and registration charges payable on this Agreement. The first set shall be with the DEVELOPER and the other Four sets shall be with OWNERS.

44) TRANSFERABLE DEVELOPMENTAL RIGHTS (TDR):

The Second Party agreed to purchase TDR certificate to achieve the agreed Super Built up Area and upload the same in the Schedule Property. The parties herein agree that on such up loading of TDR Certificate, total FAR/Super Built up Area shall be shared as stipulated in Clause 5.9 and 5.10 above written.

45) FURNITURE AND FIXTURES:

That the Second Party agreed to furnish the Flats that would be allotted to the First party as per the specifications mentioned in Annexure-3.

K. V. Sreevani

1. Sri. Kots J. Vinay

K. V. Sreevani

1(a) Smt. K.V. Sreevani

K. V. Sreevani

1(b) Ms. K.V. Sreevani Chandre

K. V. Sreevani

1(c) Ms. K.V. Sreevani Chandra

K. J. Swarna Lalitha

1(d) Smt. K.J. Swarna Lalitha

K. R. Padri Narayan

2. Sri. K.R. Padri Narayan

K. B. Rajagovinda

2(a) Sri. K.B. Rajagovinda

S. Sundha Priya

2(b) Smt. Sundha Priya Kedarath

S. Govindraj

3. Sri. Kota Govindraj

S. Gajaji Kota

3(a) Sri. Gajaji Kota

S. Sundha Priya

3(b) Smt. Sundha Priya

S. Swathi Kota

3(c) Ms. Swathi Kota

K. Kamesh G. Kota

3(d) Sri. Kamesh G. Kota

K. Lakshmi Kamesh

3(e) Smt. Lakshmi Kamesh

K. S. Shiva Kumar

4. Sri. Kota Shiva Kumar

S. Vatsala

4(a) Smt. S. Vatsala

K. H. Vignesh

4(b) Sri. Kota H. Vignesh

S. Sundha Priya K. H

4(c) Smt. Sundha Priya K.H.

K. H. Vignesh

4(d) Master. K.H. Vignesh

K. H. Sai Sunda

4(e) Master. K.H. Sai Sunda

S. Naveen Kumar Kota

4(f) Sri. Naveen Kumar Kota

S. Naveen Kumar

4(g) Smt. Sreevall: Naveen Kumar

S. Naveen Kumar

4(h) Ms. Naveen Kumar

K. Y. Koorthana

4(i) Smt. K.Y. Koorthana

For SVG Properties Private Limited

Authorized Signatory



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For the sake of stamp duty payable, the developer area will be 12,075 Square Feet. Total area is $13,800 \times 1.75 = 24,150$ Square Feet and 50% of DEVELOPERS area will be 12,075 Square Feet and 7 car parking slots.

SCHEDULE PROPERTY

All that piece and parcel of property bearing No:33, Old No:33, 33/1, 33/2 and 33/3, previously Property No: 128, in all measuring 13,800 Square Feet, situated at Vasavi Temple Street, Visveswarapuram, Bangalore - 560 004 which is denoted as ABCDA in the sketch i.e., annexure - 2, for better identification and bounded on

East by : Vasavi Temple Street.
West by : Private Property.
North by : Property of Kota Panduranga Setty.
South by : National High School Road.

Kota Vinay

1. Sri. Kota J. Vinay

K.V. Sree Varad

1(a) Smt. K.V. Sreevarad

Kota Vinay

1(b) Ms. K.V. Varahnavi Chandra

Kota Vinay

1(c) Ms. K.V. Veeruraj Chandra

K.J. Srinivasalatha

1(d) Smt. K.J. Srinivas Latha

K.R. Badri Narayan

2) Sri. K.R. Badri Narayan

K.R. Raghavendra

2(a) Sri. K.R. Raghavendra

Smt. Tallam Smita Kedarnata

2(b) Smt. Tallam Smita Kedarnata

Sri. Kota Govindraj

3) Sri. Kota Govindraj

Sri. Balaji Kota

3(a) Sri. Balaji Kota

Smt. Sudha Basaji

3(b) Smt. Sudha Basaji

Ms. Swathi Kota

3(c) Ms. Swathi Kota

Sri. Kamesh G. Kota

3(d) Sri. Kamesh G. Kota

K. Lakshmi Kamesh

3(e) Smt. Lakshmi Kamesh

Sri. Kota Shiva Kumar

4) Sri. Kota Shiva Kumar

S. Vatsala

4(a) Smt. S. Vatsala

Sri. Kota Hari Kumar

4(b) Sri. Kota Hari Kumar

Smt. Sindhu Priya K.H.

4(c) Smt. Sindhu Priya K.H.

Master. K.H. Vignesh

4(d) Master. K.H. Vignesh

Master. K.H. Sridhar

4(e) Master. K.H. Sridhar

Sri. Naveen Kumar Kota

4(f) Sri. Naveen Kumar Kota

Smt. Sreevaldi Naveen Kumar

4(g) Smt. Sreevaldi Naveen Kumar

Ms. Poornima Kota

4(h) Ms. Poornima Kota

Smt. K.V. Karthana

4(i) Smt. K.V. Karthana

For SVG Properties Private Limited

Authorized Signatory

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IN WITNESSES WHEREOF, THE PARTIES HAVE SIGNED AND EXECUTED THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN

Kota J. Vinay
1. Sri. Kota J. Vinay

Sudha Balaji
3(b) Smt. Sudha Balaji

Naveen Kumar Kota
4(f) Sri. Naveen Kumar Kota

K.V. Sreevani
1(a) Smt. K.V. Sreevani

Ms. Swathi Kota
3(c) Ms. Swathi Kota

Sreevani Naveen Kumar
4(g) Smt. Sreevani Naveen Kumar

K.V. Vaishnavi Chandra
1(b) Ms. K.V. Vaishnavi Chandra

Kamesh G. Kota
3(d) Sri. Kamesh G. Kota

Ms. Purni N. Kota
4(h) Ms. Purni N. Kota

K.V. Vaishnavi Chandra
1(c) Ms. K.V. Vaishnavi Chandra

K. Lakshmi Kamesh
3(e) Smt. Lakshmi Kamesh

Smt. K.Y. Keerthana
4(i) Smt. K.Y. Keerthana

K.T. Swarna Latha
1(d) Smt. K.T. Swarna Latha

Kota Siva Kumar
4(j) Sri. Kota Siva Kumar

K.R. Badri Narayan
2. Sri. K.R. Badri Narayan

S. Vatsala
4(a) Smt. S. Vatsala

K.B. Raghavendra
2(a) Sri. K.B. Raghavendra

Kota Hari Kumar
4(b) Sri. Kota Hari Kumar

Tallam Sontha Kodazuchi
2(b) Smt. Tallam Sontha Kodazuchi

Sindhu Priya K.H.
4(c) Smt. Sindhu Priya K.H.

Kota Govindraj
3. Sri. Kota Govindraj

K.H. Vignesh
4(d) Master. K.H. Vignesh

Beleji Kota
3(a) Sri. Beleji Kota

For SVG Properties Private Limited
4(e) Master. K.H. Sai Sunda

FIRST PARTY

Authorized Signatory

WITNESSES:

1. *M. Jaganadhana Raju*
M. JAGANADHANA RAJU
#94/32, 10th DMA-10
1st BLOCK, JAYANAGAR,
BANGALORE.
2. *B.V. Dhananjaya*
B.V. DHANANJAYA,
#81, 9th CROSS,
1ST MAIN,
BSK 2ND STAGE,
BANGALORE-560070.

SECOND PARTY

DRAFTED BY ME *K. Venkatasudheer*
(KAR:1697/98) ADVOCATE, BANGALORE



ANNEXURE - I

General Specification of Materials & Amenities to be used at different areas of the Building

Sl.No	BASEMENT
1	STRUCTURE-Seismic Zone II complaint (Earth Quake resitant) RCC framed structure with Arecon/Apco Concrete BLOCKS/ Light weight Fly ash brick masonry
2	BIRLA RMC
3	CAR RE-CHARGE BAY
4	Reticulated LPG System (Gas bank in Basement or stilt floor)
5	SEPARATE CAR WASH BAY WITH ELECTRIC CHARGE POINT
6	TOILET FOR THE DRIVERS & OTHER VISITOR'S DRIVERS
7	MOVEMENT SENSOR LIGHTING FOR POWER SAVING
8	SIGNAGES WITH LIGHTS TO RECOGNISE RESPECTIVE FLAT OWNER'S PARKING
9	EPOXI COATING OR PARKING AREA TILES/ INDUSTRIAL FLOORING
10	REFLECTIVE SIGNAGES FOR FREE MOVEMENT IN BASEMENT
11	SOUND PROOF GENERATOR WITH 256 KVA DG OR AS PER REQUIREMENT
12	WATER SUMP WITH HYDRONEUMATIC PUMP
13	SMALL LUNCH AREA FOR DRIVERS (OPTIONAL DUE TO SPACE CONSTARINTS)
14	AUTOMATED ENTRANCE & EXIT GATES FOR SECURITY & CONVINIENCE
15	RAIN WATER HARVESTING
16	TWO BOREWELLS WITH WATER SOFTENING PLANT

Sl. No	LOBBY & COMMON AREA
1	AIR CONDITIONED RECEPTION & WAITING LOUNGE WITH SITTING ARRANGEMENT & TOILET
2	INDOOR LAND SCAPING WITH FOUNTAIN AT THE LOBBY, IF PLACE AVAILABLE
3	PREMIUM GRANITE FLOORING
4	SS RAILING WITH GLASS
5	GRANITE STEPS, RISERS & CLADDING
6	MOVEMENT SENSOR LIGHTING FOR POWER SAVING
7	ELEGANT LIGHT FIXTURES FOR LOBBIES & COMMON AREAS
8	POP FALSE CEILING FOR LOBBIES AND COMMON AREAS
9	TWO AUTOMATIC LIFTS OF EIGHT PASSENGER CAPACITY OF SCHINDLER OR OTIS

Sl.NO	APARTMENTS
1	BURMA TEAK FOR ALL FRAMES, DOORS & WINDOW SHUTTERS IN ALL AREAS OF THE APARTMENT
2	ACCESS CONTROL ENTRY
3	MANUAL HOME AUTOMATION FOR ENTIRE APARTMENT
4	LCD/TELEPHONE / INTERNET & INTERCOM POINTS IN LIVING, DINING, KITCHEN & ROOMS

68 7980 13th



5	ITALIAN MARBLE OR GRANITE OF PREMIUM QUALITY FOR THE ENTIRE HOUSE
6	SUPERIOR GRANITE SLAB FOR KITCHEN
7	GRANITE FOR BALCONIES
8	GREENARY IN BALCONIES
9	HIGH END DOOR LOCKS
10	LATEST SWITCHES (LEGRAND, CRABTREE OR ANYTHING BETTER AT THE TIME OF COMPLETION)
11	GROHE, KHLER OR TOTO TOILET ACCESSORIES AND FIXTURES
12	TREATED GRANITE IN TOILET WET AREAS
13	SPLIT AIR CONDITIONING IN ALL BED ROOMS & PROVISION FOR AIR CONDITIONING IN THE LIVING & DINING AREAS

SI.NO	AMENITIES
1	LAND SCAPING
2	CLIMATE CONTROL SMART POOL

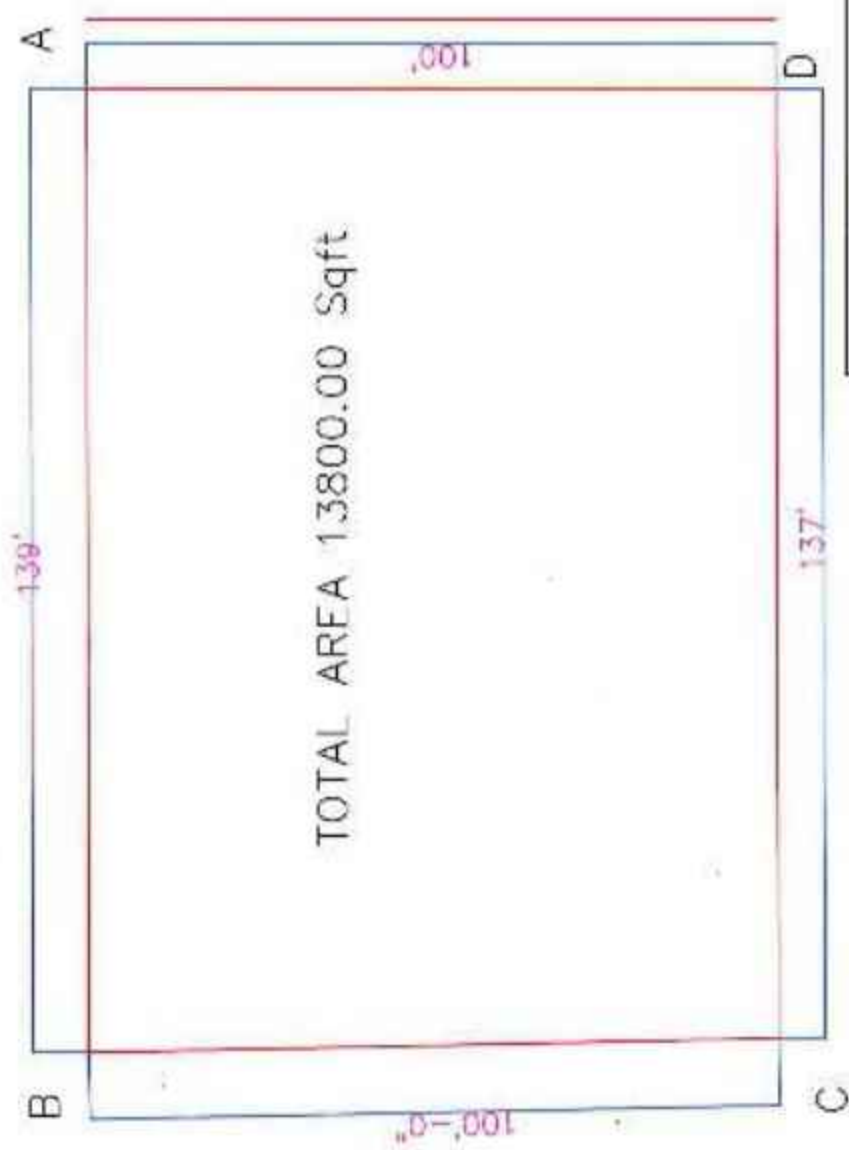
SI.NO	ELECTRICAL
1	WIRING-CONCEALED PVC PIPE FIRE RESISTANT COPPER WIRING FINOLEX OR EQUIVALENT WITH MCB & ISOLATOR (ELCB) FOR EACH ROOM
2	10 KVA POWER SUPPLY FOR EACH APARTMENT
3	24 HOURS DG BACK UP FOR ALL APARTMENTS & COMMON AREAS
4	MOVEMENT SENSOR LIGHTING FOR POWER SAVING BACKED BY SOLAR POWER IN ALL COMMON AREAS

SI.NO	SECURITY & SURVEILLANCE
1	CCTV SURVEILLANCE FOR ENTRANCE, DRIVE WAYS, OPEN SPACES, CLUB HOUSE & ALL COMMON AREAS
2	INTERCOM & VIDEO SECURITY ON AV MODE OF TV
3	SECURITY GUARD ROOM WITH PROVISION FOR VISITORS WITH VIDEO PHONE FACILITY

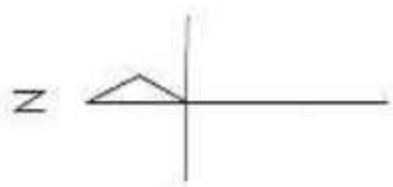
SI.NO	WATER SUPPLY AND PLUMBING
1	CONCEALED COMPOSIT ALUMINIUM PIPE NETWORK FOR BOREWELL & CORPORATION WATER

SI.NO	ELEVATION
1	SUPERIOR EXTERNAL FINISHES
2	VENEERING /CLADDING FOR GOOD ELEVATION
3	FOUNTAIN IN SET BACK AREA
4	HIGH COMPOUND WALLS FOR PRIVACY & ELEGANT LOOKS
5	LAND SCAPING IN OPEN AREAS
6	CHILDREN PLAY AREA AFTER OC IN THE SET BACK AREA

ANNEXTURE II



EAST - WEST = $(137' + 139') / 2$
 NORTH - SOUTH = $(100' + 100') / 2$
 TOTAL AREA OF ABCDA = 13800.00 Sqft



ROAD

69 7930 S
 1314





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7930
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Annexure - III		
Serial No.	Particulars	
1	Living Room & Foyer	800,000
2	Dining Room	300,000
3	Italian Kitchen	700,000
4	Master Bed Room	600,000
5	Other Bed Rooms	800,000
6	Miscellaneous	300,000

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಸಂ. 152 ಮುನ್ಸೂಚನಾ 2006
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಖಪುಟವಾಗಿದೆ.

PAGE OF 508
Government of Karnataka
2014-15

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದಾಗಿದೆ
This sheet can be used for any document

ಒಟ್ಟು ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty



1 ಮೈತ್ರಿ.

JOINT DEVELOPMENT AGREEMENT

This Joint Development Agreement ("Development Agreement") is made and executed on this 11th day of April, Two Thousand Fourteen (11-04-2014) ("Effective Date") at Bangalore City.

BETWEEN:

1. Smt. Meena Rangan aged about 55 years, daughter of Late Sri. K.R. Panduranga Setty, residing at No.6, N.K. Street, Krishnanagar, Vellore, Tamil Nadu, presently in Bangalore, hereinafter referred to as "First Party No.1": [PAN AACPR5393M];
2. Smt. Sujatha. R, aged about 53 years, daughter of Late Sri. K.R. Panduranga Setty, residing at No.3, Leo Residency, 2nd Floor, M.M.V. Road, V.V. Puram, Bangalore- 560 004, hereinafter referred to as "First Party No.2": [PAN AESPS5696G];
3. Smt. Vasavi Amar aged about 47 years, daughter of Late Sri. K.R. Panduranga Setty, residing at No.410, 18th Main Road, 4th T Block, Jayanagar, Bangalore- 560 041, hereinafter referred to as "First Party No.3": [PAN AAOPA6144K];

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

2 PAGE OF DOCUMENT

No.BNG(U)BSK 508 /2014-15



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಶ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s SVG Properties Pvt Ltd. Rep by its Authorised Signatory and Director Sri.Adi Bhaskar , ಇವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಶ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಸಗದು ರೂಪ	200.00	Paid in cash
ಒಟ್ಟು :	200.00	

ಸ್ಥಳ : ಬನಶಂಕರಿ

ದಿನಾಂಕ : 11/04/2014



Designed and Developed by C-DAC, NCTE Pune.

ಸಹ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

ಹಿರಿಯ ಸಹ-ನೋಂದಣಿ ಅಧಿಕಾರಿ

(ಬನಶಂಕರಿ)

ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ),

ಬೆಂಗಳೂರು

11 APR 2014



ಈ ದಾಖಲೆಯು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುಂದೊಮ್ಮೆ 2003
ದಿನಾಂಕ 09-03-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No.BNG(U)BSK-528/2014-15
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಕೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದಾಗಿದೆ
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ದಾಖಲೆಯನ್ನು ಜಾರಿಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮೊತ್ತ ರೂ.
Total stamp duty paid Rs.

1/21

4. Smt. Uma Raman aged about 43 years, daughter of Late Sri. K.R. Panduranga Setty, residing at No.476, 1st Floor, 9th Cross, 1st Block, Jayanagar, Bangalore- 560 011, hereinafter referred to as "First Party No.4": [PAN AIWPR1874R];
5. Mr. K. Pandurangan, aged about 66 years, son of Late Sri H.V. Krishnamurthy Chetty residing at No.6, N.K. Street, Krishnanagar, Vellore, Tamil Nadu, presently in Bangalore, hereinafter referred to as "First Party No.5": [PAN AAEP4857A];
6. Mr. D.A. Raghav Eshwar, aged about 20 years, son of Sri D.K.Amarnath, residing at No.410, 18th Main Road, 4th T Block, Jayanagar, Bangalore- 560 041, hereinafter referred to as "First Party No.6": [PAN BHOPR1815G];
7. Mr. Kota S. Suryanarayan, aged about 65 years, son of Late Sri. Kota R. Subramanyam Setty, residing at No.34/1, Subramanya Nivas, Vasavi Temple Road, V.V. Puram, Bangalore- 560 004, hereinafter referred to as "First Party No.7": [PAN ABOPS9808B]; and
8. Mr. Kota S. Partha Sarathy, aged about 57 years, son of Late Sri. Kota R. Subramanyam Setty, residing at No.34/1, Subramanya Nivas, 1st Floor, Vasavi Temple Road, V.V. Puram, Bangalore- 560 004, hereinafter referred to as "First Party No.8": [PAN ABLPP7134Q].

Meena Rangan
Smt. Meena Rangan

P. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Pandurangan
Mr. K. Pandurangan

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar



No.BNG(U)BSK_508_/2014-15

Print Date & Time : 11-04-2014 05:27:37 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 508

ಬನೇಹಂತರಿ ದಲ್ಲೆರುಬೆ ಉಪನೋಂದಪಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ತಹಶೀರುಬಲ್ಲಿ ದಿನಾಂಕ 11-04-2014 ರಂದು 12:43:12 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ತೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	50000.00
2	ಸೇವಾ ಶುಲ್ಕ	2800.00
3	ದ್ವಿ ಪ್ರತಿ ಶುಲ್ಕ	200.00
4	ಪರಿಶೀಲನಾ ಶುಲ್ಕ	35.00
5	ಟೆಕ್ನಿಕಲ್ ಶುಲ್ಕ	100.00
	ಒಟ್ಟು :	153135.00

ಶ್ರೀ M/s SVG Properties Pvt Ltd. Rep by its Authorised Signatory and Director Sri.Adi Bhaskar ಇವರಿಂದ ಹಾಜರಾದ ಮೊತ್ತವುಳ್ಳದ್ದು

ಹೆಸರು	ಪೋಟೋ	ಹಸ್ತಪ್ರತಿ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s SVG Properties Pvt Ltd. Rep by its Authorised Signatory and Director Sri.Adi Bhaskar			

ಬಸವನಗುಡಿ (ಬಸವನಗುಡಿ),
ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ. (ರೂಪಾಯಿ) ಮುಖ್ಯದ್ದಾಗಿ) ಒಪ್ಪಿರುತ್ತಾರೆ

11 APR 2014

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೋ	ಹಸ್ತಪ್ರತಿ ಗುರುತು	ಸಹಿ
1	M/s SVG Properties Pvt Ltd. Rep by its Authorised Signatory and Director Sri.Adi Bhaskar . (ಬರೆದುಕೊಂಡವರು)			
2	Smt.Meena Rangan . (ಬರೆದುಕೊಂಡವರು)			

ಬಸವನಗುಡಿ (ಬಸವನಗುಡಿ),
ಬೆಂಗಳೂರು

11 APR 2014

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್. 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No.BNG(U)BSK 508 /2014-15
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet

ಧರ್ಮ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದಾಗಿದೆ
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯಬಹುದಾದ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

Meena Rangan
Umaparam
Varavi Amar

1/3/1

The abovementioned Owner No.1 to 8 shall hereinafter collectively be referred to as "OWNERS", which term shall mean and include all their respective legal heirs, legal representatives, assigns, executors, etc) of the **FIRST PART**;

AND

SVG PROPERTIES PVT. LTD., a Company registered under Indian Companies Act 1956 having its registered office at No.19, Doddakallasandra, Kanakapura Main Road, Bangalore - 560 062, represented by its Authorised Signatory and Director Sri. Adi Bhaskar, Son of Sri. Late Adi Rayalappa, aged about 49 years (Authorised vide Board Resolution dated: [03-01-2014], hereinafter referred to as the "DEVELOPER", which term shall mean and include its successors-in-interest and permitted assigns) of the **OTHER PART**. [PAN: AATCS3075R].

Umaparam
Varavi Amar

(The Owners and the Developer shall hereinafter individually be referred to as "Party" and collectively as "Parties".)

