

AGREEMENT OF SALE

THIS **AGREEMENT FOR SALE** IS MADE AND EXECUTED ON THIS THE _____
DAY OF _____ TWO THOUSAND SEVENTEEN AT BANGALORE:

BY :

1. **Sri.S.C.NARAYANA REDDY**, aged 71 years,
Son of Late Chikka Annaiah Reddy,
2. **Sri.S.N.MANJUNATH**, aged 46 years,
Son of Sri.S.C.Narayana Reddy,
3. **Sri.S.N.PRAKASH**, aged 43 years,
Son of Sri.S.C.Narayana Reddy,

Parties 1 to 3 are residing at
Seetharampalya (Sonnenahalli),
Mahadevapura Post, Bangalore – 48.

4. **Smt.S.N.HEMAVATHI**, aged 40 years,
Wife of Sri.R.Srinivas,
Daughter of Sri.S.C.Narayana Reddy,

Residing at Door No.106, 5th Cross,
Beguru Road, Hongasandra,
Bangalore – 68.

5. **Sri.S.N.RAJASHEKAR**, aged 36 years,
Son of Sri.S.C.Narayana Reddy,
Residing at Seetharampalya (Sonnenahalli),
Mahadevapura Post, Bangalore – 48.

6. **Smt.S.N.RAJALAKSMI**, aged 37 years,
Wife of Sri.V.Deepak,
Daughter of Sri.S.C.Narayana Reddy,

Residing at #33,
Seetharampalya (Sonnenahalli),
Mahadevapura Post, Bangalore – 48.

7. **Smt.J.KALAVATHI**, aged 64 years,
Wife of Late M.Vasanth,

8. **Smt.V.VALLI**, aged 36 years,
Daughter of late M.Vasanth,

9. **Sri.V.MANJUNATH**, aged 40 years,
Son of late M.Vasanth,

All are Residing at Seetharamapalya,
Mahadevapura Post, Bangalore.

All are represented by their registered General Power of Attorney Holder

M/s. SAI SRAVANTHI INFRA PROJECTS PVT LTD,

Having its Registered office address at
Flat No.304, Pavani Homes,
63, Huda Enclave, Jubilee Hills,
Hyderabad.

Having its Office at:
Pavani Royale, 1st Cross, Green Garden Layout,
Kundalahalli Gate, Bangalore – 560 037.

Represented by its Director:
Mr. P.V. RAGHAVA RAO, aged 55 years,
Son of Mr. Venkateshwara Rao

10. M/s. SAI SRAVANTHI INFRA PROJECTS PVT LTD,

Having its Registered office address at
Flat No.304, Pavani Homes,
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Having its Office at:
Pavani Royale, 1st Cross, Green Garden Layout,
Kundalahalli Gate, Bangalore – 560 037.

Represented by its Director:
Mr. P.V. RAGHAVA RAO, aged 55 years,
Son of Mr. Venkateshwara Rao

Hereinafter called the VENDORS/FIRST PARTY (The terms VENDORS/FIRST PARTY shall mean and include their respective Legal Heirs, Legal Representatives, Administrators, Agents, Assignees, Successors-in-Office, nominee/nominees etc.,) of the ONE PART

AND :

M/s. SAI SRAVANTHI INFRA PROJECTS PVT LTD,

Having its Registered office address at
Flat No.304, Pavani Homes,
63, Huda Enclave, Jubilee Hills,
Hyderabad.

Having its Office at:
Pavani Royale, 1st Cross, Green Garden Layout,
Kundalahalli Gate, Bangalore – 560 037.

Represented by its Director:
Mr. P.V. RAGHAV RAO, aged 55 years,
Son of Mr. Venkateshwara Rao

Hereinafter called the DEVELOPER/SECOND PARTY (The term DEVELOPER/SECOND PARTY shall mean and include the Firm, its Partners, Legal Heirs, Legal Representatives, Administrators, Agents, Assignees, Successors-in-Office, nominee/nominees etc.,) of the SECOND PART

IN FAVOUR OF:

Hereinafter called the PURCHASER/S (The term PURCHASER/S shall mean and include his/her/their respective Legal Heirs, Legal Representatives, Administrators, Agents, Assignees, Successors-in-Office, nominee/nominees etc.,) of the THIRD PART

WITNESSETH.