WHEREAS:

I) All that piece and parcel of property bearing Old No:127 and 128, along with the buildings built thereon, both situated at earlier Mir Hamza Hussain Road, presently Vasavi Temple Street, Vishveshwara Puram, Bangalore City was the family property at the hands of Sri. Kota Subbiah Setty;

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha .R

Varavi Amar
Smt. Vasavi Amar

Umaparam
Smt. Uma Ramen

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar



ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವೈಯಕ್ತಿಕ	ಪರಿಶೀಲನೆ ಗುರುತು	ಸಹಿ
3	Smt.Sujatha.R. (ಬರೆದುಕೊಂಡವಳು)			R Sujatha
4	Smt.Vasavi Amar. (ಬರೆದುಕೊಂಡವಳು)			Vasavi Amar
5	Smt.Uma Ramon. (ಬರೆದುಕೊಂಡವಳು)			Uma Ramon.
6	Mr.K.Pandurangan. (ಬರೆದುಕೊಂಡವರು)			K. Pandurangan.
7	Mr.D.A.Raghav Eshwar. (ಬರೆದುಕೊಂಡವರು)			D. A. Raghav Eshwar
8	Mr.Kota S.Suryanarayan. (ಬರೆದುಕೊಂಡವರು)			K S Suryanarayan
9	Mr.Kota S.Panna Sarathy. (ಬರೆದುಕೊಂಡವರು)			KL Panna Sarathy
10	Mr.Kota S.Ashwin. (ಬರೆದುಕೊಂಡವರು)			Ashwin

6 PAGE OF DOCUMENT
No.BNG(U)BSK 508 /2014-15


ಬಹುಮಾನದ ಸಬ್-ಇನ್ಸ್‌ಪೆಕ್ಟರ್
ಬಸವನಗುಡಿ (ಬಸವನಗುಡಿ).
ಬೆಂಗಳೂರು
11 APR 2014

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೩೦೧/೧೫೨ ಮುನ್ಸೀಫನು ೨೦೦೩
ದಿನಾಂಕ ೦೯-೦೫-೨೦೦೩ರ ಪ್ರಕಾರ ಮುಖ್ಯ ಸಲಾಹಿದೆ.

No.BNG(U)BSK...../2014-15

ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧೃ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದಾಗಿದೆ
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ, ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

//4//

II) After the death of Sri. Kota Subbiah Setty, his sons viz., Sri. Kota Kamakshaiah Setty and his sons and Sri. Kota Ramaiah Setty and his sons partitioned the family properties including the aforesaid property under the Registered Partition Deed dated 09-10-1958, registered as Document No: 2169/58-59, of Book -I, Volume: 75, at pages 1-41, in the office of the Sub-Registrar, Bangalore City South, Bangalore;

III) In terms of the aforesaid partition, immovable property bearing No:127 was allotted to Sri. Kota Ramaiah Setty and the immovable property bearing No:128 was allotted to Sri. Kota Kamakshaiah Setty; during the life time of Sri. Kota S. Ramaiah Setty, under a Registered Will dated: 26-7-1995, registered as document No:130/95-96, of Book -III, Volume: 103, at pages 236-244, in the office of Sub-Registrar, Basavanagudi, Bangalore, bequeathed the aforesaid immovable property No:127, new No:34 and other properties to his children as detailed below:

a) All that piece and parcel of property No:127, new No:34, measuring East to West towards Southern side 166.3 feet, towards Northern side 134.00 feet and North to South towards Eastern side 39.6 feet towards Western side 51 feet, referred to as 'Ramanilaya', situated at Vasavi Temple Street, Visveswarapuram, Bangalore City, in favour of Sri. Panduranga Setty, the father of First Parties No. 1 to 4. The said property is more fully described in the schedule hereunder as Item No.1.

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R.

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

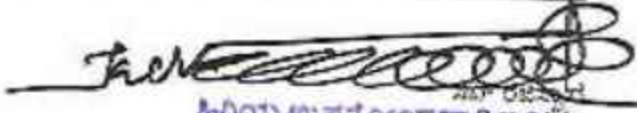
Mr. Kota S. Suryanarayan
Mr. Kota S. Suryanarayan

Mr. Kota S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

ಕ್ರಮ ಸಂಖ್ಯೆ	ಪರಿಚಯ	ಚಿತ್ರ	ಪ್ರತಿಮೆ	ಹೆಸರು
11	Smt. Lalitha Hemanth . (ಹೆಚ್ಚಿನ ಸಂಖ್ಯೆ)			Lalitha Hemanth
12	Smt. K.P. Prathyusha through Power of Attorney holder Mr. Kato S. Partha Sarathy . (ಹೆಚ್ಚಿನ ಸಂಖ್ಯೆ)			Kd Partha Sarathy
13	Smt. K.P. Parvashree . (ಹೆಚ್ಚಿನ ಸಂಖ್ಯೆ)			Dr. Shree

8 PAGE OF DOCUMENT
No. BNG(U)BSK 508 /2014-15


ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಾಳಾಪುರ (ಬನಕೂರು),
ಬಾಳಾಪುರ
11 APR 2014



ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುಖೇಷಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No.BNG(U)BSK...../2014-15
ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet

ದೊ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಹಣ ರೂ.
Total stamp duty paid Rs.

//5//

- b) All that piece and parcel of property No:127, new No:34/1, measuring East to West towards Southern side 134 feet, towards Northern side 97.4 feet and North to South towards Eastern side 47.9 feet towards Western side 61.6 feet, referred to as 'Subramanaya Nivas', situated at Vasavi Temple Street, Visveswarapuram, Bangalore City, in favour of Sri. Kota S. Suryanarayan and Kota S. Parthasarathy, the First Parties No. 7 and 8. The said property is more fully described in the schedule hereunder as Item No:2.

- IV) The aforesaid Item No.1 and Item No.2 of the properties are morefully described in the Schedule hereunder and hereinafter collectively referred to as "Schedule Property" for the sake of brevity;
- V) Sri. Kota .S. Ramaiah Setty, died on 15-9-1999, leaving behind his children and grand children as the only surviving legal heirs and on his death his children and grand children succeeded to the Schedule Property as per the will dated 26-7-1995;
- VI) Subsequent to the death of Sri. Kota .S. Ramaiah Setty, the khata has been transferred to the name of his children and grand children as per the aforesaid Will;

Meena Rangan
Smt. Meena Rangan

R. Sujatha .R
Smt. Sujatha .R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. L. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVC Properties Private Limited
Sri. Adi Bhaskar

ಗುರುತಿಸುವವರು

No.BNG(U)BSK.....508...../2014-15

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	D.K.Amarnath No. 410, 15th main Road, 4th T Block, Jayanagar, Bangalore-41	D.K.Amarnath
2	Sathyacharayan.A. No. 340, 5th main, ISRO Layout, Bikasipura, Bangalore-78	Sathyacharayan.A.

[Signature]
ಬಹುಮಾನ (ಬಹುಮಾನ)
ಬಾಂಧವರು
11 APR 2014

There is No Difference between Original and Duplicate

[Signature]
ಬಹುಮಾನ (ಬಹುಮಾನ)
ಬಾಂಧವರು
11 APR 2014

I hereby certify that on production of the Original document, I have satisfied myself that the Stamp duty of Rs. 1106250/- has been Paid thereon, Vide Document No. BSK-4-00030/2014-15, of Book 4, C.D.No. BSKD265, Dt. 11.04.2014, in the Office of the Sub Registrar, Banashankari, Bangalore.

[Signature]
ಬಹುಮಾನ (ಬಹುಮಾನ)
ಬಾಂಧವರು
11 APR 2014

 1 ನೇ ಪ್ರಕಟಣೆ ಬಾಂಧವರು ವೆಚ್ಚ BSK-1-00508-2014-15 ಆಗಿ ಪಿ.ಡಿ. ವೆಚ್ಚ BSKD265 ನೇ ಪ್ರಕಟಣೆ ದಿನಾಂಕ 11-04-2014 ರಂದು ಪೂರೈಕೆಯಾಗಿದೆ <i>[Signature]</i> ಬಹುಮಾನ (ಬಹುಮಾನ) ಬಾಂಧವರು 11/4/14	 Seal of the Sub-Registrar of Banashankari
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No.BNG(U)BSK...../2014-15

ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಾಖಲೆಯನ್ನು ಬರೆಯಬೇಕಾದ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs

ದಾಖಲೆ ಸಂಖ್ಯೆ
Document Sheet

ಜಿಲ್ಲಾ ನೋಂದಣಿ ಅಧಿಕಾರಿ ಬಸವನಗುಡಿ
Sub-Registrar of Basavanagudi

ಜಿಲ್ಲಾ ನೋಂದಣಿ ಅಧಿಕಾರಿ ಬಸವನಗುಡಿ
Sub-Registrar of Basavanagudi

ಜಿಲ್ಲಾ ನೋಂದಣಿ ಅಧಿಕಾರಿ ಬಸವನಗುಡಿ
Sub-Registrar of Basavanagudi

11611

VII) Sri. Kota R. Panduranga Setty, the son of Sri. K.S. Ramaiah Setty, died on 18-05-2003, leaving behind his wife Smt. P. Lakshmi and the First Parties No.1 to 4 as the only surviving legal heirs and on his death, they succeeded to his estate as per his Will dated 21-11-2002;

VIII) Smt. P. Lakshmi, Wife of Kota R. Panduranga Setty also died intestate on 04-03-2013, leaving behind the First Parties No.1 to 4 as the only surviving legal heirs and thus, the First Parties No.1 to 4 became the absolute owners of Item No.1 of the Schedule Property. Subsequently the katha in respect of Item No.1 of the Schedule Property was transferred to the name of the First Parties No.1 to 4.

VIII-A) The First Party No.1 has from and out of her share in the Item No.1 of the Schedule Property, gifted to her husband viz., the First Party No.5 herein, an extent of 680.5 square feet undivided right, title and interest in the Schedule Property under Gift Deed dated 29-01-2014, registered as Document No.BSG-1-06264/2013-14 in Book-I, Stored in C.D.No.BSGD230, at the office of Sub-Registrar, Basavanagudi, Bangalore. Subsequently, the details pertaining to the total extent of the Schedule Property and the extent of undivided share gifted mentioned under the aforesaid Gift Deed dated 29-01-2014 has been modified under the Rectification Deed dated 10-04-2014 executed by the First Party No.1 in favour of First Party No.5, registered as Document No.BSG-1-00209-2014-15 in Book-I, Stored in C.D.No.BSGD238, at the office of Sub-Registrar, Basavanagudi, Bangalore. In terms of the aforesaid Rectification Deed dated 10-04-2014, the aforesaid undivided right, title and interest to an extent of 680.5 square feet in the



Meena Rangan
Smt. Meena Rangan

R. Sujatha .R
Smt. Sujatha .R

Varavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D.A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನೂಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಖಪುಟವಾಗಿದೆ.

No.BNG(U)BSK...../2014-15

ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

ಹಾಕೆಯ ಮೇಲೆ ಮುದ್ರಾಂಕ
Total stamp duty paid Rs.



17/1

Schedule Property has been amended to 779 square feet undivided right, title and interest in the Schedule Property. Accordingly, the First Party No.5 became one of the joint owners of the Item No.1 of the Schedule Property;

DQ) The First Party No.3 has from and out of her share in the Item No.1 of the Schedule Property, gifted to her son viz., the First Party No.6 herein, an extent of 680.5 square feet undivided right, title and interest in the Schedule Property under Gift Deed dated 29-01-2014, registered as Document No.BSG-1-06262/2013-14 in Book-1, Stored in C.D.No.BSGD230, at the office of Sub-Registrar, Basavanagudi, Bangalore. Subsequently, the details pertaining to the total extent of the Schedule Property and the extent of undivided share gifted mentioned under the aforesaid Gift Deed dated 29-01-2014 has been modified under the Rectification Deed dated 10-04-2014, executed by the First Party No.3 in favour of First Party No.6, registered as Document No.BSG-1-00211-2014-15 in Book-1, Stored in C.D.No.BSGD238, at the office of Sub-Registrar, Basavanagudi, Bangalore. In terms of the aforesaid Rectification Deed dated 10-04-2014, the aforesaid undivided right, title and interest to an extent of 680.5 square feet in the Schedule Property has been amended to 779 square feet undivided right, title and interest in the Schedule Property. Accordingly, the First Party No.6 became one of the joint owners of the Item No.1 of the Schedule Property;

X) Accordingly, the First Parties No.1 to 6 are the joint and absolute owners of the Item No.1 of the Schedule Property and the First Parties No.7 and 8 are the joint and absolute owners of the Item No.2 of the Schedule Property. Ever since the

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

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K. S. Suryanarayan
Mr. Kota S. Suryanarayan

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Mr. Kota S. Partha Sarathy

Sri. Adi Bhaskar
Sri. Adi Bhaskar
SVG Properties Private Limited

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No.BNG(U)BSK...../2014-15

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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Date of execution

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Total stamp duty paid Rs.



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date of acquiring the Schedule Property, the Owners (First Parties No.1 to 8) are in peaceful possession and enjoyment of the same, exercising all acts of dominion and ownership;

The Developer is engaged in real estate development and has represented that it has necessary financial capacity and extensive experience in the field of development of land by constructing thereon various buildings containing flats/units/commercial premises;

XI) All that piece and parcel of property No: 33, old Nos: 33, 33/1, 33/2 and 33/3, totally admeasuring 13,800 square feet, situated at Vasavi Temple Street, Visveswarapuram, Bangalore -560 004, and hereinafter referred to as the "Adjacent Property" is owned by the persons set out under Annexure-I hereto. The said owners are hereinafter collectively referred to as "Adjacent Property Owners";

XII) The Adjacent Property is adjoining on the southern side of the Schedule Property. The Adjacent Property Owners and the Developer have already entered into a Joint Development Agreement dated 06.01.2014, registered as Document No.CMP-1-07980/2013-2014 in Book-I, Stored in C.D.No.CMPD 104, at the office of the Sub-Registrar, Chamarajpet, Bangalore, (hereinafter referred to as "Adjacent Property JDA"), for the development of the Adjacent Property into a residential apartment complex. Since, the Adjacent Property is adjoining the Schedule Property, the Developer is desirous of developing the Adjacent

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Smt. Sujatha .R

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Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

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Mr. K. Pandurangan

D.A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kote S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

No.BNG(U)BSK...../2014-15

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ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನ್ಸೀಬರಾಜ್ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Date of execution

ಹಾಕೆಬಂದ ಒಟ್ಟು ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid



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Property and Schedule Property into a residential apartment building in a consolidated manner. In this regard, the Developer has approached the Owners for development of the Schedule Property and the Adjacent Property into residential apartment building in a consolidated manner, by amalgamating the Schedule Property and Adjacent Property as one single property;

XIII) The Owners have agreed for the amalgamation of Schedule Property with the Adjacent Property for the development of the Schedule Property and Adjacent Property as a single property into the residential apartment building (hereinafter such development shall be referred to as "Composite Development"). In this regard, the Adjacent Property Owners have also, consented for such amalgamation under Clause 5.10 of the Adjacent Property JDA. Accordingly, the Developer has at its costs, undertaken to amalgamate the Schedule Property and Adjacent Property as one single property (hereinafter referred to as "Composite Property"), and thereafter, develop the Composite Property into the residential apartment building with certain common amenities and facilities (hereinafter referred to as "Residential Apartment Building") on the terms and conditions detailed herein below;

XIV) The Developer has agreed to share with the Owners, the built up areas of the Residential Apartment Building and corresponding undivided interest in the Schedule Property in the ratio agreed herein;

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kote S. Suryanarayana

K. S. Partha Sarathy
Mr. Kote S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

ಈ ದಾಖಲೆಯು ಹಾಕಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಖಪುಟವಾಗಿದೆ.

No.BNG(U)BSK 508/2014-15
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಕಿ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

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Total stamp duty paid Rs.



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- XV) The Developer has represented to the Owners that the Developer has the requisite skill, experience, ability, expertise, financial resource and capital to undertake development activities to develop the Composite Property into the Residential Apartment Building, at its own cost and responsibility. Relying on the aforementioned representations of the Developer, the Owners have accepted the offer of the Developer to develop the Schedule Property together with the Adjacent Property into a Residential Apartment Building;
- XVI) The Parties have negotiated the terms and conditions pertaining to the development of the Schedule Property together with the Adjacent Property into the Residential Apartment Building and the sharing of the total built-up area of the Residential Apartment Building. The Parties now wish to record the terms and conditions of their understanding under this Development Agreement with respect to the aforesaid development.

NOW THEREFORE THIS JOINT DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

That in pursuance of the foregoing and subject to the mutual obligations, terms and conditions herein contained, the Parties hereby agree for the development of the Schedule Property together with the Adjacent Property into Residential Apartment Building thereon, by the Developer, and upon such development share the proportionate undivided share/interest in the Schedule Property and also, share the Super Built Up Area of the Residential Apartment Building as herein under mentioned:

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha .R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Pandurangan
Mr. K. Pandurangan

D.A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
SVG Properties Private Limited

Sri. Adi Bhaskar
Sri. Adi Bhaskar

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ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಕ್ತ ಸರಿಯಾಗಿದೆ.

No.BNG(U)BSK...../2014-15
ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

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ದಳ: ರೂ. 2/-

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದಾಗಿದೆ
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕಿಲ್ಲ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ರೂ. 50/-
Total stamp duty Rs. 50/-

ಬೆಂಗಳೂರು ನಗರ ಪಂಚಾಯತ್
Bengaluru City Municipal Corporation

ಬೆಂಗಳೂರು ನಗರ ಪಂಚಾಯತ್
Bengaluru City Municipal Corporation

1) PERMISSION TO DEVELOP:-

- 1.1) The Owners hereby irrevocably authorize and empower the Developer to develop the Schedule Property in terms of this Agreement, by constructing the multistoried Residential Apartment Building and the Owners shall not revoke the rights so granted till completion of the project, development and sale as agreed in terms of this Development Agreement and declare accordingly. The Owners hereby permit the Developer to enter the Schedule Property for development. The Developer shall commence and complete development of Schedule Property and Adjacent Property in accordance with the approvals and licenses sanctioned by the concerned authorities.
- 1.2) Such permission to enter the Schedule Property and Adjacent Property for the Composite Development shall not be construed as delivery of possession under Section 53A of Transfer of Property Act read with Section 2 (47) (V) of Income Tax Act of 1961. The said permission/ irrevocable license granted is as per Section 52 of Indian Easement Act 1882.

2) AMALGAMATION OF KHATHA AND COMPOSITE DEVELOPMENT:-

- 2.1) The Owners hereby permit the Developer to amalgamate the Schedule Property with the Adjacent Property for the purpose of the Composite Development. In this regard, the owners of the Adjacent Property have also permitted the Developer for such amalgamation under Clause 5.10 of the Adjacent Property

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Mr. Kota S. Suryanarayan
Mr. Kota S. Suryanarayan

Mr. Kota S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

No.BNG(U)BSK...../2014-15
508

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾಟಕ 152 ಮುಖೇಶವನು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಖೈ ಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
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ಜಿಲ್ಲಾ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಹೆಚ್ಚಿನ ರೂ. 2/-

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Date of execution

ಹಾಕೆ ಪಡೆದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ರೂ. 508
Total stamp duty paid Rs. 508

Sub-Registrar of Bangalore
(ಬೆಂಗಳೂರು)

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JDA. Accordingly, the Developer shall prior to the commencement of the development activities for the Composite Development, amalgamate the Schedule Property with the Adjacent Property by amalgamating the khatha certificates of the Schedule Property and the Adjacent Property into one single composite khatha certificate (hereinafter referred to as "Composite Khatha Certificate").

- 2.2) The Parties agree that presently 2 (two) separate khatha certificates have been issued with respect to Item No.1 and Item No.2 properties comprising the Schedule Property and a separate single khatha certificate has been issued with respect to Adjacent Property, by Bruhat Bengaluru Mahanagara Palike ('BBMP'). For the purpose of the Composite Development, the Developer shall at its cost, within 4 (four) months from the Effective Date obtain Composite Khatha Certificate from the BBMP in the joint names of the Owners and the Adjacent Property Owners by amalgamating the aforesaid 3 (three) separate khatha certificates. The Developer can complete the above tasks within the time stipulated above provided the Owners and Adjacent property owners co-operate in this aspect within reasonable time. In case of non-co-operation from either of the owners or both of them, as willful default, the time stipulated above shall automatically be extended proportionately. The Developer shall issue notice to the Owners in case of default on the part of the Owners or Adjacent Owners.

Meena Rangan
Smt. Meena Rangan

P. Sujatha
Smt. Sujatha .3

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Smt. Vasavi Amar

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ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಖ್ಯ ಸೂಚನೆ.

No.BNG(U)BSK...../2014-16
ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs.

ನೋಂದಣಿ-ಧಿಕಾರಿ ಬೆಂಗಳೂರು
Sub-Registrar of Bangalore

(ಸೀಲಂಕರಿ) ಇದರ ಮೇಲೆ

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3) PLANS/LICENSES:

- 3.1) The Developer shall prepare at its cost necessary plans, drawings, designs etc., for construction of Residential Apartment Building as per the applicable building bye-laws and regulations. The Developer shall secure at its cost appropriate license and consents required to be obtained from various authorities for sanction of the Residential Apartment Building plans. The responsibility and expenses for preparing the Residential Apartment Building plans and obtaining necessary licenses and sanction of Residential Apartment Building plans and all other permissions required to take up, commence and complete the construction of the Residential Apartment Building at the Composite Property shall be that of the Developer. The Developer shall provide copies of the Residential Apartment Building plans to the Owners for their comments. The Owners shall provide their comments to the Developer within 7 (seven) days from the date of receipt of the Residential Apartment Building plans. If the Owners fail to respond within 7 days, it would be construed that the Owners have no comments to make and have accepted the plans provided by the Developer. If the comments made by Owners are feasible the Developer may consider the same for finalization of the Apartment building plan. However, the decision of the Developer shall be final in this regard. The Developer shall within 8 (eight) months from the date of obtaining Composite Khatha Certificate from the BBMP as stated above, apply for and obtain requisite sanction/approval to the Residential Apartment Building plans as finalized between the Parties in terms hereof, from the concerned plan sanctioning authority. The sanctioned Residential Apartment

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Vasevi Amar
Smt. Vasevi Amar

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SVG Properties Private Limited
Sri. Adi Bhaskar

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ನಂ. BNG(U)BSK...../2014-15

ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ಬೆಲೆ: ರೂ. 2/-

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Registration and Stamps Department

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Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ
Total stamp duty paid

ನೋಂದಣಿ ಒಪ್ಪಂದದ ಅಧಿಕಾರಿ
Sub-Registrar of Bangalore

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Building plans obtained by the Developer in terms hereof, shall hereinafter be referred to as "Sanctioned Building Plans" The Developer shall make available to the Owners one set of Sanctioned Building Plans and all other designs (including structural design plans) /electrical, plumbing, elevation etc., and any other plans what so ever.

- 3.2) In the event, the Developer is unable to obtain Sanctioned Building Plans within the aforesaid stipulated time period of 8 (eight) months, the same shall be obtained within the period of 6 (six) months ensuing the aforesaid stipulated time period. However, the Developer shall be liable to pay to the Owners delay compensation of Rs.60,000/- (Rupees Sixty Thousand Only), per month, for the aforesaid delay. The aforesaid delay compensation shall be paid to the Owners on the 5th day of every month (as per English Calendar) ensuing the month for which such delay compensation is payable during the aforesaid delay period. Further, the aforesaid delay compensation shall be enhanced by 10 % on expiry of every 6 (six) months period ensuing the aforesaid stipulated time period of 14 (Fourteen) months.

4) CONSTRUCTION:

- 4.1) The Developer shall, subject to the sanction of Residential Apartment Building plans, construct at the Composite Property the Residential Apartment Building in accordance with the Sanctioned Building Plans with internal and external services, roads, walkways, amenities, facilities, fittings, fixtures including

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Smt. Sujatha .R

Vasavi Amar
Smt. Vasavi Amar

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Mr. K. Pandurangan

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

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Sri. Adi Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕೃತ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಖಪುಟವಾಗಿದೆ.

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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compound walls, staircases and passages, and sewer lines and pipes etc., The construction of the Residential Apartment Building and 'Owners' Constructed Area' (as defined herein below) shall also be in accordance with the specifications mutually agreed between the Parties, which are set out in detail in separate document annexed to this Development Agreement as "Annexure-II" and hereinafter referred to as "Specifications".

- 4.2) All the expenses and costs of construction of the Residential Apartment Building in terms of this Development Agreement including the fees payable to the architects, engineers, contractors and other staff and workmen shall be borne by the Developer only. In case of disputes between the Developer and/or its contractors, architects, engineers and other workmen and suppliers of materials and the persons who are engaged in the development of the Composite Property, the same shall be fully settled by the Developer who shall also be liable and answerable for their claims if any. In case of any accidents, injury or death occurring to any workmen or third party in the Composite Property during the course of construction of Residential Apartment Building, the Developer shall be solely responsible for the same. The Owners shall have no liability to any extent in this behalf. The Developer during the course of the development of the Composite Property shall duly comply with all applicable laws and shall be solely responsible for all consequences arising out of any non-compliance to the applicable laws. Further, the Developer shall be solely responsible for payment of all statutory contributions to its employees and workmen under the applicable labour enactments. For the purposes of compliance of the labour enactments the

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K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

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ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುಖೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ದೇಲಿ : ರೂ. 2/-

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(ಬೆಂಗಳೂರು) ಇವರ ಮೊಹೂರು

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Developer being the 'manager' and/or the employer, as the case may be shall be solely responsible for the compliance with the labour enactments applicable to the development of the Schedule Property.

- 4.3) The Developer shall be entitled to bring their men and material in the Schedule Property and shall continue to have the aforesaid right and permission and license till the completion of the project and sale of their share of the apartments. All items of plants and machines, tools and implements, stores and materials brought by the Developer and/or their contractors, workmen and other agencies to the site for the due construction of the said residential apartment building shall remain the exclusive property of the Developer at all times and the Owners shall have no claim whatsoever on any such items of plant and machinery, tools and implements, stores and materials at any time.
- 4.4) The Developer shall be entitled to make additions, deletions and alterations in the plans and as demanded by the sanctioning authorities and also in construction as they deem it fit without materially affecting the entitlement of the Owners. In case of major changes in the Sanctioned Building Plans, the Developer has to consult the Owners before giving effect to such changes. The Developer is also entitled to effect minor modifications depending on the plan and exigencies in the built areas agreed to be built and delivered to the Owners.

Meena Rangan
Smt. Meena Rangan

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Smt. Sujatha R

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K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

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2014-15

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ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನ್ಸೂಚನಾ 2003
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Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

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5) COST OF CONSTRUCTION:

- 5.1) The entire cost of construction of the Residential Apartment Building to be put up in the Schedule Property including the Super Built Up Area falling to the share of the Owners shall be borne by the Developer. The Owners shall not be required to contribute any amount for the aforesaid construction.

6) SHARING:

- 6.1) The Developer shall exploit the maximum available Floor Area Ratio ('FAR') as per the applicable Zoning Regulations for the development of the Composite Property. In addition to the above maximum FAR, the Developer shall obtain maximum 'Transferable Development Rights' at its own costs to increase the maximum FAR and utilize the said 'Transferable Development Rights' in the Residential Apartment Building and obtain building plan sanction accordingly for the Residential Apartment Building.
- 6.2) The Super Built Up Area attributable to the Schedule Property (as per sanctioned building plan for the Residential Apartment Building) shall hereinafter be referred to as "Schedule Property Built Up Area". Notwithstanding anything to the contrary in the sanctioned building plan of the Residential Apartment Building, amalgamated katha or other documents with respect to the Composite Property, the Schedule Property Built Up Area shall correspond to the Super

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D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kote S. Suryanarayan

K. S. Partha Sarathy
Mr. Kote S. Partha Sarathy

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Sri. Anu Bhaskar

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ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸಿಲ್‌ನಿಂದ 2003
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Registration and Stamps Department

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Built Up Area shall correspond to the Super Built Up Area attributable to 12.130 square feet and area (being the agreed measurement of the Schedule Property). In the event of the measurement of the Schedule Property, as determined by the concerned authority for the purposes of amalgamation of the Schedule Property with Adjacent Property, is varying from 12.130 square feet, the Parties shall rectify this Agreement, to reflect such modified measurement and the terms of this Agreement shall apply with respect to such modified measurement of the Schedule Property.

- 6.3) The Owners and Developer have agreed to share the Schedule Property Built Up Area of the Residential Apartment Building and proportionate undivided interest in the Schedule Property in the ratio of 50:50 ("Sharing Ratio").
- 6.4) The aforesaid 50 % share of the Owners in the Schedule Property Built Up Area and proportionate car parking space shall hereinafter be collectively referred to as "Owners' Constructed Area" and the 50% undivided interest in the Schedule Property of the Owners shall hereinafter be referred to as "Owners' Undivided Interest". The Owners' Constructed Area and Owners' Undivided Interest together with proportionate right in the common areas and facilities of the entire Residential Apartment Building shall hereinafter collectively be referred to as "OWNERS' SHARE".
- 6.5) The aforesaid 50 % share of the Developer in the Schedule Property Built Up Area and proportionate car parking space shall hereinafter be collectively referred to as "Developer's Constructed Area" and the balance 50 % undivided interest in the Schedule Property of the Developer shall hereinafter be referred to as "Developer's Undivided Interest". The Developer's Constructed Area and Developer's Undivided Interest together with proportionate right in the common areas and facilities of the entire Residential Apartment Building shall hereinafter be collectively referred to as "DEVELOPER'S SHARE".

Meena Rangan

Smt. Meena Rangan

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Smt. Sujatha.R

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
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- 6.6) In consideration of the Developer agreeing to construct the Owners' Constructed Area, the Owners agree and bind and undertake irrevocably to transfer/convey/sell to the Developer and/or their nominee/s or assignee/s the DEVELOPER'S SHARE.
- 6.7) The OWNERS' SHARE shall be the absolute property of the Owners and they shall be entitled to hold, sell, mortgage, gift, lease and alienate or otherwise dispose of the same or any part thereof, in the form of flats and they shall be entitled to all income, gains, capital appreciation and benefits of all kinds accruing, arising or following therefrom.
- 6.8) The DEVELOPER'S SHARE shall be the absolute property of the Developer and it shall be entitled to hold, sell, mortgage, gift, lease and alienate or otherwise dispose of the same or any part thereof, in the form of flats and it shall be entitled to all income, gains, capital appreciation and benefits of all kinds accruing, arising or following therefrom.
- 6.9) After obtaining the sanction to the Residential Apartment Building plans as aforesaid, the Adjacent Property Owners, Owners and Developer shall identify and allocate the Owners' Constructed Area, Developer's Constructed Area and Adjacent Property Owners' constructed area (as per the Adjacent Property JDA) in the Residential Apartment Building, by mutual discussions and reduce the same into writing under a single 'Area Sharing Agreement'. The said Area Sharing Agreement shall be entered into between the Owners, Developer and

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Mr. Kota S. Partha Sarathy

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Sri. A. B. Bhaskar

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ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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Adjacent Property Owners within 30 (thirty) days from the date of receipt of the Sanctioned Building Plans.

6.10) The Owners, Developer and Adjacent Property Owners shall take into account the advantages/disadvantages on equitable basis and in such manner that the value of each party's entitlement is more or less equal in value and importance, at the time of deciding their respective entitlements in the Residential Apartment Building. Any shortfall or excess in the aforesaid respective allotments shall be made good by either of the parties as mutually agreed between them.

6.11) The word "Super Built-Up Area" mentioned herein shall mean the total floor area of the Residential Apartment Building including balconies, sit-outs, staircases, lift rooms, electrical Meter room, pump room, Generator rooms, common areas, circulation areas, garden areas (if developed), ramps, ventilation ducts, sanitary ducts, overhead tanks, cafeteria and board rooms, corridors, entrance lobby and terrace area but shall exclude car parking area.

7) COMMENCEMENT AND COMPLETION OF CONSTRUCTION:

7.1) The Developer shall within 60 (Sixty) days from the date of grant of sanction of the Residential Apartment Building plans by the concerned plan sanctioning authority, commence construction of the Residential Apartment Building.

Meena Rangan
Smt. Meena Rangan

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Smt. Sujatha R

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Uma Raman
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K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

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Sri. Adi Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುಮೂಮು 2003
ದಿನಾಂಕ 09-05-2003 ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
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Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

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- 7.2) The Developer shall within 6 (six) months from the date of obtaining sanction to the Residential Apartment Building plans from the concerned plan sanctioning authority apply for 'Commencement Certificate' before the concerned authority with respect to commencement of construction of Residential Apartment Building. If the Developer fails to apply for the 'Commencement Certificate' within the aforesaid stipulated time period of 6 (six) months, the Developer shall be liable to pay to the Owners the Delay Compensation (as defined herein above) in terms of Clause 3.2 above, for the delay caused beyond the expiry of aforesaid stipulated time period and the provisions of Clause 3.2 shall apply to the aforesaid delay in applying for the 'Commencement Certificate'.
- 7.3) The Developer shall within 36 (thirty six) months from the date of obtaining Commencement Certificate, complete the construction of Residential Apartment Building. If the Developer is unable to complete the construction of Residential Apartment Building within the aforesaid stipulated time period for any reasons whatsoever, the Developer shall be entitled to an additional grace period of 6 (six) months commencing from the expiry of the aforesaid 36 (thirty six) months period (hereinafter referred to as the "Completion Period" i.e., 42 months from the date of Commencement Certificate).
- 7.4) Upon completion of the Residential Apartment Building in terms of this Joint Development Agreement, the Developer shall on or before the Completion Period issue a written notice to the Owners informing the Owners about the aforesaid completion and together with the aforesaid written notice provide to

Meera Rangan
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K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Parthasarathy
Mr. Kota S. Parthasarathy

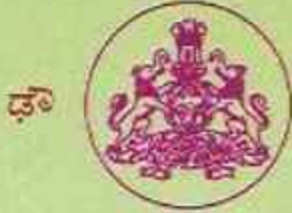
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No.BNG(U)BSK...../2014-15

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Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಮಾನ್ಯವೇ: ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕಿಟ್ಟು ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕದ ಮೊತ್ತ ರೂ.
Total stamp duty paid Rs.



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the Owners a copy of the completion certificate issued by the Developer's architect certifying that the completion of Residential Apartment Building is as per the Sanctioned Building Plans. The Owners shall within 15 (fifteen) days ensuing the receipt of aforesaid notice, verify the completion of Residential Apartment Building (excluding the Developer's Constructed Area) as per the Sanctioned Building Plans. If the Owners during such verification identifies any non compliance of Residential Apartment building as per Sanctioned Building plan, the Owners shall issue a written notice calling upon the Developer to cure such non compliance of Residential Apartment building as per Sanctioned Building Plan. The Developer shall thereafter cure the notified non compliance, within the reasonable time period mutually agreed between the Parties. Subject to such rectification/compliance, the Owners shall takeover and the Developer shall handover the Owners' Constructed Area. Till such time, the Owners' Constructed Area shall not be considered to have been completed in terms hereof.

- 7.5) Upon completion of the Residential Apartment Building, the Developer shall obtain 'Occupation Certificate' with respect to the Residential Apartment Building. However, the Developer shall on or before the expiry of Completion Period apply to the concerned authority for obtaining the 'Occupation Certificate' with respect to the Residential Apartment Building.
- 7.6) The Developer shall not incur any liability for any delay in delivery of possession of the "Owners' Constructed Area" by reason of Governmental restrictions

Meena Rangan
Smt. Meena Rangan

P. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Parthasarathy
Mr. Kota S. Parthasarathy

Adi Bhaskar
Sri. Adi Bhaskar

SVG Properties Private Limited

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುಬೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No.BNG(U)BSK...../2014/15

ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ, ಇತ್ಯಾದಿ ರೂ.
Total stamp duty paid Rs



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and/or civil commotion, transporters strike, Act of God or due to any injunction or prohibitory order (not attributable to any act or omission of the Developer) or conditions force majeure or on account of reasons beyond the control of the Developer. In any of the aforesaid circumstances, the Developer shall be entitled to corresponding extension of time for delivery of the said Owners' Constructed Area. The time taken for obtaining 'occupancy certificate' by the Developer shall be excluded at the time of computing the period stipulated for completion of construction of Residential Apartment Building. In the event of delay in securing power/sanitary/water connections to the Residential Apartment Building, the Developer shall arrange to have temporary electrical, water and sanitary connections until permanent connections are obtained.

- 7.7) If the Developer fails to complete the construction of Residential Apartment Building within the Completion Period, the Developer has to pay a sum of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand only) per month to the Owners as delay compensation for the delay caused beyond the expiry of Completion Period ("Delay Compensation"). During the aforesaid delay period the Delay Compensation shall be paid on the 5th day of every month (as per the English Calendar) ensuing the month for which the Delay Compensation is due and payable. In the event the Delay Compensation is not paid by the Developer to the Owners on the aforesaid due date, the Owners are entitled to interest at the rate of 18% per annum, on the amount due, from the relevant due date.

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

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Mr. K. Panduranga

D.A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

ಈ ದಾಖಲೆಯು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No.BNG(U)BSK. 508/2014-15

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಕೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚೀಲೆ : ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

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Total stamp duty paid Rs.



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- 7.8) If the Developer fails to complete the construction of the Residential Apartment Building within 12 (twelve) months from the expiry of Completion Period and if the Developer and the Owners within 15 (fifteen) days ensuing the aforesaid 12 (twelve) months fail to arrive at a consensus on the Developer's proposal to complete within a reasonable time, the Owners at their discretion are entitled to step-in as a 'Developer' and complete the construction of Residential Apartment Building, at their own cost, either by themselves or through a third party nominee ("Step In Rights"). In this regard, the Owners at their option are also entitled to negotiate with the project lenders and take over the project loan availed by the Developer. Upon exercise of Step In Rights, the Owners shall provide a written notice to the Developer in that regard. On and from the date of receipt of aforesaid notice, the Developer shall not be entitled to exercise its development rights under this Development Agreement. In case of owners intending to exercise the option of step in, the Owners and the Developer shall obtain quotation for pending works of the Residential Apartment Building and cost thereof from a mutually accepted qualified third party. Such mutually appointed third party quotation shall be final.
- 7.9) In connection with the Step In Rights, the Owners shall be entitled: (i) to appoint one or more sub-contractors, architect/s and structural engineers and other third parties, to complete the Residential Apartment Building as per the Specifications and the Sanctioned Building Plans; (ii) to enter into arrangements with the vendors, suppliers and other agencies to procure the required construction raw materials / products for construction of the Residential Apartment Building; and

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
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Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sci. Adi Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ ಸಂಖ್ಯೆ ೪೦೫ 152 ಮುನ್ಸೀಮು 2003
ದಿನಾಂಕ 19-05-2003ರ ಪ್ರಕಾರ ಮುಖಪುಟವಾಗಿದೆ.

No.BNG(U)BSK...508.../2014-15
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

ಒಟ್ಟು ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs



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(iii) to carry out such other activities as the Owners may deem fit and necessary, to complete the Residential Apartment Building. The Owners shall at their option be entitled to continue with the existing contracts entered by the Developer with the third party vendors with respect to the Residential Apartment Building. However, the Developer shall continue to be liable for all past acts and dues under such contracts.

7.10) The Owners shall submit to the Developer audited statement of accounts of the costs incurred by them towards completion of the Residential Apartment Building, by exercise of Step In Rights. The Developer shall first repay the aforesaid costs incurred by the Owners (with interest at 18% per annum) upon sale of any units forming part of the Developer's Share. The Owners shall have a proportionate charge over the Developer's Share proportionate to recover the cost incurred by them, by exercise of Step In Rights and the Developer shall take the Owners into confidence before sale of any of its units in Developer's Share to third parties.

7.11) Notwithstanding the Step In Rights, the Developer shall be solely liable to its lenders with respect to the project finance availed by it. The Owners shall not be liable in any manner whatsoever, with respect to repayment of the project loans and the advance/entire sale consideration received by the Developer with respect to its units.

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Ramani
Smt. Uma Ramani

K. Pandurangan
Mr. K. Pandurangan

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kote S. Suryanarayana

K. S. Partha Sarathy
Mr. Kote S. Partha Sarathy

SVC Properties Private Limited
Sri. Adi Bhaskar

No.BNG(U)BSK...../2014-15

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಗ 152 ಮುಖೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುನ್ಸಿ ಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

ಹಾಕೆಬಾಡು ಒಟ್ಟು ಮುದ್ರಾಂಕದ ರೂ.
Total stamp duty paid Rs.



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7.12) If the Developer fails to obtain the 'Occupancy Certificate' with respect to the Residential Apartment Building in terms hereof, the Owners shall at their option be entitled to obtain the 'Occupancy Certificate' at their own cost and recover all such costs expended on obtaining the 'Occupancy Certificate' from the Developer. The aforesaid right of the Owners shall be without prejudice to their rights to seek indemnification from the Developer for the loss caused to them due to the non-fulfillment of Developer's obligation to obtain 'Occupancy Certificate'.

8) INDEMNITY:

8.1) The Owners hereby confirm that their title to the Schedule Property is good, marketable and subsisting and that none-else have any right, title, interest or share in the Schedule Property and that the Schedule Property is not subject to any encumbrances, attachments, court or taxation or acquisition proceedings or charges of any kind or any tenancy claims. The Owners shall keep the Developer fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings and third party claims that may arise against the Developer on account of any defect in or want of title on the part of the Owners and shall also make good the loss of cost of construction, development expenses, interest and damages arising out of the defective title of Owners. Further, if such defect in title or third party claim results in stoppage of development for any period of time, proportionate extension of time will be given to the Developer for the completion of construction.

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R.

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
SVG Properties Private Limited

Sri. A. Bhaskar
Sri. A. Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 132 ಮಂಜೂರವು 2005
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No.BNG(U)ESK...../2014-15
ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Date of execution

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Total stamp duty paid Rs



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- 8.2) The Owners covenant with the Developer that subject to the various terms of this Development Agreement, the Developer and/or any transferee/s of the Developer shall enjoy the DEVELOPERS' CONSTRUCTED AREA and every part thereof along with all the common facilities in the Residential Apartment Building without any let or hindrance whatsoever. The Owners or any person claiming through or under them and the Developer shall have the absolute right to transfer the whole or any part of the DEVELOPERS' CONSTRUCTED AREA at all times and from time to time with such transferee/s having the right of transfer at all times and the Owners hereby undertake to execute all such deeds, documents, agreements, covenants and writing as may be required by the Developer for securing and perfecting the title of the Developer and/or their nominee/s and/or assignee/s in respect of DEVELOPERS' CONSTRUCTED AREA.
- 8.3) The Developer shall keep the Owners fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise against the Owners and/or any transferee/s of the Owners of the Owners' Constructed Area and any part thereof in the Schedule Property and the Residential Apartment Building to be constructed thereon by reason of: any default on the part of Developer under the Adjacent Property JDA with respect to the Composite Development, any failure on the part of the Developer to discharge its liabilities/obligations or on account of any act of omission or commission arising out of the putting up of the construction and further the Developer shall be fully liable and responsible to the Government, Bruhat Bangalore Mahanagara Palike,

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sci. Adi Bhaskar

ಈ ದಾಖಲೆಯು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೀಫಮು 2003
ದಿನಾಂಕ 09-05-2003 ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No.BNG(U)BSK...../2014-15
ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

ದಾಖಲೆ ಸಂಖ್ಯೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ದಾಖಲೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದಾಗಿದೆ
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Date of execution

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Total stamp duty paid Rs.



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Bangalore Development Authority, Bangalore Electricity Supply Company Ltd., and Bangalore Water Supply and Sewerage Board and any other Authorities for compliance of all the statutory requirements for construction of Residential Apartment Building on the Schedule Property. Further the Owners or the Transferee/s shall enjoy Owners' Constructed Area and every part thereof along with all the common amenities in the building without any let or hindrance whatsoever from the Developer or any other person claiming through or under the Developer at all times. Further, the Developer hereby undertakes to execute all such deeds, documents, agreements, covenants and writing as may be required by the Owners for securing and perfecting the title of the Owners and/or their nominee/s and/or assignee/s in respect of Owners' Constructed Area.

9) TRANSFER OF DEVELOPER'S SHARE:

- 9.1) The Owners shall convey/transfer the DEVELOPER'S SHARE to the Developer and/or to the persons nominated by the Developer in this behalf as agreed under this Development Agreement.
- 9.2) The Developer shall at its cost and responsibility, be entitled to enter into Agreements to sell, lease and sell/transfer the DEVELOPER'S SHARE to the prospective purchasers and receive consideration thereunder, and enter into construction Agreements with them. It is hereby clarified that the Developer is

Meena Rangan
Smt. Meena Rangan

P. Sujatha R
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

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K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partho Sarathy
Mr. Kota S. Partho Sarathy

SVO Properties Private Limited

Sri. Adi Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುಗೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No.BNG(U)BSK...../2014-15
ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧಾ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ: ರೂ. 2/-

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುವುದಿಲ್ಲ ದಿನಾಂಕ
Date of execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Total stamp duty



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entitled to sell undivided share in the Schedule Property only along with proportionate built up area.

- 9.3) The stamp duty, registration charges, legal fees and expenses in connection with the preparation and execution of the Deed/s of Conveyance and/or other documents relating to the DEVELOPER'S SHARE agreed to be conveyed to the Developer or nominee/s or assignee/s of Developer shall be borne by Developer and/or its nominee/s or assignee/s, as the case may be. Similarly what is applicable to OWNERS' SHARE will be borne by the Owners and/or their nominee/s or assignee/s or purchasers of OWNERS' SHARE.

10) TAXES, MAINTENANCE, DEPOSITS ETC., ON OWNERS' SHARE:

- 10.1) The Owners shall pay and discharge all Municipal Taxes, Cesses and Assessments, on the Schedule Property up to the date of this Joint Development Agreement. The Developer shall pay and discharge the Municipal Taxes, Cesses and assessments for the period from the date of this Joint Development Agreement till the date of Developer completing the Owners' Constructed Area. The Owners shall be liable to bear and pay all taxes, rates, cesses and charges for electricity, water and sanitary and other services and outgoings payable in respect of the Owners' Constructed Area from the date of formally taking over the Owners Constructed Area in terms of Clause-7.4 above.

Meena Rangan
Smt. Meena Rangan

R. Sujatha R
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
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K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adil Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುಖೋಮು 2003
ದಿನಾಂಕ 09-05-2003 ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

No.BNG(U)BSK...508.../2014-15
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Total stamp duty paid



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- 10.2) The Developer alone is liable to pay service and departmental charges, charges and deposits payable to the Bangalore Electricity Supply Company Ltd., Bangalore Water Supply & Sewerage Board, Karnataka Pollution Control Board and any other statutory authorities and cost towards installation and creation of water sanitary, sewage treatment plant and electrical and other infrastructures like Lifts, Transformers, cable charges and work executed along with supervision charges by the Electricity Board or concerned authorities, pipe laying charges for water and sanitary connections, etc., for the entire Residential Apartment Building. The Developer alone will be liable to pay all applicable taxes on works contract leviable on the Owners' Constructed Area and Developer's Constructed Area.
- 10.3) Even after the development of the Owners' Constructed Area, in case of any outstanding dues which were not paid by the Developer from the date of Joint Development Agreement till the date of completion of the Owners' Constructed Area, to governmental authorities/any other agencies/departments on works contract, the Developer alone is liable to pay.
- 10.4) The Owners and the Developer shall from the date of completion of Owners' Constructed Area in all respects, maintain their respective portions, at their own cost and shall not do or suffer to be done anything in or to the said premises, and/or common areas and passages of the Residential Apartment Building which may be against law or which will cause obstruction or interference to the users of such common areas. The Owners and/or their transferees in regard to

Meena Rangan
Smt. Meena Rangan

P. Sujatha
Smt. Sujatha R.

Vasevi Amar
Smt. Vasevi Amar

Uma Raman
Smt. Uma Raman

K. Pandurangan
Mr. K. Pandurangan

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

Mr. Kota S. Suryanarayan
Mr. Kota S. Suryanarayan

Mr. Kota S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಕಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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Registration and Stamps Department

ಪೆಜೆ : ರೂ. 2/-

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the Owners' Constructed Area and the Developer and its nominees in respect of DEVELOPERS' CONSTRUCTED AREA, shall become members of an Association to be formed by all the holders of the apartment units of the Residential Apartment Building for the purpose of attending to maintenance and safety of the Residential Apartment Building and all matters of common interest and concern and shall observe and perform the terms/conditions/bye-laws/rules/regulations of such Association.

11) MAINTENANCE CHARGES ETC.:

11.1) It is hereby agreed by the Owners that from the date of formally taking over the Owners Constructed Area in terms of Clause-7.4 above, the Owners shall bear and pay proportionate maintenance expenses for maintenance of common areas and facilities to the Developer or Owners' Association if it is already formed. All outgoings and general expenses in respect of 'Owners' Constructed Area' such as insurance, Municipal expenses, taxes or cess, electrical and water tax and maintenance charges, security charges and all other costs and expenses connected with maintenance of common areas/facilities of Residential Apartment Building shall be paid by Owners. It is mutually agreed between the Parties that overall management of the Residential Apartment Building and the amounts received towards common expenses from the owners of the apartment units of Residential Apartment Building shall absolutely vest with the Developer until formation of the Owners' Association and shall transfer surplus funds to the said Association.