WHEREAS the Parties at Sl.No.1 to 6 of the First Part are the absolute Owner of all that piece and parcel of residentially converted land bearing New Sy.No.51/5, Old Sy.No.51/2, measuring 25 Guntas, (converted vide Official Memorandum dated 08/10/2012, bearing No.ALN(E.B) (KA) SR:71/2012-13, issued by the Deputy Commissioner, Bangalore District), situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, which property is morefully described in the Schedule hereunder and hereinafter referred to as the **“ITEM NO.I OF THE SCHEDULE A PROPERTY”**, they having acquired the Same vide oral Partition deed dated 18/11/1989 and revenue records pursuant to same was transferred in their names vide Mutation Register Extract No.4/1993-94.

WHEREAS, the parties at Sl.No.7 and 8 of the first part are the joint absolute Owners of all that piece and parcel of the **South Eastern portion** of the converted land bearing Sy.No.50, measuring **7.49 Guntas** out of 24 Guntas, (Converted from agricultural to non-agricultural purpose vide Official Memorandum dated 7/1/2014, bearing No.ALN(EKHW)SR/90/2013-14, issued by the Special Deputy Commissioner, Bangalore District, Bangalore), situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, which property is morefully described in the Schedule hereunder and hereinafter referred to as the **“ITEM NO.II OF THE SCHEDULE A PROPERTY”**.

WHEREAS, Party at Sl.No.9 of the first part is the absolute Owner of all that piece and parcel of the **western portion** of the converted land bearing Sy.No.50, measuring **8.791 Guntas** out of 24 Guntas, (Converted from agricultural to non-agricultural purpose vide Official Memorandum dated 7/1/2014, bearing No.ALN(EKHW)SR/90/2013-14, issued by the Special Deputy Commissioner, Bangalore District, Bangalore), situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, which property is morefully described in the Schedule hereunder and hereinafter referred to as the **“ITEM NO.III OF THE SCHEDULE A PROPERTY”**.

WHEREAS Party at Sl.No.10 is the absolute Owner of all that piece and parcel of the **middle portion** of the converted land bearing Sy.No.50, measuring **7.72 Guntas** out of 24 Guntas, (Converted from agricultural to non-agricultural purpose vide Official Memorandum dated 7/1/2014, bearing No.ALN(EKHW)SR/90/2013-14, issued by the Special Deputy Commissioner, Bangalore District, Bangalore), situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, which property is morefully described in the Schedule hereunder and hereinafter referred to as the **“ITEM NO.IV OF THE SCHEDULE A PROPERTY”**, he having acquired the same vide sale deed dated 27/3/2015, registered as document No.21929/2014-2015, Book I, registered in the office of the Sub-registrar Banaswadi.

WHEREAS Party at Sl.No.10 is the absolute Owner of all that piece and parcel of the **portion** of the converted land bearing Sy.No.50, measuring **13 Guntas**, (Converted from agricultural to non-agricultural purpose vide Official Memorandum dated 19/4/2005, bearing No.ALN(SR)E 318/2004-05, issued by the Special Deputy Commissioner, Bangalore District, Bangalore), situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, which property is morefully described in the Schedule hereunder and hereinafter referred to as the **“ITEM NO.V OF THE SCHEDULE A PROPERTY”** he having acquired vide sale Deed dated 11/8/2014 registered as document No.7478/2014-2015, Book I, registered in the office of the Sub-registrar Banaswadi Bangalore.

WHEREAS Party at Sl.No.10 is the absolute Owner of all that piece and parcel of the converted land bearing **Eastern Portion** of Sy.No.50, measuring **11 Guntas**, (Converted from agricultural to non-agricultural purpose vide Official Memorandum dated 19/4/2005, bearing No.ALN(SR)E 318/2004-05, issued by the Special Deputy Commissioner, Bangalore District, Bangalore), situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, which property is morefully

described in the Schedule hereunder and hereinafter referred to as the **"ITEM NO.VI OF THE SCHEDULE A PROPERTY"** he having acquired vide sale Deed dated 11/8/2014 registered as document No.7478/2014-2015, Book I, registered in the office of the Sub-registrar Banaswadi Bangalore.