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

Sri. Adil Bhaskar
Sri. Adil Bhaskar

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ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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Registration and Stamps Department

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12) GENERAL POWER OF ATTORNEY:

12.1) The Owners have this day executed a power of attorney in favour of the Developer to enable it to obtain necessary sanction to the Residential Apartment Building plans, consents with regard to the Residential Apartment Building to be constructed on the Schedule Property & Adjacent Property and authorizing the Developer to represent the Owners before the Bruhat Bangalore Mahanagara Palike, Bangalore Development Authority, State and Central Government, Fire Force Departments, Bangalore Electricity Supply Company Ltd., Bangalore Water Supply & Sewerage Board, Bangalore Telephones, Airport and Telecommunication authorities and other statutory Authorities, etc., and empowering Developer to enter into agreements to sell/lease and also sell/transfer/lease DEVELOPER'S SHARE in its favour and/or in favour of its nominee/s and/or assignee/s, prospective purchaser/s which shall be irrevocable until completion of construction and sale of DEVELOPERS' SHARE. Since the said Power of Attorney is executed in furtherance to this Development Agreement, it is coupled with interest and is irrevocable until the construction of Residential Apartment Building and sale of DEVELOPERS' SHARE in terms hereof. The Developer by exercise of powers under the aforesaid power of attorney is entitled to sell undivided share in the Schedule Property only along with proportionate built up area. The Developer shall not, in exercise of the powers conferred under the power of attorney, act in derogation of any rights of the Owners in respect of Owners Share. It is agreed between the Parties that all

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha .R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D.A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kote S. Suryanarayana

K. S. Partha Sarathy
Mr. Kote S. Partha Sarathy

SVG Properties Private Limited
Sri. Ati Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಬೆಲೆ : ರೂ. 2/-

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acts, deeds and things that may be done by the Developer in ~~exercise~~ of the powers conferred under the power of attorney shall be at the sole responsibility and risk of the Developer and the Owners shall not be liable for any consequences therefrom.

12.2) In addition thereto, the Owners shall sign and execute such other documents, papers and other agreements, applications that may be required by the Developer for effectively developing the Schedule Property at the cost of the Developer. The Parties shall co-operate with each other for completion of the Residential Apartment in terms hereof.

12.3) The Owners shall be liable/answerable for all the monies received by the Owners in respect of OWNERS' SHARE and Developer shall not be liable or answerable thereof in any manner whatsoever.

13) PERSONAL GUARANTEE:

In the event the Developer does not fulfil its obligations/commitments set out in this Development Agreement, the Guarantor viz. Sri. Adi Bhaskar, Son of Late Adirayalappa, Aged about 49 years, Managing Director of the Developer, in his personal capacity undertakes to perform/fulfil the obligations/commitments made herein by the Developer. The Guarantor may give effect to his aforesaid obligation by himself, severally or jointly with the Developer or through any third party, within the time permitted under this Agreement to the Developer.

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVC Properties Private Limited
Sri. Adi Bhaskar

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
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Date of execution

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Total stamp duty paid Rs.



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The obligation fulfilled by the Guarantor/third party shall be deemed to be fulfilment of the obligations/commitments by the Developer. It is hereby clarified that involvement of any third party through the Guarantor as aforesaid for fulfilment of obligations, shall not relieve the Guarantor or Developer of their obligations under this Agreement.

14) SPECIFIC PERFORMANCE:

It is specifically agreed that both the parties shall be entitled to enforce specific performance of this Development Agreement against the defaulting party.

15) STATUS OF THE SCHEDULE PROPERTY:

Schedule Property consists of land and building used by the Owners for their residential purposes at the time of executing this Joint Development Agreement and the Owners have this day handed over the possession of the Schedule Property to the Developer for development of the Residential Apartment Building.

16) REFUNDABLE DEPOSIT:

The Developer has paid to the Owners a sum of Rs. 2,75,00,000/- (Rupees Two Crores Seventy Five Lakhs only) as part payment of "Refundable Deposit", by way of Cheques drawn on HDFC Bank, Jayanagar Branch, Bangalore -560 011, as detailed below:

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R.

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D.A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVC Properties Private Limited
Sri. Adh. Bhaskar

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Total stamp duty paid Rs.

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Sl.No.	Payment Details	Amount	Receiving Party
1.	Cheques drawn on HDFC Bank in favour of all Owners, drawn on 23/01/2014, for Rs. 60,00,000/-	Rs. 60,00,000/-	All Owners
2.	Cheque No. 000158 Dated 11/04/2014, drawn on HDFC Bank, for Rs.8,05,000/-.	Rs. 8,05,000/-	Smt. Meena Rangan
3.	Cheque No. 000160 Dated 11/04/2014, drawn on HDFC Bank, for Rs. 26,08,000/-.	Rs. 26,08,000/-	Smt. R. Sujatha
4.	Cheque No. 000161, Dated 11/04/2014, drawn on HDFC Bank, for Rs. 8,05,000/-.	Rs. 8,05,000/-	Smt. Vasavi Amar
5.	Cheque No. 000164 Dated 11/04/2014 drawn on HDFC Bank, for Rs. 26,08,000/-.	Rs. 26,08,000/-	Smt. Uma Raman
6.	Cheque No. 000159, Dated 11/04/2014 drawn on HDFC Bank, for Rs. 18,03,000/-.	Rs. 18,03,000/-	Mr. K. Pandurangan
7.	Cheque No. 000162, Dated 11/04/2014, drawn on HDFC Bank, for Rs. 18,03,000/-.	Rs. 18,03,000/-	Mr. D.A. Raghav Eshwar
8.	Cheque No. 000165, Dated 11/04/2014, drawn on HDFC Bank, for Rs. 55,34,000/-.	Rs. 55,34,000/-	Mr. Kota S. Suryanarayan
9.	Cheque No. 000167, Dated	Rs. 55,34,000/-	Mr. Kota S. Partha

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Pandurangan
Mr. K. Pandurangan

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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Total stamp duty paid Rs.



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11/04/2014 drawn on HDFC Bank, for Rs. 55,34,000/-	Sarathy
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The receipt of part payment of Refundable Deposit of Rs. 2,75,00,000/- (Rupees Two Crores Seventy Five Lakhs only) the Owners collectively acknowledge and confirm. The balance Refundable Deposit of Rs.1,25,00,000/- shall be paid upon obtaining Sanctioned Building Plan. The Owners shall refund the said amounts to the Developer in the event this Development Agreement is terminated by the Developer and the Owners for any force majeure events as defined under Clause 19.1 beyond the control of the Developer. However, upon completion of the Residential Apartment Building in terms hereof, the Refundable Deposit of Rs. 4 Crores shall be considered as non-refundable deposit and accordingly, the Owners are entitled to retain the Refundable Deposit at the time of completion of the Residential Apartment Building and treat the same as 'non-refundable deposit'.

17) REPRESENTATIONS AND WARRANTIES OF THE OWNERS:

17.1) The Owners hereby represent and warrant as follows and based on which, the Developer agreed to enter into this Development Agreement:

- a. The Owners are the absolute owners of the Schedule Property with uninhibited rights of alienation and development of the Schedule Property in the manner contemplated herein;

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha .R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D.A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

Kd Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Mr. Ash Bhaskar

N6.BNG(U)BSK.....

2014-15

ಈ ದಾಖಲೆಯು ಹಾಕಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Total stamp duty paid



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- The Owners have not mortgaged / hypothecated their rights in the Schedule Property or done any acts, deeds or things, which have or are likely to contravene the terms and conditions of this Development Agreement;
- No other person has any right, title, interest or claim over the Schedule Property except the Owners;
- The Schedule Property is not the subject matter of any acquisition or requisition proceedings under any law for the time being in force;
- The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, lis-pendens, mortgage, minor claims, lease, court or other attachments, etc., and other charges of any nature whatsoever and howsoever;
- The Schedule Property is free from all encumbrances of any kind whatsoever including claims and charges, or attachments in respect of arrears of tax or such other claims of the Income Tax authorities, Sales Tax authorities, Wealth Tax authorities and any other statutory / non-statutory authorities;

Meena Rangan
Smt. Meena Rangan

R. Sujatha R
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

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Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVC Properties Private Limited
Sri. A. Bhaskar

No.BNG(U)B8K...../2014-15

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನ್ಸೂಚನೆಯು 2003
ದಿನಾಂಕ 09-08-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet

ಚಲಿ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಾಖಲೆಯನ್ನು ವರದಿಮಾಡಿದ್ದ ದಿನಾಂಕ
Date of execution

ಹಾಕಲಾದ ಒಟ್ಟು ಮುದ್ರಾಂಕ
Total stamp duty paid

ನೋಂದಣಿ ಅಧಿಕಾರಿ ಬಸವನಗುರಿ
Sub-Registrar of Basavanaguri

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- g. The Schedule Property is not the subject matter of any legal proceedings in any court of law or before any other government, statutory, local and/or other authority;
- h. The Owners will diligently perform all the obligations devolving on them under this Development Agreement;
- i. That the Owners have not entered into any agreement/s for sale or transfer or for the development of Schedule Property with anyone else and that they have not given/executed any General Power of Attorney or any powers in favour of any person in respect of the Schedule Property;
- j. That the possession of the Schedule Property is still held by them and the same is free from any encroachments and third party claims and capable of delivering peaceful possession to the Second Party and/or other transferees.

18) REPRESENTATIONS, WARRANTIES AND COVENANTS OF THE DEVELOPER:

18.1) The Developer hereby represents, warrants and undertakes as hereunder:

Meera Rangan
Smt. Meera Rangan

R. Sujatha
Smt. Sujatha R.

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

No. BNG/01/2014-15

ಈ ದಾಖಲೆಯು ಹಾಕಲ್ಪಟ್ಟ ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದಾಯ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೀಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿತವಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಕ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

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Total stamp duty paid



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- The Developer has the necessary experience, expertise, ability and skill to execute and complete the Composite Development in terms of this Development Agreement;
- The Developer has the legal capacity to enter into the transaction contemplated herein;
- The Developer has the financial capabilities for undertaking development of the Schedule Property and Adjacent Property as contemplated herein at its own cost;
- The Developer is duly authorized to carry out the Composite Development, by amalgamating the Adjacent Property with the Schedule Property and the Adjacent Property Owners have permitted the same.

19) FORCE MAJEURE:

19.1) None of the parties shall be liable for any failure of performance of obligations hereunder, within the time stipulated herein, due to the following causes:

Meena Rangan
Smt. Meena Rangan

R. Sujatha .R
Smt. Sujatha .R

Vasavi Amar
Smt. Vasavi Amar

Uma Ramen
Smt. Uma Ramen

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhatkar

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೪೦೧ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No.BNG(U)BSK...../2014-15
ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಬೆಲೆ : ರೂ. 2/-

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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ದಸ್ತಾವೇಜನ್ನು ಬರೆಯತೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮೊತ್ತ ರೂ.
Total stamp duty paid Rs.

Sub-Registrar of Bangalore
ಬೆಂಗಳೂರು

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- (i) acts of God such as accidental fire, explosion, storms or other similar catastrophes, including but not limited to, natural disasters (the cause of which is not attributable to any default or negligence of the Developer);
- (ii) any law, order, regulation, direction, action of any government (not attributable to any act or omission by the parties), including state and local governments having jurisdiction over either of the Parties, or of any department, agency, commission, court, bureau, corporation or other instrumentality of any one or more of said governments, or of any civil or military authority negating the terms of this Development Agreement;
- (iii) acts of terrorism, insurrections, riots, wars, strikes or lockouts not being attributable to the Developer.

The above events being referred to in common as "Force Majeure" events. Provided that the affected party shall notify the other about any such Force Majeure event within 15 (fifteen) days from the occurrence of such event.

The Developer shall have availed adequate insurance with respect to the development of the Composite Property / the Residential Apartment Building.

Meena Rangan
Smt. Meena Rangan

P. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D.A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVC Properties Private Limited
Sri. Adi Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಕಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೪೦೨ 152 ಮುನ್ಸೀಫರಾಂಕು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No BNG(U)BSK 508 /2014-15
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕಿ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಮೆಲೆ: ರೂ. 2/-

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ದಸ್ತಾವೇಜನ್ನು ಪೂರೈಸಿಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮೊತ್ತ ರೂ.
Total stamp duty paid Rs.



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against Force Majeure events, prior to commencement of construction of the said building.

The Developer shall invoke such insurance wherever necessary upon the occurrence of a Force Majeure event and use the proceeds thereof towards re-construction / repair of the Residential Apartment Building and shall complete the Residential Apartment Building. The time period available for completion of the Residential Apartment Building in terms of this Development Agreement shall be deemed to be extended by such period as is proportionate to the tenure of the Force Majeure event, during which the Developer is unable to carry out the construction activities of Residential Apartment Building and by such time period as is reasonably required to reconstruct / repair that part of the Residential Apartment Building which is destroyed / damaged by the Force Majeure event. The Developer is entitled for proportionate extension of time for completion. The Parties shall immediately upon assessment of the damage / destruction to the construction carried out (by reason of the Force Majeure event), agree upon the extension of time required, for such reconstruction / repair / construction of the Residential Apartment Building.

19.2) In the event the Force Majeure event/s continue for a period beyond 6 (six) months or if the Developer is unable to reconstruct / repair any part of the

Meena Rangan
Smt. Meena Rangan

P. Sujatha
Smt. Sujatha R

Vasavi Anur
Smt. Vasavi Anur

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ 508/2014-15
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No.BNG(U)BSK...508.../2014-15
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೇಜ್: ರೂ. 2/-

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳಿದ ದಿನಾಂಕ
Date of execution

ಹಾಕೆಬಾಡಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid

1427



Residential Apartment Building which is destroyed / damaged by the Force Majeure event, the Parties shall be entitled terminate this Development Agreement by mutual consensus.

20) DOCUMENTS OF TITLE:

20.1) The Owners have delivered all the copies of title deeds pertaining to the Schedule Property to the Developer as some of the original documents have been lost/misplaced by the Owners. Also, the Owners have delivered to the Developer all original title documents available with them, except the Will dated 26-07-1995 executed by Mr. Kota S. Ramaiah Setty and the Will dated 21-11-2002, executed by Mr. K.R. Panduranga Setty. The said two original Wills shall be provided by the Owners for inspection as and whenever reasonably required by the Developer or the owners association of the Residential Apartment Building.

20.2) The Owners assure and covenant with the Developer that their title to the Schedule Property is clear and marketable and free from all encumbrances and they have not agreed to sell whole or portions of the Schedule Property with any third parties and have not executed any Power of Attorney or other agreements empowering any person/s to deal with the Schedule Property. The Owners also assure that the sale of the DEVELOPER'S SHARE in terms of this Development Agreement shall be with encumbrance free marketable title of the Owners and free from all claims and demands.

21) NAME OF THE PROJECT/BUILDING:

Meena Rangan

Smt. Meena Rangan

R. Sujatha .R

Smt. Sujatha .R

Vasavi Amar

Smt. Vasavi Amar

Uma Raman

Smt. Uma Raman

K. Panduranga

Mr. K. Panduranga

D. A. Raghav Eshwar

Mr. D.A. Raghav Eshwar

K. S. Suryanarayana

Mr. Kota S. Suryanarayana

K. S. Partha Sarathy

Mr. Kota S. Partha Sarathy

SVG Properties Private Limited

SVG Properties Private Limited

Sri. Adi Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನ್ಸೂಚನೆಯ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No.BNG/L/BSK 508
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

12014-15 ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆಯತೊಡಗಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs. ★

1143/1



The Residential Apartment Building to be developed on Schedule Property shall be known by such name as the DEVELOPER shall decide and the name of the project/building shall have the word 'KOTA' along with the name as selected by the Developer. The name of the project shall be incorporated in the Area Sharing Agreement.

22) COMPLIANCE WITH SANCTIONED BUILDING PLANS:

In constructing the Residential Apartment Building and providing electricity, water supply, sewerage and other amenities therein, the Developer shall duly observe the rules and regulations and the laws relating thereto. The Developer can without affecting the OWNERS' SHARE make necessary minor changes in the plans submitted/to be submitted to Corporation of city of Bangalore/ Bangalore Development Authority and/or other authorities based on applicable building bye-laws from time to time and the development of Schedule Property and Adjacent Property will be subject to the periodical directions which the planning and other authorities may issue or require.

23) RIGHT OF THE OWNERS FOR INSPECTION:

The Owners at all reasonable times, be entitled to visit the Schedule Property and Owners Constructed Area, during the construction of the Residential Apartment Building and discuss with the Developer the progress in work. The Owners shall however not interfere in the on-site work, during such visits.

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Ramen
Smt. Uma Ramen

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVC Properties Private Limited
Sri. Adi Bhaskar

No.BNG(U)BSK...../2014-15

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೀಫಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
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Total stamp duty paid Rs.



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24) ACQUISITION:

If the entire Schedule Property is acquired under any law by the Government or other Authority under the law or in case of any restriction or stoppage of construction for indefinite period by the government or other authority/ies for no default on the part of Developer, then this Development Agreement shall be deemed to have been terminated. Compensation payable for the full site area of the Schedule Property shall be taken by the Owners in their entirety and the compensation payable for construction made thereon by the Developer shall be taken by Developer in its entirety if the acquisition takes place before issue of Occupancy Certificate. After the issue of Occupancy Certificate the compensation and other sums payable on the land and building and developments in Schedule Property shall be shared in the ratio of 50% for the Owners and 50% for the Developer. The Developer will be responsible for amounts collected by it from its nominee/s or third parties for the sale/loan of DEVELOPERS' SHARE. The Owners are in no way responsible for the same and likewise, the Owners will be responsible for amounts collected by them from its nominee/s or third parties for the sale of OWNERS' SHARE. The Developer is no way responsible for the same.

25) MARKETING:

The Developer may market its share, i.e., DEVELOPER'S SHARE through print media and such other modes of communication/marketing and by adopting suitable marketing strategies at its option. The Developer is at liberty to

Meena Rangan
Smt. Meena Rangan

P. Sujatha
Smt. Sujatha .R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D.A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kots S. Suryanarayana

K. S. Partha Sarathy
Mr. Kots S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No.BNG(U)BSK...../2014-15

ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid Rs.



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employ/take services of marketing agency/ies, canvassing agents, real estate brokers, at their sole discretion. The Developer at its absolute discretion can offer incentives/schemes and additional amenities/specifications/fittings/ fixtures/ appliances/household articles for the purposes of marketing its share.

26) PAYMENT OF SALES TAX, SERVICE TAX AND OTHER CESSES:

The Owners or their intending purchasers shall pay Sales Tax, Service tax and other levies if applicable in respect of the OWNERS' SHARE. The DEVELOPER or their intending purchasers shall pay Sales Tax, Service tax and other levies if applicable in respect of sale of the DEVELOPER'S SHARE.

27) POWER TO RAISE LOANS:

27.1) Upon obtaining the Sanctioned Building Plans in terms of Clause 3.1 above, the Developer shall be entitled to obtain facilities from Banks, Financiers, Financial companies and/or other Financial Institutions, required for construction of the Residential Apartment Building in the Schedule Property on the security of development rights of the Developer and on DEVELOPER'S SHARE. However, there shall be no liability on the Owners in regard to any such debts and in the event of any default in repayment of any debt incurred by the Developer. Recovery shall be enforced only against the Developer and the DEVELOPER'S SHARE. The Owners are not liable to answer any liability created by Developer. The Owners shall render all necessary cooperation to Developer including

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R.

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

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K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adh Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No.BNG(U)BSK...../2014-15
ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೀಠ : ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. 2/-
Total stamp duty paid Rs

446/1



signing of necessary documents as may be required from time to time but at the cost of the Developer to enable the Developer to secure such loans for construction of Residential Apartment Building. The Developer agrees and undertakes that in the event of Developer availing loans/financial assistance for construction, the OWNERS' SHARE shall not be part of any charge in favour of said creditors/financial institution and the same shall be kept free from such claims and free from all encumbrances. The Developer assures and covenants with the Owners that the liability so created by them as aforesaid will be fully answered by them without making the OWNERS' SHARE and/or the Owners liable and responsible for the same and in the event of such claims the Developer agrees to indemnify and keep the Owners indemnified from such claims and demands and protect them at all times.

27.2) The Developer alone shall be liable for all the monies received by the Developer in respect of DEVELOPER'S SHARE and Owners shall not be liable or answerable thereof in any manner whatsoever. The Developer shall indemnify the Owners for any loss that the Owners may suffer by reason of security/mortgage with respect to the Schedule Property being enforced.

27.3) The Owners alone shall be liable for all the monies received by the Owners in respect of OWNER'S SHARE and Developer shall not be liable or answerable thereof in any manner whatsoever.

Meena Rangan

Smt. Meena Rangan

R. Sujatha

Smt. Sujatha .R

Vasavi Amar

Smt. Vasavi Amar

Uma Raman

Smt. Uma Raman

K. Panduranga

Mr. K. Panduranga

D.A. Raghav Eshwar

Mr. D.A. Raghav Eshwar

K. S. Suryanarayana

Mr. Kota S. Suryanarayan

K. S. Partha Sarathy

Mr. Kota S. Partha Sarathy

SVG Properties Private Limited

SVG Properties Private Limited

Sri. Adi Shankar

Sri. Adi Shankar

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೬೦೫ 152 ಮುನೀಷೀಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No.BNG(U)BSK 508
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳಿದ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕದ ಒಟ್ಟು ಮೊತ್ತ
Total stamp duty paid Rs.



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28) ADDITIONAL WORK:

The Developer may at its discretion agree to execute additional items of work (other than those specified in the Specifications Annexure-II hereto) as required by the Owners on a separate and mutually agreed terms and/or rates. No alterations are permitted for exterior works or structural design.

29) DEFECT LIABILITY PERIOD:

The Developer shall be responsible for any defects in the proposed Residential Apartment Building noticed up to a period of one year from the date of completion of the Owners' Constructed Area. However small air-cracks in the plaster, masonry, door and windows shall not be considered as defects.

30) ADVERTISEMENT:

The Developer shall be entitled to erect hoardings in the Schedule Property advertising for sale and disposal of DEVELOPER'S SHARE and to publish in the news-papers and through other media calling for response from prospective purchasers and market the DEVELOPER'S SHARE in any manner, the Developer may deem it fit.

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha .R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. V. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVC Properties Private Limited
Sri. Adi Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ
Total stamp duty paid Rs.



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31) INTELLECTUAL PROPERTY RIGHTS:

Neither this Development Agreement nor any of the terms of this Development Agreement shall be:

- construed or sought to be interpreted as authorizing either Party to use the other Party's intellectual property rights; and
- Understood or sought to be interpreted to permit either Party to use the other Party's logo, trade name, trade mark, service mark or copyright in any manner whatsoever save and except if agreed and recorded in writing.

32) INTERPRETATION:

This Agreement shall not be construed as a Partnership, Agency or otherwise between the parties herein and/or an Agreement to Sell but shall be construed strictly in accordance with the covenants contained in this Development Agreement.

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Pandurangan
Mr. K. Pandurangan

D.A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVC Properties Private Limited
Sri. Adi Bhaskar

ಈ ದಾಖಲೆಯು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಜವಾಬ್ದಾರಿಯ ಕೆಳಗೆ 152 ಮುನ್ಸೂಚನೆಯ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No.BNG(U)BSK...../2014-15
ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

ದಾಖಲೆಯ ಹಾಕೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ: ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು
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ದಾಖಲೆಯನ್ನು ಬರೆದುದಕ್ಕಾಗಿ ದಿನಾಂಕ
Date of execution

ಹಾಕೆಯ ಮೇಲೆ ಮುದ್ರಿಸಿದ ಮುದ್ರಾಂಕ
Total stamp duty paid Rs



!!49!!