WHEREAS Party at Sl.No.10 is the absolute Owner of all that piece and parcel of the converted land bearing Sy.No.50, measuring **13 Guntas**, (Converted from agricultural to non-agricultural purpose vide Official Memorandum dated 22/12/2014, bearing No.ALN (E)(SR) (Kr.Ho)97/2006-07, issued by the Special Deputy Commissioner, Bangalore District, Bangalore read along with rectification official Memorandum dated 22/12/2014 bearing No.ALN (E) SR (Kri.Hob) 97/2006-2007), situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, which property is morefully described in the Schedule hereunder and hereinafter referred to as the **"ITEM NO.VII OF THE SCHEDULE A PROPERTY"** he having acquired vide Sale Deed dated 9/1/2015 registered as document No. 17029/2014-15, Book I, registered in the office of the Sub-registrar Banaswadi Bangalore.

WHEREAS Party at Sl.No.10 is the absolute Owner of all that piece and parcel of the converted land bearing Sy.No.50, measuring **10 Guntas**, (Converted from agricultural to non-agricultural purpose vide Official Memorandum dated 22/12/2014, bearing No.ALN (E)(SR) (Kr.Ho) 97/2006-07, issued by the Special Deputy Commissioner, Bangalore District, Bangalore read along with rectification official Memorandum dated 22/12/2014 bearing No.ALN (E) SR (Kri.Hob) 97/2006-2007), , situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, which property is morefully described in the Schedule hereunder and hereinafter referred to as the **"ITEM NO.VIII OF THE SCHEDULE A PROPERTY"** he having acquired vide Sale Deed dated 9/1/2015 registered as document No. 17029/2014-15, Book I, registered in the office of the Sub-registrar Banaswadi Bangalore.

WHEREAS Party at Sl.No.10is the absolute Owner of all that piece and parcel of the converted land bearing Sy.No.50, measuring **14 Guntas**, (Converted from agricultural to non-agricultural purpose vide Official Memorandum dated 19/4/2005, bearing No.ALN.SR.(E) 317/2004-05, issued by the Special Deputy Commissioner, Bangalore District, Bangalore) situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, which property is morefully described in the Schedule hereunder and hereinafter referred to as the **"ITEM NO.IX OF THE SCHEDULE A PROPERTY"** he having acquired vide Sale Deed dated 11/08/2014 registered as document No.7479/2014-15, Book I, registered in the office of the Sub-registrar Banaswadi Bangalore.

WHEREAS Party at Sl.No.10is the absolute Owner of all that piece and parcel of the converted land bearing Sy.No.50, measuring **6657 Sq.feet out of 11 Guntas**, (Converted from agricultural to non-agricultural purpose vide Official Memorandum dated 19/4/2005, bearing No.ALN.SR.(E).317/2004-05, issued by the Special Deputy Commissioner, Bangalore District, Bangalore situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, which property is morefully described in the Schedule hereunder and hereinafter referred to as the **"ITEM NO.X OF THE SCHEDULE A PROPERTY"** he having acquired vide Sale Deed

dated 11/8/2014 registered as document No.7484/2014-15, Book I, registered in the office of the Sub-registrar Banaswadi Bangalore.

WHEREAS, the Item No.I to Item No.X of Schedule A Property is amalgamated and Bruhat Bangalore Mahanagara Palike have Assigned New Katha No.270 (old Katha No.260)

WHEREAS the Vendors at Sl.No.1 to 6 herein have entered into a registered Joint Development Agreement dated 8/8/2013, registered as document No. 6834/2013-14, Book I stored in CD No.BNSD284 registered in the office of the Sub-registrar Banaswadi, read along with Rectification Deed for Joint Development Agreement dated 15/9/2016 registered as document No.7926/2016-17, Book I, stored in CD No.BNSD494, registered in the office of the Sub-Registrar Banaswadi, and Vendors at Sl.No.7 to 9 herein have entered into a registered Joint Development Agreement dated 15/5/2014 registered as document No.2677/2014-15 read along with Rectification Deed for Joint Development Agreement dated 15/9/2016 registered as document No.9169/2016-17, Book I, stored in CD No.BNSD504, registered in the office of the Sub-Registrar Banaswadi with the DEVELOPER M/s.Sai Sravanthi Infra Projects Pvt Ltd represented by its Director Sri.P.V.Raghava Rao, for development of the Schedule A Property into a multistoried residential apartment building known as **"PAVANI DIVINE"**.

WHEREAS in terms of the Joint Development Agreement, the Developer has a right to Develop the "A" Schedule Property into a residential multistoried apartment and the Developer is entitled to 54% undivided share in the land of the Item No.I of "A" Schedule Property and 60% undivided share in the land of the Item No.II and Item No.III of "A" Schedule Property with a right to nominate a Purchaser/s of their choice who would obtain the construction of a residential apartment through the Developer with proportionate undivided share in the land and whereas the Vendors have executed a General Power of Attorney in favour of the Developer to the extent of 54% share in the "Item No.I of "A" Schedule Property vide General Power of Attorney dated 8/8/2013, registered as document No.338/2013-14, Book IV stored in CD No.BNSD284 registered in the office of the Sub-registrar Banaswadi and read along with Rectification Deed for General Power of Attorney dated 15/9/2016 registered as document No. 480/2016-17, Book IV, stored in CD No.BNSD494, registered in the office of the Sub-Registrar Banaswadi and 60% share in the Item No II and III of "A" Schedule Property vide General Power of Attorney dated 15/5/2014, registered as document No.125/2014-15, Book IV, Stored in CD No.BNSD313, registered in the office of the Sub-Registrar Banaswadi and read along with Rectification Deed for General Power of Attorney dated 15/9/2016 registered as document No.542/2016-17, Book IV, stored in CD No.BNSD504, registered in the office of the Sub-Registrar Banaswadi

WHEREAS the "A" Schedule Property comes within the administrative jurisdiction of the BBMP and the Vendor has obtained the sanctioned plan dated 14/1/2016, bearing L.P.No.0189/15-16 for the construction of a residential complex known as **"PAVANI DIVINE"** under an integrated scheme of construction.

WHEREAS the Purchaser/s herein has scrutinized the title deeds with regards to the Schedule 'A' Property and after being satisfied with the title of the Vendors, the rights of the Vendors and the Scheme formulated by the Vendors and the Developer, has/have agreed to join the said scheme and has requested the Developer to nominate the Purchaser/s for the sale of ____ **Sq.feet** undivided share of land in the Schedule "A" Property, corresponding to the Apartment being constructed by the Purchaser/s through the Developer under a separate agreement in terms of the integrated scheme of development;

WHEREAS the PURCHASER/S herein as the nominee of the Developer has come forward to purchase an extent of ____ **Sq.feet** of undivided share of land in the "A" Schedule Property, which is morefully described in the "**B" Schedule** hereunder for a valuable consideration mentioned hereunder, subject to the condition that the PURCHASER/S shall obtain the construction of a residential apartment bearing **No.____, _____ Floor** in the residential complex known as "**PAVANI DIVINE**", measuring ____ **Square Feet** of super built area, with one car parking in the apartment building to be constructed on the "A" Schedule Property and which is morefully described in the "**C" Schedule** hereunder under an integrated scheme of construction by the Developer in terms of the Construction Agreement of even date and whereas the PARTIES hereto after mutual negotiations have agreed to reduce the terms into writing and there being no legal impediment, this AGREEMENT OF SALE OF UNDIVIDED LAND is made.

NOW THIS AGREEMENT FOR SALE OF UNDIVIDED LAND WITNESSETH AS FOLLOWS:

1. The VENDORS hereby agree to sell the "B" Schedule Property for valuable consideration of **Rs._____-/- (Rupees _____ Only)** to the PURCHASER/S who is the nominee of the DEVELOPER and the PURCHASER/S hereby agrees to purchase the "B" property for a valuable consideration of **Rs._____-/- (Rupees _____ Only)** as an absolute estate free from all encumbrances, claim, charges and subject to the terms and conditions contained hereunder.

The PURCHASER/S has paid a sum of **Rs._____-/- (Rupees _____ Only)** vide _____ as advance to the DEVELOPER vide Cheque No._____, dated _____, drawn on _____ Bank, _____ Branch, Bangalore, before the witnesses, the receipt of which is hereby admitted and acknowledged by the DEVELOPER.

2. The PURCHASER/S has entered into a separate construction agreement of even date with the DEVELOPER for the construction of the "C" Schedule apartment and this AGREEMENT shall be cumulative and co-extensive along with the construction agreement and the default clause as enumerated in the construction agreement shall be mutates-mutandis to this Agreement and any default in the payment schedule as agreed to between the PARTIES shall have the effect of cancellation of this Agreement and the Construction Agreement as agreed to between the PARTIES in the Construction Agreement of even date.

3. The rights of the PURCHASER/S in acquiring the "B" Schedule Property under this Agreement is not independent of the construction agreement and is subject to the condition that the PURCHASER/S shall obtain the construction of the "C" Schedule apartment under an integrated scheme of construction undertaken by the DEVELOPER.