33) RIGHTS AND OBLIGATIONS:

The Parties agree that they shall be entitled to own, possess and enjoy the Owners' Constructed Area and Developer's Constructed Area allotted to their respective shares in the Residential Apartment Building and the same shall be subject to such rights, restrictions and obligations that are stipulated herein and both the Parties agree to stipulate rights, restrictions and obligations in the conveyance/s executed by them in favour of prospective purchaser/s of Owners' Constructed Area and Developer's Constructed Area. In the course of ownership and enjoyment of the Owners' Constructed Area and Developer's Constructed Area, each Party herein and transferees of such Party shall have the following:

33.1) RIGHTS OF THE PARTIES:

- Full right and liberty for the parties and persons authorized or permitted by the parties (common with all other persons entitled, permitted or authorized to the like right) at all times by day and night to go, pass and re-pass and to use the common areas inside and outside the building;
- The right to subjacent and lateral support, shelter and protection from the other parts of the building and from the side and roof thereof;
- The right to free uninterrupted passage of running water, gas and electricity from and to the building and to the unit allotted, through water

Meena Rangan
Smt. Meena Rangan

R. Sujatha .R
Smt. Sujatha .R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D.A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kola S. Suryanarayan

K. S. Partha Sarathy
Mr. Kola S. Partha Sarathy

SVG Properties Private Limited
Sri. A. Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೀಷಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No.BNG(U)ESK...../2014-15

ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಮೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕಾಗಿ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs



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courses, sewers, drains, conduits, cables and wires which may be passing through the building or any part thereof;

- (d) The right of passage for the owner of Units and the person/s authorized by them to the common areas of the said building and to the water tanks for cleaning, repairing or maintaining the same at all reasonable times with prior written permissions of Developer and/or Association;
- (e) Right to lay cables or wires through common walls or passages for radio, television, telephone and such other installations, having due regard to the similar rights of the other owners of units in the building with prior written permission of Developer and/or Association;
- (f) Subject to payment for common facilities and services, the right to enjoy the common facilities and services provided in the building;
- (g) The right to the use of common open area around the building (other than the area specifically allotted to any owner for exclusive use) and the entrance area of the building;
- (h) Absolute ownership and possession of the unit and car parking/s allotted;

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
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K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

Sri. Adi Bhaskar
SVC Properties Private Limited
Sri. Adi Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುಖೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No.BNG(U)ESK.....2014/15

ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಜೆ : ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದಾಗಿದೆ
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Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ದುಡ್ಡು
Total stamp duty paid/Rs



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- (i) The right to use the terrace area and garden area of the Residential Apartment Building. The terrace area and garden area will form a part of the common areas of the Residential Apartment Building.

33.2) RESTRICTIONS ON THE RIGHT/S OF THE PARTIES:

The parties and the future owners of units in the building in the Schedule Property shall be bound by the following restrictions and covenants in the course of ownership and enjoyment of such units.

- (a) Not to raise any construction in addition to the units allotted;
- (b) Not to use or permit the user of the unit allotted in a manner which would diminish the value, i.e., utility of the pipes, and other common amenities provided in the said building;
- (c) Not to use the space in the land left open after the construction of the building/s in a manner which might cause hindrance to the free ingress to or egress from any part of the said building;
- (d) Not to park any vehicle at any place in the Schedule Property other than in the allotted parking area;

Meena Rangan
Smt. Meena Rangan

R. Sujatha R
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVC Properties Private Limited
Sri. Adi Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನೀಸಿಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುರಿಸಲಾಗಿದೆ.

No.BNG(U)BSK.....2014-15

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಪಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಾಳಮೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮೊತ್ತ ರೂ.
Total stamp duty paid Rs.



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- (e) Not to default in the payment of any taxes or levies or expenses to be shared with the other owners of other apartments under the said scheme;
- (f) Not to make any arrangement for the maintenance of the exterior of the said unit or the common amenities therein other than agreed to by the majority of owners of units therein;
- (g) Not to store in the said unit any goods which are hazardous, combustible, dangerous or considered objectionable by any authority or which are excessive heavy as to affect or damage the construction or structure of the said building;
- (h) Not to carry or cause to be carried heavy package which are likely to damage the lobbies, staircases, lifts, ladders, common passage or any other structure or parts of the building;
- (i) Not to use or permit the use of the common passages, common staircases or common areas for storage, display boards, materials etc., or in a manner that cause inconvenience, obstruction or nuisance to others or to affect the aesthetics of the said building or any part thereof;
- (j) Not to store any materials or construct anything on the terrace and to keep the terrace always clean, open to the sky;

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
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K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೪೦೪ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುರಿಸಬಹುದು.

No.BNG(U)BSK.....2014/10
ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಹಾಕಿಕೊಡಬೇಕಾದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮೊತ್ತ
Total stamp duty payable



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- (k) Not to throw or allow or suffer to be thrown dirt, rubbish, rags, Cigarettes and/or other refuse from the building or in the common areas of the building or on the Schedule Property;
- (l) Not to cause any nuisance or health hazard to the other occupants of the building;
- (m) To be bound by the rules and regulations governing the use of the common facilities as may be determined by the owners of apartments in the building;
- (n) Not to decorate the exterior of the building and/or the unit allotted otherwise than in a manner specified by the majority of the owners of units in the said building;
- (o) Not to seek for partition of common facilities or services or the land covered in the Schedule Property by metes and bounds but always shall enjoy the Schedule Property as co-owners along with other co-owners thereof;
- (p) Not to use the unit allotted for any business or purposes which is prohibited under law or in such a way as to cause nuisance or health hazard to others;

Meena Rangan
Smt. Meena Rangan

R. Sujatha .R
Smt. Sujatha .R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman .
Smt. Uma Raman

K. Pandurangan
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K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

ಈ ದಾಖಲೆಯು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೨೦೧೩/೩೨ ಮುನೀಸರಮು ೨೦೦೩
ದಿನಾಂಕ ೦೯-೦೩-೨೦೦೩ರ ಪ್ರಕಾರ ಮುಖ್ಯಸ್ಥರಾಗಿದೆ.

No.BNG(U)BSK...../2014-15
ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

ದಾಖಲೆಯ ಹಾಕೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದಾಗಿದೆ
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ದಾಖಲೆಯನ್ನು ಬಿಡುಗಡೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid



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- (q) Not to put up advertisement boards, neon sign and other display materials at any place of the building in the Schedule Property except at the previously designated location and also at the entrance door of the particular unit;
- (r) No sign board, hoarding or any other neon sign or logo shall be put up on the exterior of the building or in the lobby or on the wall of the unit or at any open spaces inside or outside the building and compound wall;
- (s) The Parties shall ensure that the aforementioned restrictions are adhered to by the prospective purchasers/Lessors/transferees etc., of the Units, by incorporating the same in the specific agreements entered into by the Parties with such purchasers/Lessors/ transferees of the Units in the building comprised in the Schedule Property.

33.3) EXPENSES TO BE BORNE BY OWNER OF EACH UNIT:

The future owners of units in the building shall bear and pay within seven days of demand the proportionate share of the following common expenses in respect of the unit held by him/her, the proportion being the Super Built Up Area of such unit to the total Super Built Up Area of all units of the Schedule Property. The parties as aforesaid will pay the maintenance charges corresponding to the Super Built Up area of the apartment for a period of twelve months at the time of taking delivery of the apartment to meet the common expenses for a period of

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha .R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

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Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ ಸಂಖ್ಯೆ ೪೦೫ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಕ್ತಿಸಲಾಗಿದೆ.

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Date of execution

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Total stamp duty paid Rs.



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one year and any shortfall should be made good by the parties and/or their transferees. After formation of the association all shall pay the maintenance to the association.

- (a) Expenses towards formation of Association of Owners of Units;
- (b) Maintenance and replacement of pump sets, lifts and other machinery, electrical lines common to the building;
- (c) Replacement of bulbs in corridors and other common places;
- (d) Provision of watchmen and security;
- (e) Maintenance of common facilities and amenities and gardens;
- (f) Insurance of the building;
- (g) Any other common service or facility provided by the said Association including club house, swimming pool etc.

Should any party default in any payment of any due from any common expenses, benefits or amenities, the Developer or the said Association or the majority of owners of Units shall have the right to remove such common benefits or amenities including electricity and water connection from the defaulting party's enjoyment which shall be reconnected to the party after such arrears are cleared.

NOTE: The word 'UNIT' shall mean and include apartments and the benefits/areas attached thereto.

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

Kd Varth Sarathy
Mr. Kota S. Partha Sarathy

SVC Properties Private Limited
Sri. Sri Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುಕ್ತಾಯಮಾ 2003
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34) RULES OF INTERPRETATION:

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

- Words importing one gender will be construed as importing any other gender;
- Words importing the singular include the plural and vice versa;
- References to persons mean and include natural and artificial persons like bodies corporate and vice versa;
- Save where the context otherwise requires, all representations made above, all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly or severally;
- The division of this Agreement into Clauses and Schedules and insertion of headings in this Agreement are only for ease of reference and convenience and will not impact the construction or interpretation of any provision of this Agreement;
- Any dispute under the Adjacent Property JDA relating to the Composite Development and affecting the Owners herein shall be construed as a dispute arising under this Development Agreement;

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

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Mr. K. Pandurangan

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

Sri. Adi Bhaskar
Sri. Adi Bhaskar

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ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನ್ಸೂಚನಾ 2003
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- h) In the event of any inconsistency or conflict between the terms of this Development Agreement and the Adjacent Property JDA, with respect to matters which are common to the Composite Development, the terms of this Development Agreement shall prevail and the Developer shall give effect to the same in so far as the Owners herein and the Schedule Property is concerned.

35) JURISDICTION:

Any proceedings arising out of or in connection with this Development Agreement may be brought in any courts/arbitration of competent jurisdiction in Bangalore only.

36) COMPLETE AGREEMENT:

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

Meeza Rangan
Smt. Meeza Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Penderangan
Mr. K. Penderangan

D.A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. L. Partha Sarathy
Mr. Kota S. Partha Sarathy

Sri. Atli Bhaskar
Sri. Atli Bhaskar

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Sub-Registrar of Bangalore
(ಬೆಂಗಳೂರು) ಇಲಾಖೆ

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37) AMENDMENT:

No Decision or exercise of discretion/judgment/opinion/approval of any matter arising out of or contained in this Development Agreement will be deemed to amend this Development Agreement. This Development Agreement may be amended only by a written document executed between the parties.

38) NO RESTRICTIONS:

It is agreed between the parties hereto that neither Developer nor Owners will be restricted or restrained to take up any other project implementation of real estate for any other company, persons or any project implementation by themselves or any other party. But the Developer shall commence and complete the construction/develop the Schedule Property within the time as stipulated above. Time is the essence of this Joint Development Agreement

39) DISPUTE RESOLUTION & ARBITRATION:

39.1) The Parties shall endeavor to amicably resolve all or any matters of disagreement under/ relating to this Agreement.

(i) Such disputes or differences which cannot be settled by the Parties through negotiations or in the manner stated above, shall be referred to Arbitration in terms hereof.

Meena Rangan
Smt. Meena Rangan

R. Sujatha R
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Pandurangan
Mr. K. Pandurangan

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Ach Bhaskar

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(ii) Arbitration shall be conducted as follows:

- All proceedings shall be conducted in English language;
- Both Owners and Developers shall appoint One Arbitrator each and such two Arbitrators shall appoint one Arbitrator as Chairman of the Arbitral panel;
- Seat of such Arbitration Tribunal shall be at Bangalore;
- The Arbitration proceedings shall be governed by ARBITRATION AND CONCILIATION ACT, 1996.
- In case Arbitration proceedings have already commenced under the Adjacent property JDA, with respect to the matters which commonly affect the owners under both the Agreements, the parties herein shall submit the dispute under this Agreement to the Arbitration panel appointed under the Adjacent property JDA and receive a common Award.

40) NOTICES:

Except as otherwise expressly provided herein, all notices and other communications shall be in writing and shall be transmitted:

- By postage, registered mail or by internationally recognized courier service; and,

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R.

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Atul Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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- (ii) By facsimile transmission or by cable with confirmation copies to be sent by mail to the Parties hereto, and shall be at the addresses mentioned below and the mode of service may be elected by the Party giving such notice.

If to the Owners:

Name: Mrs. Vasavi Amar (c/o Mr. D.K. Amarnath)
Address: No.410, 18th Main Road, 4th "T" Block, Jayanagar,
Bangalore- 560 041
Email ID: amarnathdk@gmail.com

Name: Mr. Kota S. Pratha Sarathy
Address: No.196, 6th Main Road, A.P.M.C Yard, Yeshwanthpur,
Bangalore- 560 022 Email ID: kotaparth@gmail.com

If to Developer:

Address: 19, Doddkallasandra, Kanakapura Main Road,
Bangalore 560 062
Email: info@svgproperties.in

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Pandurangan
Mr. K. Pandurangan

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVC Properties Private Limited
Sri. Adi Bhaskar

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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Registration and Stamps Department

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Either Party may from time to time change its address or representative for receipt of notices or other communications provided for in this Development Agreement by giving to the other party not less than 10 days prior written notice.

41) HEADINGS:

The headings of the paragraphs of this Development Agreement are inserted for convenience of reference only and are not intended to be part of or to affect the meaning or interpretation of this Development Agreement.

42) SEVERABILITY:

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

- Amend that provision in such reasonable manner as to achieve the intention of the parties without illegality;
- At the discretion of the parties, such provision may be severed from this Development Agreement; or

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

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Mr. K. Panduranga

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Mr. D.A. Raghav Eshwar

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Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVC Properties Private Limited
Sri. Adi Bhaskar

No. BKG(U)BSK

2014-15

ಈ ದಾಖಲೆಯು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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Total stamp duty paid



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

43) VARIATIONS/CHANGES IN WRITING:

No decision or exercise of discretion, judgment or opinion or approval of any matter mentioned in this Development Agreement or arising from it shall be valid unless made by the parties in writing.

44) ASSIGNMENT:

The Developer shall not be entitled to assign (either directly or indirectly) this Development Agreement without obtaining the prior written consent of the Owners. However, the Developer can appoint contractors, sub-contractors for development of the Schedule Property into Residential Apartment Building

45) COST OF THIS AGREEMENT AND CUSTODY:

This agreement is made in 3 (three) sets and the Developer has borne the cost of stamp duty and registration charges payable on this Development Agreement. The first set shall be with the Developer and the other 2 (two) sets shall be with Owners and each of which shall be deemed to be an original.
 ಈ ಸಂಖ್ಯೆ ದಾಖಲೆಯು 3 ಸೆಟ್‌ಗಳಲ್ಲಿ ಮಾಡಲ್ಪಟ್ಟಿದೆ. 1 ಸೆಟ್ ಡೆವಲಪರ್‌ನಲ್ಲಿ ಮತ್ತು 2 ಸೆಟ್‌ಗಳು ಒಡೆತರರಲ್ಲಿ ಇರಲಿವೆ. ಪ್ರತಿ ಸೆಟ್‌ನು ಮೂಲವೆಂದು ಪರಿಗಣಿಸಲ್ಪಡುತ್ತದೆ.

Meena Rangan
Smt. Meena Rangan

P. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

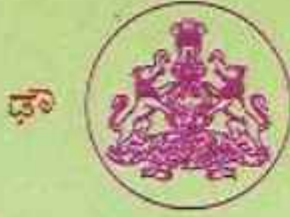
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Handwritten signature: D. A. Raghav Eshwar

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ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

No.BNG(U)BSK.....2014-15
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Government of Karnataka

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Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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Total stamp duty paid Rs.



//63//

46) CONSENTING WITNESSES:

The children of First Parties No. 7 and 8 viz., (i) Mr. Kota S. Ashwin and Smt. Lalitha Hemanth (children of Owner No.7) and (ii) Smt. K.P. Prathyusha (through Power of Attorney Holder Mr. Kota S. Partha Sarathy) and Smt. K.P. Parvashree (children of Owner No.8), have consented to the joint development transaction contemplated under this Development Agreement and consented that they have absolutely no right, title, interest over the Schedule Property. Accordingly, the said parties have signed this Development Agreement as "Consenting Witnesses" to confirm their acceptance on the joint development transaction contemplated under this Development Agreement.

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Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

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ಅವಕಾಶ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508
Government of Karnataka

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Total stamp duty paid Rs.



//64//
SCHEDULE

DESCRIPTION OF THE SCHEDULE PROPERTY

Item No.1:

All that piece and parcel of property No:127, new No:34, measuring East to West towards Southern side 166.5 feet, towards Northern side 134.00 feet and North to South towards Eastern side 39.6 feet towards Western side 51 feet, situated at 'Ramanilaya', Vasavi Temple Street, Visveswarapuram, Bangalore City, with old house structure thereon and bounded as:

East by : Vasavi Temple Street.
West by : Conservancy.
North by : Item No.2 property.
South by : Property No.33 (Adjacent Property).

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Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Rangan
Smt. Uma Rangan

K. Panduranga
Mr. K. Panduranga

D.A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Pertha Sarathy
Mr. Kota S. Pertha Sarathy

SVG Properties Private Limited
Sri. A. Bhaskar

No.BNG(U)BSK

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Registration and Stamps Department

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ಮಾನ್ಯತೆ: ರೂ. 2/-

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Total stamp duty paid Rs.

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Total stamp duty paid Rs.

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Item No.2:

All that piece and parcel of property No:127, new No:34/1, measuring East to West towards Southern side 134 feet, towards Northern side 97.4 feet and North to South towards Eastern side 47.9 feet towards Western side 61.6 feet, situated at 'Subramanaya Nivas', Vasavi Temple Street, Visveswarapuram, Bangalore City, with old house structure thereon and bounded as:

East by : Vasavi Temple Street.
West by : Conservancy.
North by : Private property.
South by : Item No.1 property.

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Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R.

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D.A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

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ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುನ್ಸೂಚಿತವಾಗಿದೆ.

No.BNG(U)BSK...../2014-15

ಕರ್ನಾಟಕ ಸರ್ಕಾರ 508

Government of Karnataka

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Total stamp duty paid



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Consolidated Schedule of Item No.1 and 2:

All that piece and parcel of properties bearing Nos: 34 and 34/L, totally admeasuring 12,130 square feet, situated at Vasavi Temple Street, Visveswarapuram, Bangalore City, with old house structure thereon and bounded as:

East by : Vasavi Temple Street;
West by : Conservancy;
North by : Private Property; and
South by : Property No.33 (Adjacent Property).

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Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha .R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

No.BNG(U)BSK...../2014-15

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Total stamp duty paid Rs

Sub-Registrar of Bangalore

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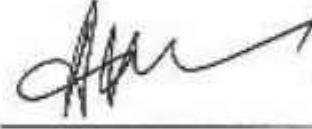
IN WITNESS WHEREOF the Parties have set their hands to this DEVELOPMENT AGREEMENT on the date and at the place first hereinabove mentioned:

DEVELOPER:



Signature:
Name: Mr. Adi Bhaskar
Designation: Director

GUARANTOR



Signature
Name: Mr. Adi Bhaskar

OWNERS:

Meena Rangan
Smt. Meena Rangan

P. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Smt. Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
Sri. Adi Bhaskar

12014-15

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ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುರೋಹಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ 5
Government of Karnataka

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Registration and Stamps Department

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Date of execution

Total stamp duty paid Rs 3



2680

CONSENTING WITNESSES:

KOTA S. ASHWIN.

1. S/O. KOTA S. SURYANARAYAN.
NO-34/1 VASANT TEMPLE ROAD.
V.V. PURAM BANGALORE-4

Lalitha Hemanth

2. D/o. Kofa.S. Suryanarayan
No 553, 13th Main, 2nd A cross
Banashankari-II Stg, B'lore - 70.

Signature: _____

K-R PRATHYUNNA

By H.P.A. HILDER

3. KOTD. S. PARTHA SAKHARY
V.O. PUKKAM
GANNALAKE-4

K. R. RATHI RAMM

Signature: _____

WITNESSES:

1. D.K. AMARATH
415, 15TH MAIN ROAD
4TH BLOCK,
JAYANAGAR, BANGALORE-41

D. K. Amarna

Signature: _____

Signature _____

Signature: K. PARVASHREE
D/o. KOTA. PARTHASARATHY.

- 4 V.V. PURAM
BANGALORE

R. Sherr

Signature: _____

Bedlam.

2. SATYANARAYANA. A.
NO. 340, 5th MAIN ROAD,
ISRO LAYOUT,
BANGALORE - 560078

Signature:

Drafted by:

Drafted by:
C. A. Vincent & Son
Alameda. (Mar 16/97)
Bangor.

R/o No. 2-85
Stage, Bangalore
R/o No. 2485
Stage, Bangalore

Neena Rangan R. Sujatha Vasani Amar
Uma Kumar. D. A. Raghav Eshwar

K. P. Anderson.

Handwritten signature: *A. J. [illegible]*

[Signature]

ANNEXURE - II

General Specification of Materials & Amenities to be used at different areas of the building

Sl.No	BASEMENT
1	STRUCTURE-SEISMIC ZONE II COMPLAINT (EARTH QUAKE RESISTANT) RCC FRAMED STRUCTURE WITH ARECON/APCO CONCRETE BLOCKS/ LIGHT WEIGHT FLY ASH BRICK MASONRY
2	BIRLA RMC OR EQUIVALENT BRAND
3	CAR RE-CHARGE BAY
4	RETICULATED LPG SYSTEM (GAS BANK IN BASEMENT OR STILT FLOOR)
5	SEPARATE CAR WASH BAY WITH ELECTRIC CHARGE POINT
6	TOILET FOR THE DRIVERS & OTHER VISITOR'S DRIVERS
7	MOVEMENT SENSOR LIGHTING FOR POWER SAVING
8	SIGNAGES WITH LIGHTS TO RECOGNISE RESPECTIVE FLAT OWNER'S PARKING
9	EPOXI COATING OR PARKING AREA TILES/ INDUSTRIAL FLOORING
10	REFLECTIVE SIGNAGES FOR FREE MOVEMENT IN BASEMENT
11	SOUND PROOF GENERATOR WITH 256 KVA DG OR AS PER REQUIREMENT
12	WATER SUMP WITH HYDRONEUMATIC PUMP
13	SMALL LUNCH AREA FOR DRIVERS (OPTIONAL DUE TO SPACE CONSTARINTS)
14	AUTOMATED ENTRANCE & EXIT GATES FOR SECURITY & CONVINIENCE
15	RAIN WATER HARVESTING
16	TWO BOREWELLS WITH WATER SOFTENING PLANT



Sl. No	LOBBY & COMMON AREA
1	AIR CONDITONED RECEPTION & WAITING LOUNGE WITH THE SITTING ARRANGEMENT & TOILET
2	INDOOR LAND SCAPING WITH FOUNTAIN AT THE LOBBY, IF PLACE AVAILABLE
3	PREMIUM GRANITE FLOORING
4	SS RAILING WITH GLASS
5	GRANITE STEPS, RISERS & CLADDING
6	MOVEMENT SENSOR LIGHTING FOR POWER SAVING
7	ELEGANT LIGHT FIXTURES FOR LOBBIES & COMMON AREAS
8	POP FALSE CEILING FOR LOBBIES AND COMMON AREAS
9	TWO AUTOMATIC LIFTS OF EIGHT PASSENGER CAPACITY OF SCHINDLER OR OTIS OR EQUIVALENT

Sl.No	APARTMENTS
1	BURMA TEAK FOR MAIN DOOR FRAMES AND SHUTTERS
2	ALL INTERNAL DOORS WITH FLUSH DOORS AND SAL WOOD FRAMES
3	ALL WINDOWS WITH UPVC OR EQUIVALENT
4	SUPERIOR GRANITE SLAB FOR KITCHEN
5	GRANITE FOR BALCONIES
6	BATHROOM WITH GRANITE WASH COUNTERS, SIDE WALLS WITH TILES
7	SANITARY FITTINGS AND FIXTURES WITH JAGUAR / ROCCA OR EQUIVALENT MAKE
8	KITCHEN- GRANITE PLATFORM, STAINLESS STEEL SINK WITH DRAIN BOARD
9	PROVISION FOR WATER FILTERATION
10	PROVISION FOR WASHING MACHINE AND DISH WASHER IN UTILITY AREA
11	PREMIUM WALL TILES AND ANTI SKID FINISH FLOORS IN UTILITY AREA
12	TREATED GRANITE
13	PREMIUM GRANITE FLOORING FOR LIVING / DINING AREAS AND LAMINATED WOODEN FLOORS FOR BEDROOMS
14	POINTS FOR LCD/ TELEPHONE, INTERNET AND INTERCOM IN LIVING, DINING, KITCHEN AND BED ROOMS
15	LATEST SWITCHES (LEGRAND, CRABTREE ANYTHING AVAILABLE AT THAT TIME)
16	AIR CONDITIONER/S WILL BE PROVIDED IN THE BEDROOMS OF OWNER CONSTRUCTED AREA SUBJECT TO THE COST NOT EXCEEDING RS.30,000 PER EACH APARTMENT TO BE BORNE BY THE DEVELOPER. OVER AND ABOVE RS.30,000 , THE OWNERS SHALL BEAR THE COST.