4. Subject to the PURCHASER/S fulfilling the terms and conditions of this Agreement of Sale of Undivided Land and the Construction Agreement of even date, the DEVELOPER shall execute the sale deed as the duly constituted attorney of the VENDORS subject to the DEVELOPER fulfilling the terms of the construction Agreement and against the payment of all dues to the DEVELOPER.

5. The Purchaser/s has agreed that in the event of any default or delay in payment of the installment set out in the Construction Agreement, the VENDORS/DEVELOPER at its option shall be entitled to:

a) Charge interest on the defaulted installments at the rate of 2% per month from the date of default to-date of payment; (or)

b) Treat a sum equivalent to 25% of the sale price and the cost of construction under this agreement as forfeited and adjust it as liquidated damages from out of the money paid by the Purchaser/s and rescind this Agreement and sell the undivided share hereby agreed to be conveyed, to any other person on such terms and conditions as they deem fit. The balance money, if any, due to the Purchaser/s shall be paid within twelve weeks from the date of disposal of the undivided share to others. On the termination of this agreement the Construction Agreement shall also stand terminated;

c) Notwithstanding any thing mentioned above, in the event of either party to this Agreement committing breach, the aggrieved party shall be entitled to enforce specific performance of this contract and also recover all costs, expenses and losses incurred by the aggrieved party, as a consequence of such breach from the party committing breach.

6. The VENDORS hereby assures the PURCHASER/S that the "B" Schedule Property is a portion of the "A" Schedule Property and that the VENDORS have a valid and subsisting right, title and interest to sell the "B" Schedule Property through his attorney holder to the PURCHASER/S.

7. The VENDORS through the attorney holder shall put the PURCHASER/S in joint possession of the "B" Schedule Property along with the other co-owners of the "A" Schedule property at the time of registration of the sale deed and the DEVELOPER shall deliver legal possession of the "B" Schedule Property at the time of registration of the Sale Deed Subject to all payments due to the Vendor under this Agreement and the Construction Agreement, is paid by the Purchaser/s;

8. The PURCHASER/S shall be liable to pay the property tax and other cess in respect of the "B" Schedule Property from the date of registration of the Sale Deed.

9. The cost towards the registration charges, stamp duty, professional charges and miscellaneous expenses shall be exclusively borne by the PURCHASER/S.

10. The "B" Schedule Property hereby agreed to be sold to the PURCHASER/S is the undivided share of the "A" Schedule Property.

11. The PARTIES herein shall mutually co-operate for the implementation of the terms and conditions contained herein for the smooth completion of the sale transaction.

12. The Purchaser/s agree that the undivided share that will be conveyed to the Purchaser/s shall be corresponding to the apartment constructed and the Purchaser/s would have no objection if there is a variation in the undivided share finally to be conveyed and the undivided share agreed to be sold under this agreement either on account of the Vendors being able to secure Transfer of Development Rights and utilise the same on the Schedule "A" Property and or after the building is completed, the exact areas of Apartments would be ascertained. In this regard, the statement of the Architect of the Project shall be final and binding on both the Parties hereto and the Purchaser/s will have no objection to such variation in the constructed area.

13. All letters, receipts or notices issued by the Vendors/First Party dispatched under Registered Post Acknowledgement Due/Courier Service to the address of the Purchaser/s given in this agreement will be sufficient proof of service thereof on the Purchaser/s and shall effectually discharge the Vendors from the obligations to issue any further notice;

14. The Parties agree that in case of any dispute arising in respect of this agreement, the matter shall be referred to arbitration of an arbitrator, in consonance with the provisions of the Indian Arbitration and Conciliation Act, 1996, as may be amended from time to time. The decision of the arbitrator so appointed shall be binding on the parties hereto. The seat of arbitration shall be Bangalore; The proceedings shall be held at Bangalore and conducted in the English language. The Courts in Bangalore shall alone have jurisdiction with regard to this agreement.

15. The Schedule 'A' Property on which the Building is to be constructed will be held by all the Apartment Owners as "CO-OWNERS" each having an undivided share therein as per the terms and conditions of the Deed of Conveyance obtained from the Owners and all passages, lobbies, staircase, water lines, sewer lines as also the other areas which are used in common by the Apartment Holders, will belong to and vest in the Apartment Owners, to be used by all of them jointly and in common and none of the Apartment Owner shall place any obstructions or store or keep any articles in the common areas;

16. The Purchaser/s shall have no right whatsoever to obstruct or hinder, on any ground, the progress of the construction of the Building or any part thereof;

17. The Purchaser/s agree that the earmarked Garden Area on the Ground Floor and the earmarked Terrace Rights/Space, allotted by the Vendor/Developer shall be to the exclusive use of the allottee and the Purchaser/s, if not the allottee of the said garden space or terrace area shall at no time after the completion of the Project and or formation of any Association/ Condominium/Organisation of Owners, claim any rights thereto or deprive the allottees of the said Garden Space or the Terrace Area;

18. Save and except what are hereinbefore provided, the rights and obligations of the PARTIES herein shall be governed by the law in force.

SCHEDULE A PROPERTY

ITEM NO.I:

All that piece and parcel of the residentially converted land being New Sy.No.51/5, Old Sy.No.51/2, measuring 25 Guntas, (converted vide Official Memorandum dated 08/10/2012, bearing No.ALN(E.B) (KA) SR:71/2012-13, issued by the Deputy Commissioner, Bangalore District), situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Road;

West by : Private Property;

North by : Private Property Sy.No.51/4 belonging to Sri.S.C.Ganesh Reddy;

South by : Private Property Sy.No.51/6 belonging to Sri.L.Srikanta Reddy.

ITEM NO.II :

All that piece and parcel of the **South Eastern portion** of the converted land bearing Sy.No.50, measuring **7.49 Guntas**, (Converted from agricultural to non-agricultural purpose vide Official Memorandum dated 7/1/2014, bearing No.ALN(EKHW)SR/90/2013-14, issued by the Special Deputy Commissioner, Bangalore District, Bangalore), situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, and bounded on the

East by : Sy.No.51 and Road;

West by : Portion of property allotted to V.Venkatesh

North by : Portion of Property allotted to V.Venkatesh

South by : Remaining portion of Sy.No.50;

ITEM NO.III

All that piece and parcel of the **Western Portion** of the converted land bearing Sy.No.50, measuring **8.79 Guntas**, (Converted from agricultural to non-agricultural purpose vide Official Memorandum dated 7/1/2014, bearing No.ALN(EKHW)SR/90/2013-14, issued by the Special Deputy Commissioner, Bangalore District, Bangalore), situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, and bounded on the

East by : Partly by Road and partly by portion of the property allotted to V.Venkatesh in the same sy.no

West by : Properly of B.Narayana Reddy

North by : Portion of land in the same Sy No 50

South by : Remaining portion of Sy.No.50;

ITEM NO.IV

All that piece and parcel of the **Middle Portion (L Shaped)** of the converted land bearing Sy.No.50, measuring 7.72 **Guntas** out of 24 Guntas, (Converted from agricultural to non-agricultural purpose vide Official Memorandum dated 7/1/2014, bearing No.ALN(EKHW)SR/90/2013-14, issued by the Special Deputy Commissioner, Bangalore District, Bangalore), situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk and bounded on the

East by : Partly by Road and partly by Schedule B Property allotted to Smt.J.Kalavathi and Smt.V.Valli;

West by : portion of the Sy.No.50 belonging to Sri.V.Manjunath;

North by : portion of the Sy.No.50 belonging to Sri. V.Manjunath;

South by : remaining portion of Sy.No.50;

ITEM NO.V

All that piece and parcel of the converted land bearing portion of Sy.No.50, measuring **13 Guntas**, (Converted from agricultural to non-agricultural purpose vide Official Memorandum dated 19/4/2005, bearing No.ALN.SR(E):318/2004-05, issued by the Special Deputy Commissioner, Bangalore District, Bangalore), situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk and bounded on the

East by : Property of Sreekanta Reddy;

West by : portion of the Sy.No.50 belonging to Sri.J.Saravana;

North by : Property of Shamanna Reddy and B.Narayana Reddy in Sy.No.49;

South by : remaining portion of Sy.No.50;

ITEM NO.VI

All that piece and parcel of the converted land bearing Eastern portion of Sy.No.50, measuring **11 Guntas**, (Converted from agricultural to non-agricultural purpose vide Official Memorandum dated 19/4/2005, bearing No.ALN.SR(E):318/2004-05, issued by the Special Deputy Commissioner, Bangalore District, Bangalore), situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk and bounded on the

East by : Property of Sri.Ganesh Reddy in Sy.No.51;
West by : portion of the Sy.No.50 belonging to Sri.J.Saravana;
North by : Property belonging to Venkatesh, Manjunath and others
South by : Sonnenahalli Village;