Meera Rangan

R. Sujatha

Varadhi Amar

Uma Permana

K. Panduranga

D. A. Raghav Eshwar

K. S. Srinivasan

K. V. S. Srinivasan

No.BNG/UBSK
AMENITIES

508. 12/14-15

SI.NO	
1	LAND SCAPING

SI.NO	ELECTRICAL
1	WIRING-CONCEALED PVC PIPE FIRE RESISTANT COPPER WIRING FINOLEX OR EQUIVALENT WITH MCB & ISOLATOR (ELCB) FOR EACH ROOM
2	10 KVA POWER SUPPLY FOR EACH APARTMENT
3	24 HOURS DG BACK UP FOR ALL APARTMENTS & COMMON AREAS

SI.NO	SECURITY & SURVEILLANCE
1	CCTV SURVEILLANCE FOR ENTRANCE, DRIVE WAYS, OPEN SPACES, CLUB HOUSE & ALL COMMON AREAS
2	POINTS FOR INTERCOM & VIDEO SECURITY ON AV MODE OF TV
3	SECURITY GUARD ROOM WITH PROVISION FOR VISITORS WITH VIDEO PHONE FACILITY

SI.NO	WATER SUPPLY AND PLUMBING
1	CONCEALED COMPOSIT ALUMINIUM PIPE NETWORK FOR BOREWELL & CORPORATION WATER

SI.NO	ELEVATION
1	SUPERIOR EXTERNAL FINISHES
2	VENEERING /CLADDING FOR GOOD ELEVATION
3	FOUNTAIN IN SET BACK AREA
4	HIGH COMPOUND WALLS FOR PRIVACY & ELEGANT LOOKS
5	LAND SCAPING IN OPEN AREAS

Heena Rangan

R. Sufalka

Varuni Aman

Uma Raman.

K. Pandurang

D.A. Raghav Eshwar

K. P. Srinivasan

K. P. Srinivasan



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13/04



GENERAL POWER OF ATTORNEY

BY THIS GENERAL POWER OF ATTORNEY, we, 1. Sri.Kota.J.Vinay, S/o late Sri. Kota.V.Jayachandra, aged about 37 years, PAN Card No.AAVPV4371J, 1a) Smt. K.V.Sreevani, W/o Sri. Kota.J.Vinay, aged about 35 years, PAN Card No.AMVPS2970A, 1b) Ms. K.V.Vaishnavi Chandra, D/o Sri. Kota.J.Vinay, aged about 12 years, 1c) Ms. K.V.Vaaruni Chandra, D/o Sri. Kota.J.Vinay, aged about 6 years. Since 1b and 1c are minors, they are represented by their natural guardian/father Sri. Kota.J.Vinay. 1d) Smt. K.J.Swarna Latha, W/o late Sri. Kota.V.Jayachandra, aged about 65 years, PAN Card No.AFQPS8758C, All are residing at No.2485, "Mahadeshwara Nilaya", 25th Cross, 17th Main, Banashankari 2nd Stage, Bangalore - 560 070.

2) Sri. K.R.Badri Narayan, S/o late Sri. Kota Ramalingam, aged about 59 years, residing at No.182, "Mathrushree", 3rd Floor, R.V.Road, Bangalore - 560 004, PAN Card No.ABRPB3927BM, 2a) Sri.K.B.Raghavendra alias Sri. Raghav Kota, S/o Sri K.R.Badri Narayan, aged about 28 years, residing at No.2532, 30th Drive, Apartment #6A, Astoria, New York - 11102, USA, PAN Card No.AHAPR4337E, Represented by his General Power of Attorney holder/mother Smt. Sabitha Narayan, W/o Sri. K.R.Badri Narayan, aged about 59 Years, residing at No.182, "Mathrushree", 3rd Floor, R.V.Road, Bangalore - 560 004, PAN Card No.AAJPN7653B, 2b) Smt. Tallam Smitha Kedarnath, W/o Sri. Kedarnath Tallam, D/o Sri. K.R.Badri Narayan, aged

1. Sri. Kota.J.Vinay

K.V. Sreevani

Ms. K.V.Vaishnavi Chandra

Ms. K.V.Vaaruni Chandra

Smt. K.J.Swarna Latha

Sri. K.R.Badri Narayan

Smt. Sabitha Narayan

Smt. Tallam Smitha Kedarnath

Sri. Kota Govindraj

Sri. Balaji Kota

Smt. Sudha Balaji

Ms. Swathi Kota

Sri. Kamesh G.Kota

K. Lakshmi Kamesh

Smt. Lakshmi Kamesh

Sri. Kota Siva Kumar

Smt. S.Vasala

Sri. Kota Hari Kumar

Smt. Sindhu Priya K.H

Master. K.H.Vignesh

Master. K.H.Sri Srinidhi

Sri. Navaneeth Kumar Kota

Smt. Sreevali Navaneeth Kumar

Ms. Pooja N.Kota

Smt. K.Y.Keerthana

For SVG Properties Private Limited

Authorized Signatory

ಶ್ರೀ ಶುಭ ದ್ವಾರಕಾ ಸಂಸ್ಥೆ 485
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ SVG Properties Pvt Ltd Rep by its Authorised Signatory Ad Bhaskar , ಇವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಸಾಗದು ರೂಪ	200.00	Paid by cash
ಒಟ್ಟು :	200.00	

ಸ್ಥಳ : ಚಾಮರಾಜಪೇಟೆ

ದಿನಾಂಕ : 06/01/2014

06/01/2014
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
(ಬಸವನಗುಡಿ)
ಬಸವನಗುಡಿ, (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

Designed and Developed by C-DAC ,AITS Pune.

I Hereby certify that on production of the original document, I have satisfied my self that the stamp duty of Rs 2,82,3,100/- has been paid thereon, vide Document No CMP-1-7980/13-14, Dated 06/01/2014, Stored in CD No CMPD 104 Registered in the office of the Sub-Registrar, Basavanagudi (Chamarajpet), Bangalore

06/01/2014
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ, (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

3rd floor, 4th floor, 1300



11211

about 34 years, residing at No.2530, 27th Cross, Banashankari Second stage, Bangalore - 560 070. PAN Card No.AGDP55491E.

3) Sri. Kota Govindraj alias Sri. G.R.Kota, S/o Late Sri. Kota Kamakshiah Setty, aged about 85 years, PAN Card No.BFGPK0793E, 3a) Sri.Balaji Kota, S/o Sri. Kota Govindraj alias Sri. G.R.Kota, aged about 56 years, PAN Card No.AKXPB8473H, 3b) Smt. Sudha Balaji, W/o Sri. Balaji Kota, aged about 49 years, PAN Card No.AOAPB8220K, 3c) Ms. Swathi Kota, D/o Sri. Balaji Kota aged about 23 years, PAN Card No.CGTPK3422M. 3 to 3c are residing at No.59, "Srikanta Nilaya", 1st Floor, Sannidhi Road, Basavanagudi, Bangalore - 560 004. 3d) Sri. Kamesh.G.Kota, S/o Sri. Kota Govindraj alias G R Kota, aged 47 years, PAN Card No.ASKPK6607M, 3e) Smt. Lakshmi Kamesh, W/o Sri. Kamesh.G.Kota, aged 36 year, PAN Card No.AELPL2928P. 3d and 3e are residing at No: 573, 4th Floor, 3rd Cross, 6th Main, BSK Ist Stage, 2nd Block, Hanumanthanagar, Bangalore - 560 050.

4) Sri. Kota Shiva Kumar, S/o late Sri. Kota Kamakshiah Setty, aged about 73 years, 4a) Smt. S.Vatsala, W/o Sri Kota Shiva Kumar, aged about 67 years, PAN Card No.AJVPV2562J, 4b) Sri. Kota Hari Kumar, S/o Sri. Kota Shiva Kumar, aged about 40 years, PAN Card No.AASPH9712L, 4c) Smt. Sindhu Priya.K.H., W/o Sri. Kota Hari Kumar, aged about 37 years, 4d) Master. K.H.Vignesh, S/o Sri. Kota Hari Kumar, aged about 15 years, 4e) Master. K.H.Sai Skanda, S/o Sri. Kota Hari Kumar, aged about 12 years, Since 4d and 4e are minors represented by their natural guardian/father Sri. Kota Hari Kumar. 4 to 4e are residing at Flat No: 202, Door No: 70, Krishna Park Front, South Cross Road, Basavanagudi, Bangalore - 560 004, 4f)

Kota J. Vinay

1. Sri. Kota J. Vinay

K.V. Seerani

1(a) Smt. K.V. Seerani

Kota Tharay

1(b) Ms. K.V. Vaishnavi Chandra

Kota Tharay

1(c) Ms. K.V. Vaaruni Chandra

K.J. Swarnalatha

1(d) Smt. K.J. Swarna Latha

K.R. Radri Narayan

2) Sri. K.R. Radri Narayan

S. Raghavendra

3(a) Sri. K.R. Raghavendra

Smt. Tallam Senthil Kodanuth

2(b) Smt. Tallam Senthil Kodanuth

Kota Govindraj

3) Sri. Kota Govindraj

Balaji Kota

3(a) Sri. Balaji Kota

Sudha Balaji

3(b) Smt. Sudha Balaji

Ms. Swathi Kota

3(c) Ms. Swathi Kota

Kotesa Kotesa

3(d) Sri. Kamesh.G.Kota

K. Lakshmi Kamesh

3(e) Smt. Lakshmi Kamesh

K.H. Vignesh

4) Sri. Kota Shiva Kumar

S. Vatsala

4(c) Smt. S.Vatsala

Kota Hari Kumar

4(b) Sri. Kota Hari Kumar

Sindhu Priya K. H

4(c) Smt. Sindhu Priya.K.H.

K.H. Vignesh

4(d) Master. K.H.Vignesh

K.H. Sai Skanda

4(e) Master. K.H.Sai Skanda

Naveen Kumar Kota

4(f) Sri. Naveen Kumar Kota

Seerani

4(g) Smt. Seerani Naveen Kumar

Ms. Poornima Kota

4(h) Ms. Poornima Kota

K.Y. Kaarthik

4(i) Smt. K.Y. Kaarthik

For SVG Properties Private Limited
Authorized Signatory

4ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 485
13ನೇ



Print Date & Time : 06-01-2014 01:56:36 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 485

ಜಾಮಾರಾಜಪೇಟೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 06-01-2014 ರಂದು 11:16:58 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲ್ಯದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಕುಲ್ಯ	664620.00
2	ಸೇವಾ ಕುಲ್ಯ	665.00
	ಒಟ್ಟು :	665285.00

ಶ್ರೀ SVG Properties Pvt Ltd Rep by its Authorised Signatory Adi Bhaskar ಇವರಿಂದ ಜಾಚರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಪೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ SVG Properties Pvt Ltd Rep by its Authorised Signatory Adi Bhaskar			For SVG Properties Private Limited Authorized Signatory

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ, (ಜಾಮಾರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	SVG Properties Pvt Ltd Rep by its Authorised Signatory Adi Bhaskar . (ಉಪನೋಂದಣಿ)			For SVG Properties Private Limited Authorized Signatory
2	Kota J.Vinay . (ಬರೆದುಕೊಡುವವರು)			

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ, (ಜಾಮಾರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

5
13/09



1/31

Sri. Naveen Kumar Kota, S/o Sri Kota Shiva Kumar, aged about 39 years, PAN Card No.BTZPK7805G, 4g) Smt. Sreevalli Naveen Kumar, W/o Sri. Naveen Kumar Kota, aged about 36 years, 4h) Ms. Poorvi N Kota, D/o Sri Naveen Kumar Kota aged about 12 years. Since 4h is minor, she is represented by her natural guardian/father Sri. Naveen Kumar Kota, 4f to 4h are residing at No: 417/20, 'KumaraNilaya', 2nd Floor, 5th Cross, Jayanagar 7th Block, Bangalore - 560 082, 4i) Smt. K.Y.Keerthana, W/o Sri K.P.Yogendra Kumar, D/o Sri. Kota Shiva Kumar, aged about 43 years, residing at "N R Sreeglitz", Flat No. 104, 1st Floor, 1st Cross, 3rd Main, Chamarajpet, Bangalore - 560 018, Do hereby state as follows:

We are the absolute owners of property described in the schedule herein. We have empowered M/s. SVG Properties Pvt. Ltd., a company incorporated under the Indian Companies Act 1956 having its registered office at No. 19, Ground Floor, Doddakallasandra, Kanakapura Main Road, Bangalore - 560 062 represented by its Authorised Signatory, Mr. Adi Bhaskar to develop and sell DEVELOPERS share in the form of undivided share in the Schedule Property in terms of the Joint Development Agreement Dated: 06-01-2014, Registered as document No: CNP-1-07980/2013/14 and pursuant thereto it has become necessary for us to empower the said developer to develop and/or dispose of its share of 50% undivided share in the Schedule Property and such excess area that may be achieved by amalgamation of Neighboring property as agreed under clause - 5.9 and 5.10 of the aforesaid Registered Joint Development Agreement Dated: 06-01-2014 and hence we the above named, do hereby appoint, nominate and constitute M/s. SVG Properties Pvt. Ltd., a company incorporated under the Indian Companies Act 1956 having its registered office at No. 19, Ground

1. Sri. Kota J. Vinay

2(b) Smt. Sudha Jalaji

4(f) Sri. Naveen Kumar Kota

1(a) Smt. K.V. Sreevani

3(c) Ms. Swathi Kota

4(g) Smt. Sreevalli Naveen Kumar

1(b) Ms. K.V. Vaishnavi Chandra

3(d) Sri. Kamesh G. Kota

4(h) Ms. Poorvi N. Kota

1(c) Ms. K.V. Varuni Chandra

3(e) Smt. Lakshmi Kamesh

4(i) Smt. K.Y. Keerthana

1(d) Smt. K. J. Swarna Latika

4) Sri. Kota Shiva Kumar

2) Sri. K.R. Badri Narayan

4(a) Smt. S. Vatsala

2(a) Sri. K.R. Raghavendra

4(b) Sri. Kota Hari Kumar

2(b) Smt. Talari Smitha Kodarnath

3(c) Smt. Sindhu Priya K.H.

3) Sri. Kota Gowindraj

4(d) Master. K.H. Vignesh

2(a) Sri. K.R. Raghavendra

4(d) Master. K.H. Vignesh

For SVG Properties Private Limited

Authorized Signatory

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಚಿತ್ರಾಂಶ	ಹೆಚ್ಚುವರಿ ಗುರುತು	ಹೆಸರು
3	K V Sreevani . (ಒಲವುಕೊಡುವವರು)			K.V. Sree Vanu
4	K V Vashnavi Chandra and K V Vaaruni Chandra being Minors Rep by their Natural Guardian/Father Kota J Vinay . (ಒಲವುಕೊಡುವವರು)			Kota Vinay
5	K J Swamalatha . (ಒಲವುಕೊಡುವವರು)			K.J. Swamalatha
6	K R Bacri Narayan . (ಒಲವುಕೊಡುವವರು)			Bacri Narayan
7	K B Raghavendra alias Raghav Kota Rep his GPA Holder/Mother Sabitha Narayan . (ಒಲವುಕೊಡುವವರು)			Sabitha Narayan
8	Talim Smitha Kedamath . (ಒಲವುಕೊಡುವವರು)			Smitha
9	Kota Govindraj alias G R Kota . (ಒಲವುಕೊಡುವವರು)			G.R. Kota
10	Bakji Kota . (ಒಲವುಕೊಡುವವರು)			Bakji Kota

ಹೆಸರು
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ, (ಹಾವರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

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Floor, Doddakallasandra, Kanakapura Main Road, Bangalore - 560 062, represented by its Authorised Signatory, Mr. Adi Bhaskar, and persons duly authorized by it from time to time, as our true and lawful attorney for us and in our name and on our behalf to do all or any of the following acts, deeds and things, that is to say:-

1) To appear for and represent us before the Revenue Inspector, Assistant Commissioner, Deputy Commissioner and other state and Central Government authorities, Town planning Department, Municipal councils and other statutory offices, bodies etc., apply for and obtain necessary and appropriate orders for plan sanction as our attorney deem it fit, pay the prescribed fees, premiums, and other sums that may be demanded by the authorities and for said and other purposes sign and execute necessary petitions, applications, forms affidavits, declarations, undertakings, Indemnities and other deeds and papers required for and to do all such acts, deeds and things that may be required to achieve the aforesaid purposes.

2) To appear for and represent us before the corporation of the city of Bangalore, Bangalore Development Authority, City Municipal Council, Government, Semi Government offices, statutory offices, Bodies and other Authorities, Bangalore Electricity Supply Company Ltd., Bangalore Water Supply and Sewerage Board, Bangalore Telephones, Police Department, Airport Authorities, Fire Force Authorities and in all other offices and apply for grant of any plans, licenses, sanctions, orders etc., for the purpose of putting up construction of residential apartment building in the Schedule Property and for the said and other purposes incidental thereto, to sign

Kota J. Vinay

1. Sri. Kota J. Vinay

Sudha Balaji

3(b) Smt. Sudha Balaji

Naveen Kumar Kota

4(i) Sri. Naveen Kumar Kota

K.V. Sreevani

1(a) Smt. K.V. Sreevani

Smita Kota

3(c) Ms. Smita Kota

Smita Naveen Kumar

4(g) Smt. Smita Naveen Kumar

K.V. Vishnave Chandra

1(b) Ms. K.V. Vishnave Chandra

Kamesh C. Kota

3(d) Sri. Kamesh C. Kota

Ms. Pooja N. Kota

4(h) Ms. Pooja N. Kota

K.V. Vaaruni Chandra

1(c) Ms. K.V. Vaaruni Chandra

K. Lakshmi Kamesh

3(e) Smt. Lakshmi Kamesh

K.Y. Keethana

4(i) Smt. K.Y. Keethana

K.J. Swarna Latha

1(d) Smt. K.J. Swarna Latha

Kota Shiva Kumar

4) Sri. Kota Shiva Kumar

K.R. Badri Narayan

2) Sri. K.R. Badri Narayan

S. Valsala

4(a) Smt. S. Valsala

K.R. Raghavendra

2(a) Sri. K.R. Raghavendra

Kota Hari Kumar

4(b) Sri. Kota Hari Kumar

Tallam Sridha Kodanath

2(c) Smt. Tallam Sridha Kodanath

Sindhu Priya K.H.

4(c) Smt. Sindhu Priya K.H.

Kota Govindraj

3) Sri. Kota Govindraj

Master. K.H. Vignesh

4(d) Master. K.H. Vignesh

S. Sridha

2(d) Smt. S. Sridha

Kota Hari Kumar

4(e) Master. K.H. Vignesh

For SVG Properties Private Limited

Adi Bhaskar
Authorised signatory

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಬಿಂಬ	ಹೆಚ್ಚುವರಿ ಗುರುತು	ಹೆಸರು
11	Sudha Balaji (ಬರೆಯಬೇಕಾದವರು)			Sudha Balaji
12	Swathi Kota . (ಬರೆಯಬೇಕಾದವರು)			Swathi Kota
13	Kamesh G Kota . (ಬರೆಯಬೇಕಾದವರು)			Kamesh G Kota
14	Lakshmi Kamesh . (ಬರೆಯಬೇಕಾದವರು)			K. Lakshmi Kamesh
15	Kota Shiva Kumar . (ಬರೆಯಬೇಕಾದವರು)			Kota Shiva Kumar
16	S Vatsala . (ಬರೆಯಬೇಕಾದವರು)			S. Vatsala
17	Kota Hari Kumar . (ಬರೆಯಬೇಕಾದವರು)			Kota Hari Kumar
18	Sindhu Priya K.H . (ಬರೆಯಬೇಕಾದವರು)			Sindhu Priya K.H

ಹಾಸಿ
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ, (ಚಾಮರಾಜನೇರಿ),
ಬೆಂಗಳೂರು.

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and execute necessary petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and to take all steps necessary to secure plans, licenses and other permissions for construction and other related purposes in the Schedule Property and also apply for renewal/s thereof and pay necessary charges and levies and sums thereof.

3) To apply for and obtain commencement certificates, occupancy certificates, completion certificates and other certificates, permissions, orders etc., in respect of the building to be constructed and completed on the Schedule Property from the concerned authorities.

4) To apply for and secure electricity, water and sanitary connections whether temporary or permanent and other incidental requirements which may be required in the Schedule Property and or to the building to be constructed from the concerned authorities from time to time.

5) To deal and correspond with the Bangalore Electrical supply Company Ltd., for obtaining electricity connection or connections including making or putting up sub-stations/s for which and/or in respect of or relating to the Building which will be constructed hereafter on the Schedule Property and for the said and other related purposes, sign and execute all letters, applications, undertakings, declarations,

Kota Tharay
1. Sri. Kota I. Vinay

K.V. Sreevani
1(a) Smt. K.V. Sreevani

Kota Tharay
1(b) Ms. K.V. Vaishnavi Chandra

Kota Tharay
1(c) Ms. K.V. Vazirani Chandra

K.J. Swarnalatha
1(d) Smt. K.J. Swarnalatha

K.R. Badri Narayan
1(e) Sri. K.R. Badri Narayan

K.B. Raghavendra
2(a) Sri. K.B. Raghavendra

Tallam Sridha Kodatrala
2(b) Smt. Tallam Sridha Kodatrala

Kota Govindraj
3) Sri. Kota Govindraj

Belaji Kota
3(a) Sri. Belaji Kota

Sudha Saloji
3(b) Smt. Sudha Saloji

Swathi Kota
3(c) Ms. Swathi Kota

Kamesh C. Kota
3(d) Sri. Kamesh C. Kota

Lakshmi Kamesh
3(e) Smt. Lakshmi Kamesh

Kota Shiva Kumar
4) Sri. Kota Shiva Kumar

S. Valsala
4(a) Smt. S. Valsala

Kota Hari Kumar
4(b) Sri. Kota Hari Kumar

Sindhu Priya K.H.
4(c) Smt. Sindhu Priya K.H.

K.H. Vignesh
4(d) Master. K.H. Vignesh

K.H. Sai Sunda
4(e) Master. K.H. Sai Sunda

Naveen Kumar Kota
4(f) Sri. Naveen Kumar Kota

Sreevani Naveen Kumar
4(g) Smt. Sreevani Naveen Kumar

Poojitha N. Kota
4(h) Ms. Poojitha N. Kota

K.V. Kirthana
4(i) Smt. K.V. Kirthana

For SVG Properties Private Limited
[Signature]
Authorized Signatory

10 ನೇ ಕ್ರಮದ ವಸತಿಗಾರರು ಸಂಖ್ಯೆ 485/2020/2024

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಅಂಚು	ಹೆಸರು
19	K H Vignesh and K H Sai Skanda being Minors Rep by their Natural Guardian/Father Kota Hari Kumar . (ಬರೆಯಬೇಕಾದವರು)			Kota Hari Kumar
20	Naveen Kumar Kota (ಬರೆಯಬೇಕಾದವರು)			Naveen
21	Sreevali Naveen Kumar (ಬರೆಯಬೇಕಾದವರು)			Sreevali
22	Pearvi N Kota being Minor Rep by her Natural Guardian/Father Naveen Kumar Kota (ಬರೆಯಬೇಕಾದವರು)			Naveen
23	K Y Keerthana . (ಬರೆಯಬೇಕಾದವರು)			K. Y. Keerthana

ಹೆಸರು
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ, (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

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indemnities, agreements, etc., as may from time to time be necessary or as may be required by the concerned authorities.

6) To appear for and represent us before any and all concerned authorities as may be necessary or advisable for or in connection with the development of the Schedule Property and to make such arrangements and arrive at such arrangements as may be conducive to the development of the Schedule Property.

7) To sell, transfer, convey or otherwise dispose of by way of sale, gift, lease, mortgage, exchange or otherwise the 50% undivided share, right, title, interest and ownership in the land in Schedule Property or such proportionate undivided share in the land in the Schedule Property as is proportionate to the Super Built up area and such excess area that may be achieved by amalgamation of Neighboring property as agreed under clause - 5.9 and 5.10 of the Registered Joint Development Agreement Dated: 06-01-2014, that will be allotted to the share of the aforesaid builder in accordance with the said Registered Joint Development Agreement Dated: 06-01-2014.

8) To receive advances and balance of sale price from any purchaser, transferee or his/her/their nominee/s or assignee/s and issue proper and valid receipts and discharges therefore in respect of undivided share in the Schedule Property to the extent referred to in para-7 above.