ITEM NO.VII

All that piece and parcel of the converted land bearing Sy.No.50, measuring **13 Guntas**, (Converted from agricultural to non-agricultural purpose vide Official Memorandum dated 22/12/2014, bearing No.ALN (E)(SR) (Kr.Ho)97/2006-07, issued by the Special Deputy Commissioner, Bangalore District, Bangalore read along with rectification official Memorandum dated 22/12/2014 bearing No.ALN (E) SR (Kri.Hob) 97/2006-2007), situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, and bounded on the

East by : Portion of Land in Sy.No.50 belonging to Sri.H.S.Prakash Babu;
West by : portion of Sy.No.50 belonging to Sri.R.Srinivas;
North by : Property belonging to B.Narayana Reddy and Ganesh Reddy.
South by : Remaining Portion of Sy.No.50;

ITEM NO.VIII

All that piece and parcel of the converted land bearing Sy.No.50, measuring **10 Guntas**, (Converted from agricultural to non-agricultural purpose vide Official Memorandum dated 22/12/2014, bearing No.ALN (E)(SR) (Kr.Ho)97/2006-07, issued by the Special Deputy Commissioner, Bangalore District, Bangalore read along with rectification official Memorandum dated 22/12/2014 bearing No.ALN (E) SR (Kri.Hob) 97/2006-2007), situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, and bounded on the

East by : Portion of Land in Sy.No.50 belonging to Sri.H.S.Prakash Babu;
West by : portion of Sy.No.50 belonging to Sri.R.Srinivas;
North by : Property belonging to Venkatesh, Manjunath and others.
South by : Sonnenahalli Village;

ITEM NO.IX

All that piece and parcel of the converted land bearing portion of Sy.No.50, measuring **14 Guntas**, (Converted from agricultural to non-agricultural purpose vide Official Memorandum dated 19/4/2005, bearing No.ALN.SR(E):317/2004-05, issued by the Special Deputy Commissioner, Bangalore District, Bangalore), situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk and bounded on the

East by : Portion of lands in same Sy.No.50 belonging to Saravana.J;
West by : Property of B.Narayana Reddy;
North by : Property of B.Narayana Reddy & Sri.Purushotham Reddy.
South by : Portion of Sy.No.50;

ITEM NO.X

All that piece and parcel of the Residentially converted land bearing Western Portion of Sy.No.50, measuring **6657 Sq.feet out of 11 Guntas**, (Converted from agricultural to non-agricultural purpose vide Official Memorandum dated 19/4/2005, bearing No.ALN.SR.(E).317/2004-05, issued by the Special Deputy Commissioner, Bangalore District, Bangalore situated at Sonnenahalli Village, K.R.Puram Hobli, Bangalore East Taluk and bounded on the

East by : Property belonging to Sri.Saravana.J in same Sy.No.50;
West by : Private Property in Sy.no.39;
North by : Property belonging to Sri.Venkatesh, Sri.Manjunath & others;
South by : Sonnenahalli Village;

SCHEDULE "B" PROPERTY

_____ **Sq.feet** undivided share, right, title and interest in the Schedule A Property (proportionate to the Schedule C Property).

SCHEDULE "C" PROPERTY

Residential Apartment bearing No._____, _____ **Floor**, admeasuring a total super built area of _____ **Square Feet** consisting of _____ **Bedrooms**, in the Multistoried Residential Apartment Building known as "**PAVANI DIVINE**", constructed over the Schedule "A" Property inclusive of proportionate share in the common areas such as passage, lobbies, lift, staircase and other areas of common area, (including half portion in depth of the joints between the Ceiling of the Apartment and floors of the apartment above it, internal and external walls between such levels) and the building is of RCC roofing as per specification appended hereto with separate electricity, common water and sanitation, including all rights, title, interest, privileges, appurtenances, together with **one covered car parking slot** to be earmarked and confirmed at the time of registration of the Sale Deed.

IN WITNESS WHEREOF the VENDOR, represented by Power of Attorney Holder, DEVELOPER and the PURCHASER/S have signed and executed this AGREEMENT OF SALE OF UNDIVIDED LAND the day, month and year first above written in the presence of the following Witnesses.

WITNESSES:

1.

VENDORS
Represented by their registered GPA Holder

DEVELOPER

2.

PURCHASER/S