9) To sign and execute any agreement/s to sell, sale deed/s and other conveyances/s

Kota Vinay

1. Sri. Kota J. Vinay

Sudha Saloj

3(b) Smt. Sudha Saloj

Naveen Kumar Kota

4(f) Sri. Naveen Kumar Kota

K.V. Sreevani

1(a) Smt. K.V. Sreevani

Swathi Kota

3(c) Ms. Swathi Kota

Sreevani

4(g) Smt. Sreevani Naveen Kumar

K.V. Vaishnavi Chandra

1(b) Ms. K.V. Vaishnavi Chandra

Kamesh G. Kota

3(d) Sri. Kamesh G. Kota

Pooja N. Kota

4(i) Ms. Pooja N. Kota

K.V. Vaaruni Chandra

1(c) Ms. K.V. Vaaruni Chandra

K. Lakshmi Kamesh

3(e) Smt. Lakshmi Kamesh

K.V. Keshava

4(h) Smt. K.V. Keshava

K.J. Swarna Latia

1(d) Smt. K. J. Swarna Latia

Kota Shiva Kumar

4) Sri. Kota Shiva Kumar

K.R. Badri Narayan

2(a) Sri. K.R. Badri Narayan

S. Vatsala

4(a) Smt. S. Vatsala

K.B. Raghavendra

2(a) Sri. K.B. Raghavendra

Kota Hari Kumar

4(b) Sri. Kota Hari Kumar

Tallam Sathya Kodarnash

2(b) Smt. Tallam Sathya Kodarnash

Srinidhi Priya K.H

4(c) Smt. Srinidhi Priya K.H

Kota Govindraj

3) Sri. Kota Govindraj

K.H. Vignesh

4(d) Master. K.H. Vignesh

Balaji Kota

3(a) Sri. Balaji Kota

K.H. Sai Skanda

4(e) Master. K.H. Sai Skanda

For SVG Properties Private Limited

Authorized Signatory

12ನೇ ವ್ಯಕ್ತಿ ದಾಖಲೆ ಸಂಖ್ಯೆ 485-12
12-04

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿವರ	ಸಹಿ
1	M. Janardhana Raju No 94/32, 10th D Main, 1st Block, Jayanagar, Bangalore	<i>[Signature]</i>
2	B.V. Dhananjaya No 481, 21st Cross, 13th Main, 2nd Stage, Banashankari, Bangalore 560 070	<i>[Signature]</i>



[Signature]
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ, (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

4 ನೇ ಪ್ರಕಟಿತ ದಸ್ತಾವೇಜು
ಸಂಖ್ಯೆ CMP-4-00485-2013-14 ಆಗಿ
ಸಿ.ಡಿ. ಸಂಖ್ಯೆ CMPD 104 ನೇ ಪ್ರಕಟಣೆ
ದಿನಾಂಕ 06-01-2014 ರಂದು ಸೋಂದಾಯಿತವಾಗಿದೆ

[Signature] 6/1/2014
ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)

ಕೆ. ಸಾಬ್ಬಲತ

Designed and Developed by C-DAC, ACIS, Pune

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಚಾಮರಾಜಪೇಟೆ, ಬೆಂಗಳೂರು.

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in favour of the aforesaid purchaser/s and or transferee/s or his/her/their nominee/s or assignee/s on such terms and conditions as our attorney deem/s it fit in respect of undivided share in the Schedule Property to the extent referred to in para-7 above.

10) To present any Agreement/s to sell, sale deed/s or other conveyance/s in respect of the Schedule Property or portions thereof for registration to the extent referred to in para-7 above, admit execution and receipt of consideration before the Sub-Registrar having authority for and to get the same registered and to do all acts, deeds and things which or said attorney/s shall consider necessary for conveying the Schedule Property to the said purchaser/s and/or his/her/their nominee/s or assignee/s or in any other manner as our attorney/s may deem/s it fit as fully and effectively in all respect as we could do the same by our self.

11) To sign and execute necessary documents, declarations, affidavits undertakings and other documents required for effectual completion of sale and or transfer and/or alienation of the Schedule Property to the extent referred to in para-7 above or in respect of any manner relation to the Schedule Property and do all other acts, deeds and things that may be necessary for achieving the purposes mentioned herein.

12) To negotiate on terms for sale, grant lease, sub-lease or under lease or part with possession of undivided share right, title and interest in the Schedule Property to the

Kota J. Vinay
1. Sri. Kota, J. Vinay

K. V. Sree Anil
1(b) Smt. K.V. Sreevani

Kota J. Vinay
1(b) Ms. K.V. Valsarasi Chandra

Kota J. Vinay
1(c) Ms. K.V. Vaaruni Chandra

K. J. Swarnaloka
1(d) Smt. K. J. Swarna Latha

K.R. Bedri Narayan
2) Sri. K.R. Bedri Narayan

S. K. B. Rajagavendra
2(a) Sri. K.B. Rajagavendra

Smt. Tallam Smita Kadamath
2(b) Smt. Tallam Smita Kadamath

Sri. Kote Gavindra
2) Sri. Kote Gavindra

Balaji Kote
3(a) Sri. Balaji Kote

Smt. Sudha Balaji
3(b) Smt. Sudha Balaji

Ms. Smita Kote
3(c) Ms. Smita Kote

Sri. Kamesh G. Kote
3(d) Sri. Kamesh G. Kote

K. Lakshmi Komar
3(e) Smt. Lakshmi Komar

Sri. Kota Shiva Kumar
4) Sri. Kota Shiva Kumar

S. Vatsala
4(a) Smt. S. Vatsala

Kota Hari Kumar
4(b) Sri. Kota Hari Kumar

Sindhu Priya K. H.
4(c) Smt. Sindhu Priya K.H.

Master. K.H. Vignesh
4(d) Master. K.H. Vignesh

Master. K.H. Sri Skanda
4(e) Master. K.H. Sri Skanda

Sri. Naveen Kumar Kote
4(f) Sri. Naveen Kumar Kote

Smt. Sreevali Naveen Kumar
4(g) Smt. Sreevali Naveen Kumar

Ms. Poovali N. Kote
4(a) Ms. Poovali N. Kote

Smt. K.Y. Keerthana
4(f) Smt. K.Y. Keerthana

Smt. K.Y. Keerthana
4(f) Smt. K.Y. Keerthana

Smt. K.Y. Keerthana
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Smt. K.Y. Keerthana
4(f) Smt. K.Y. Keerthana

Smt. K.Y. Keerthana
4(f) Smt. K.Y. Keerthana

For SVG Properties Private Limited
Authorized Signatory

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extent referred to in para-7 above with built up areas or in the Form of Flats and on such terms and conditions as our attorney deems it fit in favour of any person.

13) To raise, borrow funds from banks, bankers, financial institutions and other public by creating equitable or other mortgage on security of the said undivided share in the Schedule Property referred to in para-7 above with building therein and development rights in the Agreement Dated: 06-01-2014, sign and execute requisite mortgage deeds and other conveyances required thereof on such terms and conditions as our attorney/s deem/s it fit and get the same registered before the Jurisdictional Sub-Registrar in the manner prescribed under law and for the said purposes sign and execute necessary forms, declarations and affidavits etc., but without involving us or our successors or Owners' share (Owners' 50% undivided share in the land, 50% of Super Built Up area to be constructed by the Developer) in the land and building in the Schedule Property in any liability in respect of the said borrowing, mortgage or other commitments.

14) To institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals, in any court anywhere in its civil, criminal, Revenue or Revisional court before any Tribunal or Arbitration and other Authorities or to execute warrant of Attorney, Vakalathnama to act and to plead and to sign and verify plaint, written statements, petitions and other pleadings including pleadings under Article 226 of the Constitution of India and also to present any memorandum of Appeal, to accept service or summons, notices and other legal process enforce

K. V. Sree
1. Sri. Kota J. Vinay

K. V. Sree
1(a) Smt. K.V. Sreevar

K. V. Sree
1(b) Ms. K.V. Veishnavi Chandre

K. V. Sree
1(c) Ms. K.V. Vairani Chandre

K. V. Sree
1(d) Smt. K. [Swaraj Latha

K. V. Sree
2) Sri. K.R. Badri Narayan

K. V. Sree
2(a) Sri. K.R. Raghavendra

K. V. Sree
2(b) Smt. Tallam Sridha Kedarnath

K. V. Sree
3) Sri. Kota Govindraj

K. V. Sree
3(a) Sri. Balaji Kota

Sudha Jalaj
3(b) Smt. Sudha Jalaj

Sudha Jalaj
3(c) Ms. Swathi Kota

Sudha Jalaj
3(d) Sri. Kamesh G. Kota

K. Lakshmi Kamesh
3(e) Smt. Lakshmi Kamesh

S. Vatsala
4) Sri. Kota Shiva Kumar

S. Vatsala
4(a) Smt. S. Vatsala

K. H. Hari Kumar
4(b) Sri. Kota Hari Kumar

Sindhu Priya K. H.
4(c) Smt. Sindhu Priya K.H.

K. H. Vignesh
4(d) Master. K.H. Vignesh

K. H. Sai Sridha
4(e) Master. K.H. Sai Sridha

Navon Kumar
4(f) Sri. Navon Kumar Kota

Navon Kumar
4(g) Smt. Sravalli Navon Kumar

Navon Kumar
4(h) Ms. Pooja N. Kota

K. V. Kaarthana
4(i) Smt. K.V. Kaarthana

K. V. Kaarthana

K. V. Kaarthana

K. V. Kaarthana

K. V. Kaarthana

K. V. Kaarthana

K. V. Kaarthana

For SVG Properties Private Limited
Authorized Signatory

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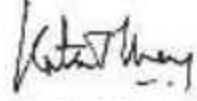
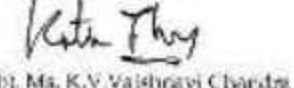
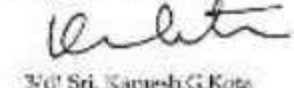
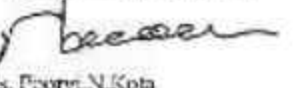
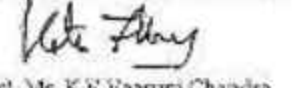
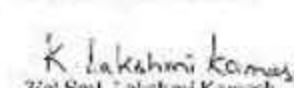
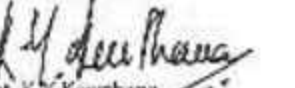
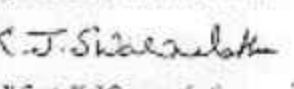
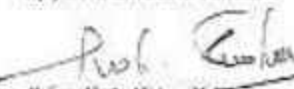
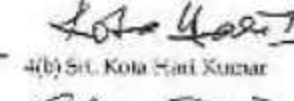
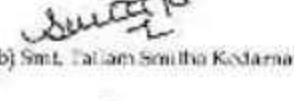
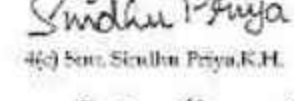
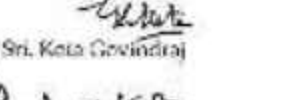
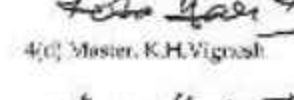
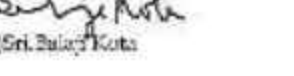
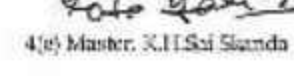
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judgment, execute any decree or orders to appoint and engage advocates, and other legal agents etc., as our attorney thinks fit and proper and to adjust, payments of any money or monies from any court, office or opposite party either in execution of decree or order or otherwise as it shall think fit and proper and to bid in court or Revenue sales/ Auction and do all acts deeds and things that may be necessary or requisite in connection therewith, in respect of the extent as mentioned in clause-7 above.

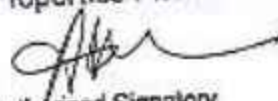
15) To appoint, substitute or substitutes in the place our attorney with same or limited powers as are herein contained by executing one or any number of powers of Attorney in favour of such substitute or substitutes and at his/her/their will and pleasure to remove such substitute/s as our attorney may deem fit from time to time.

16) In view of creating interest in favor of attorney in respect of the Schedule Property as per the Joint Development Agreement Dated: 06-01-2014 this General Power of attorney is irrevocable and even on our death this General Power of Attorney will not be revoked and further even on our death, our attorney is entitled to sell the Schedule Property to the extent of share referred to in para-7 above.

17) Our attorney in general is hereby authorised to do all such acts, deeds and things for effectual transferring the Schedule Property or any portion of it to the extent mentioned in para-7 above in favour of the prospective purchasers and to complete the intent and purpose of this Power of Attorney.

		
1. Sri. Kota J. Vinay	3(b) Smt. Sudha Balaji	4(f) Sri. Naveen Kumar Kota
		
1(a) Smt. K.V. Sreevard	3(c) Ms. Swathi Kota	4(g) Smt. Sreevali Naveen Kumar
		
1(b) Ms. K.V. Valishravi Chandra	3(d) Sri. Kamresh G. Kota	4(h) Ms. Poorvi N. Kota
		
1(c) Ms. K.V. Vaarun Chandra	3(e) Smt. Lakshmi Kamresh	4(i) Smt. K.Y. Keerthana
		
1(d) Smt. K. J. Swarna Latha	4) Sri. Kota Shiva Kumar	
		
2(a) Sri. K.R. Basri Narayan	4(a) Smt. S. Vatsala	
		
2(a) Sri. K. B. Raghavendra	4(b) Sri. Hari Kumar	
		
2(b) Smt. Lalitha Smittha Kodarnath	4(c) Smt. Sindhu Priya K.H.	
		
3) Sri. Kota Govindraj	4(d) Master. K.H. Vignash	
		
3(a) Sri. Balaji Kota	4(e) Master. K.H. Sai Sankar	

For SVG Properties Private Limited


Authorized Signatory

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18) And generally to do all such acts, deeds and things in connection with the above matter as our attorney shall think fit and proper as fully and effectually as we could do ourselves notwithstanding no express power or authority in that behalf is hereunder provided.

19) We the undersigned do hereby and at all times and hereafter shall ratify and confirm all and whatever act or acts our said attorney shall do or cause to be done by virtue of these presents further this Power of Attorney will not be revoked or cancelled or affected by the death of any one or more of us and will be subsisting with the survivor of us in respect of unfinished acts, deeds and things for which the attorney is appointed.

SCHEDULE PROPERTY

All that piece and parcel of property bearing No:33, Old No:33, 33/1, 33/2 and 33/3, previously Property No: 128, in all measuring 13,800 Square Feet, situated at Vasavi Temple Street, Visveswarapuram, Bangalore- 560 004 which is denoted as ABCDA in the sketch i.e., in Annexure - 2 for better identification and bounded on

East by	:	Vasavi Temple Street
West by	:	Private Property
North by	:	Property of Kota Panduranga Setty
South by	:	National High School Road.

Kota J. Vinay

1. Sri. Kota J. Vinay

K. V. Sree Chari

1(a) Smt. K.V. Sreevari

Kota Vinay

1(b) Ms. K.V. Vaishnavi Chandra

Kota Vinay

1(c) Ms. K.V. Vaishnavi Chandra

K.J. Swarnalatha

1(d) Smt. K. J. Swarna Latha

K.R. Badri Narayan

2. Sri. K.R. Badri Narayan

Srinivas Raghavendra

2(a) Sri. K.R. Raghavendra

Smt. Tallam Smita Kodanath

2(b) Smt. Tallam Smita Kodanath

Sri. Kota Govindraj

3. Sri. Kota Govindraj

Sri. Balaji Kota

3(a) Sri. Balaji Kota

Sudha Balaji

3(b) Smt. Sudha Balaji

Ms. Swathi Kota

3(c) Ms. Swathi Kota

Sri. Kamesh G. Kota

3(d) Sri. Kamesh G. Kota

K. Lakshmi Kamesh

3(e) Smt. Lakshmi Kamesh

Sri. Kota Shiva Kumar

4. Sri. Kota Shiva Kumar

S. Vatsala

4(a) Smt. S. Vatsala

Sri. Kota Hari Kumar

4(b) Sri. Kota Hari Kumar

Sindhu Priya K. H

4(c) Smt. Sindhu Priya K.H

Master. K.H. Vignesh

4(d) Master. K.H. Vignesh

Master. K.H. Sri Sunda

4(e) Master. K.H. Sri Sunda

Naveen

4(f) Sri. Naveen Kumar Kota

Srinivalli

4(g) Smt. Srinivalli Naveen Kumar

Naveen

4(h) Ms. Porovi. N. Kota

Smt. K.Y. Keerthana

4(i) Smt. K.Y. Keerthana

For SVG Properties Private Limited

Authorized Signatory

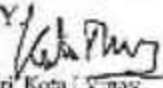
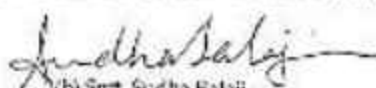
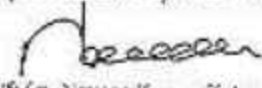
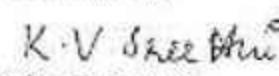
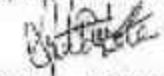
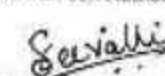
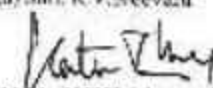
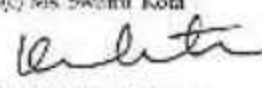
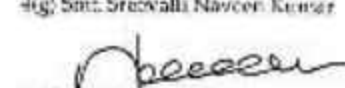
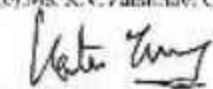
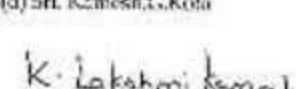
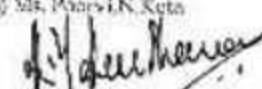
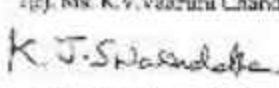
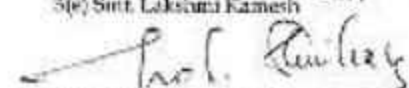
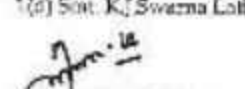
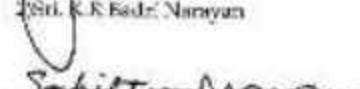
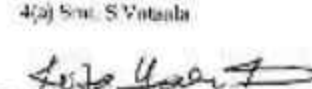
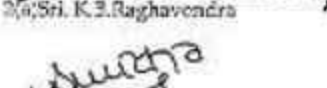
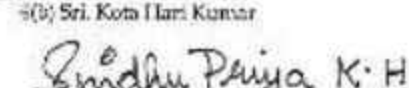
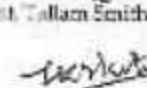
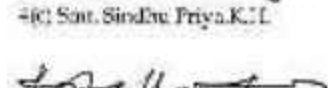
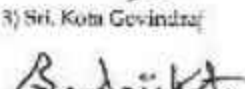
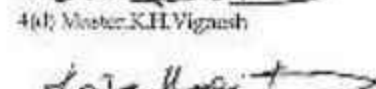
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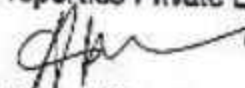
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IN WITNESSES WHEREOF, WE THE ABOVE NAMED HAVE SIGNED AND EXECUTED THIS GENERAL POWER OF ATTORNEY ON THIS SIXTH DAY OF JANUARY, TWO THOUSAND AND FOURTEEN (06-01-2014) AT BANGALORE CITY.

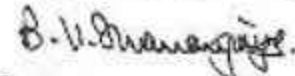
 1. Sri. Kota, Vinay	 2(b) Smt. Sudha Balaji	 4(f) Sri. Navneet Kumar Kota
 1(a) Smt. K.V. Sreevani	 3(c) Ms. Swathi Kota	 4(g) Smt. Sravalli Navneet Kumar
 1(b) Ms. K.V. Vaishnavi Chandra	 3(d) Sri. Kamesh, G. Kota	 4(h) Ms. Parvati N. Kota
 1(c) Ms. K.V. Varuni Chandra	 3(e) Smt. Lakshmi Kamesh	 4(i) Smt. K.V. Keerthana
 1(d) Smt. K.J. Swarna Latha	 4) Sri. Kota, Shiva Kumar	
 1(e) Sri. K.R. Eadri Narayan	 4(a) Smt. S. Vatsala	
 2(a) Sri. K.R. Raghavendra	 3(b) Sri. Kota Hari Kumar	
 2(b) Smt. Tallam Smitha Kedarnath	 3(c) Smt. Sindhu Priya K.H.	
 3) Sri. Kota Govindraj	 4(d) Master K.H. Vignesh	
 3(a) Sri. Balaji Kota	 4(e) Master K.H. Sri Shanda	

EXECUTANTS

For SVG Properties Private Limited


Authorized Signatory

WITNESSES:

- 
H. JANARDHANARASU
#94/32, 10th MAIN,
1st BLOCK, JASANAGAR,
BANGALORE
- 
B.V. DHANANJAYA
481, 21st CROSS,
13th MAIN,
BSK 2ND STAGE,
BANGALORE-560070

SIGNATURE OF AGENT FOR IDENTIFICATION.


DRAFTED BY: K. VENKATASUDHEER
(KAR:1697/98) ADVOCATE, BANGALORE

THIS DOCUMENT CONSISTS OF 22 PAGES

1 PAGE OF No. BNG(U)BSK 30 /2014-15

-1-



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE:

1. **Smt. Meena Rangan**, aged about 55 years, daughter of Late Sri. K.R. Panduranga Setty, residing at No.6, N.K. Street, Krishnanagar, Vellore, Tamil Nadu, presently in Bangalore: [PAN AACPR5393M];
2. **Smt. Sujatha R.**, aged about 53 years, daughter of Late Sri. K.R. Panduranga Setty, residing at No.5, Leo Residency, 2nd Floor, M.M.V. Road, V.V. Puram, Bangalore- 560 004: [PAN AESPS5696G];
3. **Smt. Vasavi Amar**, aged about 47 years, daughter of Late Sri. K.R. Panduranga Setty, residing at No.410, 18th Main Road, 4th T Block, Jayanagar, Bangalore- 560 041: [PAN AAOPA6144K];
4. **Smt. Uma Raman**, aged about 45 years, daughter of Late Sri. K.R. Panduranga Setty, residing at No.476, 1st Floor, 9th Cross, 1st Block, Jayanagar, Bangalore- 560 011: [PAN AIWPR1874R];

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R.

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D.A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
SVG Properties Private Limited

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No.BNG(U)BSK 30 /2014-15



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಇಲಾಖೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s SVG Properties Private Limited Rep by its Authorised Signatory Mr.Adi Bhaskar ,
ಇವರು 1106250.00 ರೂಪಾಯಿಗಳನ್ನು ವಿಗದಿತ ಮುದ್ರಾಂಕ ಕುಳ್ಳಿವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1106250.00	DD No. 005058, D*, 11/04/2014, Drawn on Axis Bank Ltd. Basavanagudi, Bangalore.
ಒಟ್ಟು :	1106250.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು

ದಿನಾಂಕ : 11/04/2014




ಶ್ರೀ ಮೋದನಾಥ್ ಪ್ರಸಾದ್ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
(ಪ್ರಶಂಸಕರು),
ಬೆಂಗಳೂರು
11 APR 2014



5. Mr. K. Pandurangan, aged about 66 years, son of Late Sri H.V. Krishnamurthy Chetty, residing at No.6, N.K. Street, Krishnanagar, Vellore, Tamil Nadu, presently in Bangalore: [PAN AAEPP4857A];
6. Mr. D.A. Raghav Eshwar, aged about 20 years, son of Sri D.K.Arnath, residing at No.410, 18th Main Road, 4th T Block, Jayanagar, Bangalore- 560 041: [PAN BHOPR1815G];
7. Mr. Kota S. Suryanarayan, aged about 65 years, son of Late Sri Kota R. Subramanyan Setty, residing at No.34/1, Subramanya Nivas, Vasavi Temple Road, V.V. Puram, Bangalore- 560 004: [PAN ABOPS9808B]; and
8. Mr. Kota S. Partha Sarathy, aged about 57 years, son of Late Sri Kota R. Subramanyan Setty, residing at No.34/1, Subramanya Nivas, 1st Floor, Vasavi Temple Road, V.V. Puram, Bangalore- 560 004: [PAN ABLPP7134Q];

Do hereby send Greetings and state as follows:

[We, the above named persons shall hereinafter be collectively referred to as "Principals"]

WHEREAS:

- A. We, the Principals at serial No.1 to 6 above, are the absolute owners of all that piece and parcel of immovable property bearing No. 127, New No. 34, measuring East to West towards Southern side 166.5 feet, towards Northern side 134.00 feet and North to South towards Eastern side 39.6 feet towards Western side 51 feet, situated at

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Pandurangan
Mr. K. Pandurangan

D.A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVC Properties Private Limited
SVC Properties Private Limited



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Print Date & Time : 11-04-2014 05:26:38 PM

ದಾಖಲೆ ಸಂಖ್ಯೆ : 30

ಬಹುತಂತ್ರ ದಲ್ಲಿದ್ದು ಉಪನಿರ್ದೇಶನಾಧೀನ ಬಹುತಂತ್ರದ ಕಡತಗಳನ್ನು ದಿನಾಂಕ 11-04-2014 ರಂದು 04:50:42 PM ಗಂಟೆಗೆ ಈ ಸೆಳೆಗೆ ವಿವರಿಸಿದ ಕುರುಹುಗಳಾಗಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊದಲಿನ ಕುರುಹು	150000.00
2	ನೂತನ ಕುರುಹು	770.00
	ಒಟ್ಟು :	150770.00

ಶ್ರೀ M/s SVG Properties Private Limited Rep by its Authorised Signatory Mr.Adi Bhaskar ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿಗಳು

ಹೆಸರು	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s SVG Properties Private Limited Rep by its Authorised Signatory Mr.Adi Bhaskar			

ಹಿರಿಯ ಉಪನಿರ್ದೇಶನಾಧೀನ
ಬಹುತಂತ್ರದ (ಬಹುತಂತ್ರ),
ಬೆಂಗಳೂರು

11 APR 2014

ಬಹುತಂತ್ರದ ಒಟ್ಟು ಕುರುಹು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ ಗುರುತು	ಸಹಿ
1	M/s SVG Properties Private Limited Rep by its Authorised Signatory Mr.Adi Bhaskar (ಬಹುತಂತ್ರದವರು)			
2	Smt.Meena Rangan (ಬಹುತಂತ್ರದವರು)			

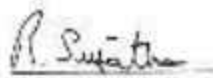


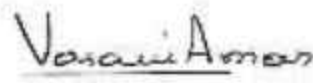
ಹಿರಿಯ ಉಪನಿರ್ದೇಶನಾಧೀನ
ಬಹುತಂತ್ರದ (ಬಹುತಂತ್ರ),
ಬೆಂಗಳೂರು
11 APR 2014

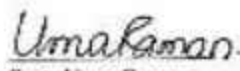
'Ramanilaya', Vasavi Temple Street, Visveswarapuram, Bangalore City. The said immovable property is more fully described in the 'Schedule' hereunder as **Item No.1**;

- B. We, the Principals at serial No.7 to 8 above, are the absolute owners of all that piece and parcel of immovable property No. 127, New No. 34/1, measuring East to West towards Southern side 134 feet, towards Northern side 97.4 feet and North to South towards Eastern side 47.9 feet towards Western side 61.6 feet, situated at 'Subramanaya Nivas', Vasavi Temple Street, Visveswarapuram, Bangalore City. The said immovable property is more fully described in the 'Schedule' hereunder as **Item No.2**. The aforesaid Item No.1 and Item No.2 of the 'Schedule' shall hereinafter be collectively referred to as the "**Schedule Property**";
- C. The property bearing No. 33 (old Nos. 33, 33/1, 33/2 and 33/3), totally admeasuring 13,800 square feet, is adjoining the Schedule Property on the southern side and the same is owned by Mr. Kota J. Vinay and others. The aforesaid adjoining property shall hereinafter be referred to as the "**Adjacent Property**";
- D. M/s. SVG Properties Private Limited has entered into a Joint Development Agreement dated 06.01.2014 with the land owners of the Adjacent Property for the development of the Adjacent Property and the said Joint Development Agreement has been registered as Document No.CMP-1-07980/2013-2014, Book-I, stored in C.D. No. CMPD 104, at the office of the Sub-Registrar, Chamaraipet, Bangalore. Further, the land owners of the Adjacent Property have also executed a General Power of Attorney dated 06.01.2014 in favour of M/s. SVG Properties Private

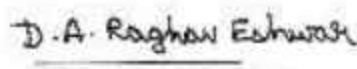

Smt. Meena Rangan

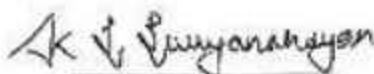

Smt. Sujatha R.

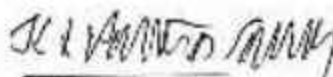

Smt. Vasavi Amar


Smt. Uma Raman


Mr. K. Pandurangan


Mr. D.A. Raghav Eshwar


Mr. Kota S. Suryanarayan


Mr. Kota S. Partha Sarathy


SVG Properties Private Limited

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಪ್ರತಿಬಿಂಬಿತ ಗುರುತು	ಹೆಸರು
3	Smt.Sujatha.R. (ಒರೆಯಕೊಡುವವರು)			R. Sujatha
4	Smt.Vasavi Amar . (ಒರೆಯಕೊಡುವವರು)			Vasavi Amar
5	Smt.Uma Raman . (ಒರೆಯಕೊಡುವವರು)			Uma Raman.
6	Mr.K.Pandurangan . (ಒರೆಯಕೊಡುವವರು)			K. Pandurangan
7	Mr.D.A. Raghav Eshwar . (ಒರೆಯಕೊಡುವವರು)			D. A. Raghav Eshwar
8	Mr.Kota S.Suryanarayan . (ಒರೆಯಕೊಡುವವರು)			K. S. Suryanarayan
9	Mr.Kota S.Partha Sarathy . (ಒರೆಯಕೊಡುವವರು)			K. S. Partha Sarathy




ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು,
ಜನಪನುಡಿ (ಜನಪಂಕ್ತಿ),
ಬೆಂಗಳೂರು

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No.BNG(U)BSK...../2014-15

11 APR 2014



Limited authorizing M/s. SVG Properties Private Limited to do certain acts and deeds pertaining to the development of the Adjacent Property and sale of its share in the said development. The aforesaid General Power of Attorney has been registered as Document No.CMP-4-00485/2013-2014, Book-IV, stored in C.D. No. CMPD 104, at the office of the Sub-Registrar, Chamrajpet, Bangalore;

- E. We have also entered into a Joint Development Agreement dated April 11, 2014, registered as document No. 508/14-15 with M/s. SVG Properties Private Limited ('Developer') for the development of the Schedule Property together with the Adjacent Property (as one single property) into a 'Residential Apartment Building' ('Development Agreement'). For the sake of brevity, the capitalized terms and expressions defined under the Development Agreement are used herein but not defined herein and such capitalized terms and expressions shall have the same meaning ascribed to them under the Development Agreement;
- F. The Principals and the Developer have agreed to share the Schedule Property Built Up Area of the Residential Apartment Building and the undivided interest in the Schedule Property in the ratio of 50:50 in terms of **Clause 6.3** of the Development Agreement;
- G. In terms of **Clause 12.1** of the Development Agreement, we have agreed to execute a General Power of Attorney in favour of the Developer *inter-alia* to enable the Developer to: (i) obtain necessary approvals, sanction, licenses, no-objection certificates with respect to the Residential Apartment Building; (ii) enter into agreements to sell with respect to the 'Developer's Share'; (iii) sell/transfer/lease the

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D.A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Parthasarathy
Mr. Kota S. Parthasarathy

SVG Properties Private Limited
SVG Properties Private Limited

Meena Rangan
Vasavi Amar
K. S. Suryanarayana

R. Sujatha
K. S. Suryanarayana



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No.BNG(U)BSK 30 2014-15

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	D.K.Amarnath No. 410, 18th main Road, 4th T Block, Jayanagar, Bangalore-41	D.K. Amarnath
2	Satyanarayan.A. No. 340, 5th main, ISRO Layout, Bikasipura, Bangalore-78	Satyanarayan.A.

[Signature]
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ),
ಬೆಂಗಳೂರು
11 APR 2014



4 ನೇ ಪ್ರಸ್ತುತರ ವಿದ್ಯಾರ್ಥಿಗಳು
ಸಂಖ್ಯೆ BSK-4-C0030-2014-15 ಅಗ
ಓ.ಡಿ. ಸಂಖ್ಯೆ 35KD265 ನೇ ದೃಢೀಕರಣ
ದಿನಾಂಕ 11-04-2014 ರಂದು ವೇಳಾಂಚಾಯದೊಳಗಿವೆ

[Signature]
ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ, ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ),
ಬೆಂಗಳೂರು

Designed and Developed by C.DACI, ACIS, Pune

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ),
ಬೆಂಗಳೂರು

11/4/14





'Developer's Share' in its favour and/or in favour of its nominee/s; and (iv) mortgage the 'Developer's Share' (pursuant to obtaining 'Sanctioned Building Plans') for the purpose of obtaining financial assistance from banks, financiers, financial companies and/or other financial institutions with respect to construction of the 'Residential Apartment Building'; etc.,

The 'DEVELOPER'S SHARE' as defined in the Development Agreement and stipulated in this Power of Attorney is as follows:

50 % share of the Developer in the Schedule Property Built Up Area and proportionate car parking space shall hereinafter be collectively referred to as "Developer's Constructed Area" and the balance 50% undivided interest of the Developer in the Schedule Property shall hereinafter be referred to as "Developer's Undivided Interest". The Developer's Constructed Area and Developer's Undivided Interest together with proportionate right in the common areas and facilities of the entire Residential Apartment Building shall hereinafter be collectively referred to as "DEVELOPER'S SHARE".

H. Accordingly, we, the Principals herein, have executed this General Power of Attorney as follows:

NOW THEREFORE, WE THE ABOVE NAMED PRINCIPALS, DO HEREBY AUTHORIZE, NOMINATE, APPOINT AND CONSTITUTE M/S. SVG PROPERTIES PRIVATE LIMITED (the DEVELOPER), a company incorporated under the Indian Companies Act, 1956, having its registered Office at No. 19, Ground Floor, Doddakallasandra, Kanakapura Main Road, Bangalore - 560 062, represented by its Authorised Signatory, Mr. Adi Bhaskar, and persons duly authorized by the Developer from

Meena Rangan
Smt. Meena Rangan

P. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D.A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
SVG Properties Private Limited





time to time vide its board resolution/s, as our true and lawful attorney for us and in our name and on our behalf to do all or any of the following acts, deeds and things, that is to say:-

- 1) To sign applications and apply for amalgamation of the Schedule Property with the Adjacent Property and obtain consolidated khatha in the joint names of the Principals and the Adjacent Property owners with respect to such amalgamated property (viz., the Composite Property) from Bruhat Bangaluru Mahanagara Palike or such other concerned authority. This authorization also includes the power to amalgamate and obtain consolidated Khatha with respect to the Composite Property;
- 2) To sign and execute necessary petitions, applications, forms affidavits, declarations, undertakings, indemnities and other documents required for and to do all such acts, deeds and things that may be required to obtain the consolidated khatha with respect to the Composite Property.
- 3) To sign applications and apply for and obtain necessary and appropriate orders with respect to sanction / approval on the building plans of the Residential Apartment Building from the Bangalore Development Authority/ Bruhat Bangaluru Mahanagara Palike/ and/ or such other competent authorities, for and in connection with the development of the Schedule Property and the Adjacent Property (Composite Property). Also, to obtain any modifications to the Sanctioned Building Plans as per the Development Agreement, from time to time. In this regard, to appear for and represent us before the Revenue Inspector, Assistant Commissioner, Deputy Commissioner and other State and Central Government authorities, town planning department, municipal councils and other statutory offices, bodies etc.

Meena Rangan
Smt. Meena Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D.A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayan
Mr. Kota S. Suryanarayan

K. L. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
SVG Properties Private Limited



- 4) To pay the prescribed fees, premiums and other sums that may be demanded by the concerned authorities in connection with the sanction/approval of the building plans of the Residential Apartment Building.
- 5) To sign and execute necessary petitions, applications, forms affidavits, declarations, undertakings, indemnities and other documents required for and to do all such acts, deeds and things that may be required to obtain sanction/approval of the building plans of the Residential Apartment Building.
- 6) To sign applications and/or apply for and obtain all requisite approvals/consents/no-objections/sanctions/orders for the development of the Schedule Property in terms of the Development Agreement (hereinafter referred to as 'Development') from the concerned government /quasi government authorities, including but not limited to the government ministries, government departments, government instrumentalities, Fire Force Department, Karnataka Power Transmission Corporation Limited, Bangalore Electricity Supply Company Limited, Bangalore Water Supply and Sewerage Board, Telecom Department, Airport and Telecommunication Authorities, Karnataka Pollution Control Board, Environmental Authorities, Lift Inspectorate, Electrical Inspectorate and such other government or statutory authority/ies.
- 7) To apply for and secure electricity, water and sanitary connections whether temporary or permanent and other incidental requirements with respect to the Schedule Property/ Residential Apartment Building from the concerned authorities from time to time.

Merna Rangan
Smt. Merna Rangan

R. Sujatha
Smt. Sujatha R

Vasavi Amar
Smt. Vasavi Amar

Uma Raman
Smt. Uma Raman

K. Panduranga
Mr. K. Panduranga

D. A. Raghav Eshwar
Mr. D.A. Raghav Eshwar

K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Partha Sarathy
Mr. Kota S. Partha Sarathy

SVG Properties Private Limited
SVG Properties Private Limited



- 8) To sign and execute all letters, applications, undertakings, declarations, intimacies, agreements etc., as may from time to time be necessary or as may be required by the concerned authorities with respect to sanction of necessary electricity, water and sanitary connections and all other amenities and facilities for the Development.
- 9) To deal and correspond with the Bangalore Electrical Supply Company Ltd., from time to time for obtaining electricity connections including providing or setting up sub-stations/s with respect to the Residential Apartment Building.
- 10) To co-ordinate with the Bangalore Development Authority/ Bruhat Bangaluru Mahanagara Palike/ and/ or such other competent authorities, on all statutory/ regulatory matters pertaining to the Development.
- 11) To sign applications, apply for and obtain from the concerned authorities commencement certificates, occupancy certificates, completion certificates and other certificates, permissions, orders etc., with respect to the Development.
- 12) To appear for and represent us before any and all concerned authorities as may be necessary or advisable for or in connection with the Development and to make such arrangements and arrive at such arrangements as may be conducive to the Development.
- 13) To carry out the construction of the Residential Apartment Building in accordance with the Specifications, Sanctioned Building Plans and the Development Agreement and further to complete the said construction as per the terms of the Development Agreement, within the time period agreed therein.

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Mr. K. Panduranga

D. A. Raghav Eshwar
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K. S. Suryanarayana
Mr. Kota S. Suryanarayana

K. S. Parthasarathy
Mr. Kota S. Parthasarathy

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- 14) To enter into 'Agreement/s to Sell', Construction Agreement and such other Agreements with respect to the Developer's Share as per Clause 6.5 of the Development Agreement and with respect to any additional built up area & undivided share in Schedule Property that may be additionally allotted by the Owners to the Developer under the Area Sharing Agreement, with any third parties who are intending to purchase the Developer's Share and to present the same for registration, to admit in execution before the concerned Sub-Registrar and to receive advance sale consideration as well as the entire sale consideration in that regard from such third party/ proposed purchasers, at Developer's own risk and responsibility. The Developer shall receive such advance sale consideration/ entire sale consideration from such third party/proposed purchasers in its independent status as a Developer and not on behalf of the Principals. It is hereby clarified that authorization to enter into 'Agreement/s to Sell' with respect to the Developer's Share shall not, for any reason whatsoever, give rise to any obligations to be fulfilled by the Principals. The Principals are not liable to such third party/proposed purchasers under the Agreement/s to Sell, for any breach of obligations on part of the Developer and/or for any or all the liabilities of the Developer arising under such Agreement/s;
- 15) To negotiate on terms and conditions with any third parties for sale, transfer, lease, sub-lease or under lease of the Developer's Share as the Developer may deem fit.
- 16) To sell or transfer, convey or otherwise dispose off by way of sale, gift, lease, mortgage, exchange or otherwise the Developer's Share as specified in Clause.6.5 of the Development Agreement and any additional built up area & undivided share in

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Schedule Property that may be additionally allotted by the Owners to the Developer under the Area Sharing Agreement in favour of the Developer or its nominee/s or third parties or intending purchasers of Developer Share. It is hereby clarified that the Developer shall not be entitled to sell/transfer the undivided interest in the Schedule Property forming part of the Developer's Share without the sale/transfer of corresponding Developer's Constructed Area.

- 17) To sign and execute any agreement/s to sell, sale deed/s and other conveyances/s in favour of the Developer or in favour of the purchaser/s/nominees on such terms and conditions as the Developer may deem fit in respect of Developer's Share and subject to the terms of the Development Agreement.
- 18) To present any Agreement/s to sell, sale deed/s or other conveyance/s in respect of the Developer's Share for registration, admit execution and receipt of consideration before the Sub-Registrar having authority for and to get the same registered and to do all acts, deeds and things which the Developer shall consider necessary for conveying the Developer's Share to the said purchaser/s and/or his/her/their nominee/s or assignee/s or in any other manner as the Developer may deem fit.
- 19) To sign and execute necessary documents, declarations, affidavits undertakings and other documents required for completion of registration of the agreement/s to sell, sale deed/s or other conveyance/s instruments in respect of the Developer's Share in this Power of Attorney.
- 20) If required, to obtain khatha (mutation) with respect to Developer's Share upon transfer/conveyance of the Developer's Share in terms hereof, and to obtain independent khatha with respect to the apartment units comprised in the Developer's Share, in its name or in the name of its nominees/purchaser/s of the aforesaid apartment units.

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- 21) To raise, borrow funds from banks, bankers, financial institutions, etc. (collectively referred to as "Lenders") by creating equitable or other kind of mortgage on the Developer's Share and on the development rights accrued under the Development Agreement as a security towards repayment of such borrowings. It is hereby clarified that the Developer shall be entitled to create such charge/mortgage on the Developer's Share only upon the Developer obtaining the Sanctioned Building Plans in terms of the Development Agreement. Further, it is clarified that the Developer shall not be entitled to create any charge/encumbrance on the Owners' Share.
- 22) To sign and execute requisite mortgage deeds and such other instruments in favour of the Lenders with respect to the creation of charge/mortgage on the Developer's Share and/or on the development rights of the Developer under the Development Agreement. To present such mortgage deeds/ instruments executed in favour of the Lenders before the jurisdictional Sub-Registrar in the manner prescribed under law and to admit execution of such documents. In this regard, the Developer shall be entitled to sign and execute necessary forms, declarations and affidavits etc., but without involving us or our successors or Owner's Share in any liability in respect of the said borrowing, mortgage or other commitments.
- 23) To institute, defend and prosecute any proceedings (including appeals) before any Court, Tribunal or Arbitration and other authorities with respect to any matter/s concerning the Development and to enforce or challenge any orders/actions concerning the Development.

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Mr. Kota S. Partha Sarathy

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- 24) To plead and to sign and verify plaint, written statements, petitions, and other pleadings including pleadings under Article 226 of the Constitution of India and also to present any memorandum of appeal, to accept service or summons, notices and other legal process enforce judgment, execute any decree or orders, to appoint and engage advocates and other legal agents etc., and to do all acts and deeds as the Developer may think fit and proper, in connection with any matter/s concerning the Development. It is hereby clarified that the Developer shall not be entitled to institute or defend any action, proceedings, etc., with respect to any matters concerning the title of the Principals to the Schedule Property and/or any personal matters of the Principals (except as provided herein), since the Principals have specifically agreed that in case of any title dispute, they themselves will resolve the same at their cost and indemnify the Developer in that regard.
- 25) Since this General Power of Attorney is executed in furtherance to the Development Agreement, it is coupled with interest and is irrevocable..
- 26) To appoint any representative to give effect to the powers conferred herein and sub-delegate the power herein to such representative and at its will and pleasure to remove such representative; as our Attorney may deem fit from time to time.
- 27) To do all such acts, deeds and things for effectually transferring the Developer's Share in favour of the prospective purchaser/s and to complete the intent and purpose of this Power of Attorney.
- 28) And generally to do all such acts, deeds and things in connection with the above matter as the Developer may think fit and proper as fully and effectually as we could

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K. L. V. Partha Sarathy
Mr. Kota S. Partha Sarathy

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do ourselves not withstanding any express power or authority in that behalf is hereunder provided.

This General Power of Attorney shall not be affected by the death of any one or more of us and shall be subsisting with the survivors of us in respect of unfinished acts, deeds and things for which the Developer is appointed herein as our attorney.

We, the Principals, do hereby undertake to ratify and confirm all and whatever act/s the Developer as our attorney shall do or cause to be done by virtue of these presents. The Developer shall exercise the powers conferred herein above in terms of the Development Agreement.

All acts, deeds and things that may be done by the Developer in exercise of the powers conferred under this General Power of Attorney shall be at the sole responsibility and risk of the Developer and the Principals shall not be liable for any consequences there from.

The cost of this General Power of Attorney including, but not limited to stamp duty and registration fee, has been borne entirely by the Developer.

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Mr. Kota S. Partha Serathy

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SCHEDULE

DESCRIPTION OF THE SCHEDULE PROPERTY

Item No.1:

All that piece and parcel of property No:127, new No:34, measuring East to West towards Southern side 166.5 feet, towards Northern side 134.00 feet and North to South towards Eastern side 39.6 feet towards Western side 51 feet, situated at 'Ramanilaya', Vasavi Temple Street, Visveswarapuram, Bangalore City, with old house structure thereon and bounded as:

East by : Vasavi Temple Street.
West by : Conservancy.
North by : Item No.2 property.
South by : Property No.33 (Adjacent Property).

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Item No.2:

All that piece and parcel of property No:127, new No:34/1, measuring East to West towards Southern side 134 feet, towards Northern side 97.4 feet and North to South towards Eastern side 47.9 feet towards Western side 61.6 feet, situated at 'Subramanaya Nivas', Vasavi Temple Street, Visveswarpuram, Bangalore City, with old house structure thereon and bounded as:

East by	:	Vasavi Temple Street.
West by	:	Conservancy.
North by	:	Private property.
South by	:	Item No.1 property.

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Smt. Sujatha .R

Vasavi Amar
Smt. Vasavi Amar

Uma Ramen
Smt. Uma Ramen

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Mr. K. Panduranga

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Mr. Kota S. Suryanarayan

K. S. Partha Sarathy
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Consolidated Schedule of Item No.1 and 2:

All that piece and parcel of properties bearing Nos:34 and 34/1, totally admeasuring 12,150 square feet, situated at Vasavi Temple Street, Visveswarapuram, Bangalore City, with old house structure thereon and bounded as:

East by : Vasavi Temple Street;
West by : Conservancy;
North by : Private Property; and
South by : Property No.33 (Adjacent Property).

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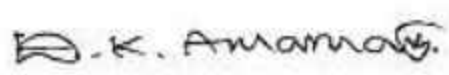
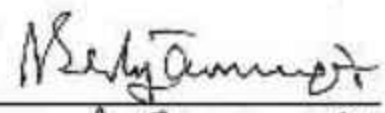
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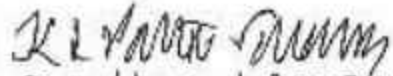
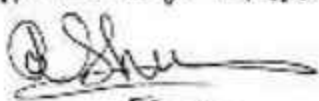
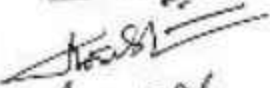
IN WITNESS WHEREOF the Principals have executed this General Power of Attorney on this the 11th day of April, 2014, at Bangalore, in the presence of the following witnesses:

PRINCIPALS	
1. <u>Meena Rangan</u> Signature Name: Smt. Meena Rangan	2. <u>P. Sujatha</u> Signature Name: Smt. Sujatha. R
3. <u>Vasavi Amar</u> Signature Name: Smt. Vasavi Amar	4. <u>Uma Raman</u> Signature Name: Smt. Uma Raman
5. <u>K. Panduranga</u> Signature Name: Mr. K. Panduranga	6. <u>D. A. Raghav Eshwar</u> Signature Name: Mr. D.A. Raghav Eshwar
7. <u>K. S. Suryanarayan</u> Signature Name: Mr. Kota S. Suryanarayan	8. <u>K. S. Partha Sarathy</u> Signature Name: Mr. Kota S. Partha Sarathy



ACCEPTED BY THE ATTORNEY (DEVELOPER):	
For and on behalf of M/S. SVG PROPERTIES PRIVATE LIMITED, REPRESENTED BY ITS AUTHORISED SIGNATORY	
 Name: Mr. Adi Bhaskar. (Authorised Signatory)	
WITNESSES	
1.  Name: D.K. AMARNATH Address: # 410, 18 TH MAIN ROAD 4 TH T/BLOCK, JAYANAGAR BANGALORE-560041.	2.  Name: A. SATYANARAYANA. Address: No. 340, 5 th MAIN ISRO LAYOUT, BANGALORE-560078.

Drafted by:

- 3. 
RA. holder for K.P. BHATHAUSHA
- 4. 
- 5. 
- 6. Lalitha Hemanth


Ch. Venkata Soudhakar
Advocate - (11AA 167A/92)
Bangalore.