

14003/06-07

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಸ್ತವೇಜು ಪಾತ್ರ Document Sheet	
	ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ Registration and Stamps Department	ಪರಿಶೀಲನೆ ರೂ. 2/-
ಈ ಪಾತ್ರೆಯನ್ನು ಯಾವುದೇ ದಸ್ತವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document		
ದಸ್ತವೇಜನ್ನು ಉಪಯೋಗಿಸಿದ ದಿನಾಂಕ Date of execution	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಶ ರೂ. _____ Total stamp duty paid Rs.	

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this Fifth day of September Two Thousand Six (05-09-2006) at Yelahanka, Bangalore, by :-

SRI.T.SURESH REDDY,

S/o.Sri.Venkata Reddy,
aged about 39 years,
PANo.AKVPS4310E.

AND

SMT.T.PADMINI CHANDRA,

W/o.Sri.T.Suresh Reddy,
aged about 34 years,
both are residing at House No.12,
2nd Cross, M.S.R.I.T. Road,
Mathikere,
Bangalore-560 054.
PANo.ACKPC7291B.

hereinafter called " VENDORS " (which term shall mean and include all their heirs, executors administrators legal representatives and assigns, etc.,) of the ONE PART and : IN FAVOUR OF :-

SMT.B.LAXMI DEVI,

W/o. Sri.B.Narayana Reddy,
aged about 52 years,
residing at Venkatapuram Village,
Atmakur Mandal,
Kurnool District,
Andrapradesh.

hereinafter called " PURCHASER " (which term shall mean and include all her heirs, executors, administrators, legal representatives and assigns, etc.,) of the OTHER PART and witness th as follows :-

T. P. Suresh Reddy

RECEIVED

Print Date & Time: 05-09-2006 11:32:54 AM

2006 2007 / 2 / 14

ಪ್ರಾಥಮಿಕ ಶಿಕ್ಷಣ: 14003

ಈ ಪಟ್ಟಿಯಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ತಪ್ಪುಗಳಿಗಾಗಿ ದಿನಾಂಕ 05-09-2006 ರಂದು 11:22:51 AM ಗಳಿಗೆ ಈ ಪಟ್ಟಿ ಮುಚ್ಚಲ್ಪಟ್ಟಿರುವುದರಿಂದ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ.
1	ಗೋದಾನ ಶಿಲ್ಪ	6750.00
2	ವ್ಯಕ್ತಿಗಾಗಿ ಹಣ	390.00
3	ಪರಿಶೀಲನೆ ಶಿಲ್ಪ	35.00
4	ಇತರೆ	40.00
5	ಇತರೆ	40.00
	ಒಟ್ಟು:	7255.00

ಪ್ರಾಥಮಿಕ Smt. B. Laxmi Devi ಇವರಿಂದ ಪಾಸ್ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಹಹಿ
Smt. B. Laxmi Devi			B. Laxmi Devi

ಪ್ರತಿಯು ಉಪ-ನೋಂದಣಿ ಕಛೇರಿಗೆ ಸಲ್ಲಿಸಿ ರಜವ್ವಾ ರ
ಯಲ ಸಂಕ, ಬೆಂಗಳೂರು.

ಅಧಿಕಾರಿಗಳಿಗೆ ಒಪ್ಪಿಸಲ್ಪಟ್ಟಿದೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಹಹಿ
1	Smt. B. Laxmi Devi (ಅಧಿಕಾರಿಯರು)			B. Laxmi Devi
2	T. Suresh Reddy (ಅಧಿಕಾರಿಯರು)			T. Suresh Reddy

ಪ್ರತಿಯು ಉಪ-ನೋಂದಣಿ ಕಛೇರಿಗೆ ಸಲ್ಲಿಸಿ
ಯಲ ಸಂಕ, ಬೆಂಗಳೂರು.

ಕ್ರ. ಸಂ.	ಹೆಸರು	ಚಿತ್ರ	ಮುದ್ರಿತ ಸಂಖ್ಯೆ	ತಾ.
2	Smt. T. Padma Chandra Kudalasangolli			T. Padma Chandra

ಇದು ಉಪವಿಧಾನಾಧಿಕಾರಿ ರಜ್ಜಾರ
ಯಲದಂಕೆ, ಬೆಂಗಳೂರು.

ಶ್ರೀ (T) YELU... 2009

2

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಬರಹ ಮತ್ತು ಮುದ್ರಣ ವಿಭಾಗ
ದಿನಾಂಕ 09-05-2007ರಲ್ಲಿ ಸಿದ್ಧಪಡಿಸಿದ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕಿ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪರಿಶೀಲನೆ: ರೂ. 2/-

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

ದಸ್ತಾವೇಜಿನ ಸಿದ್ಧಪಡಿಸಿದ ದಿನಾಂಕ
Date of execution

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

BNC (U) : 14003 : 006-2007/5-14

WHEREAS the VENDORS are in need of funds for their personal and other legal necessities and they have agreed to sell the said Schedule Property in favour of the above said Purchaser for a valuable consideration of Rs.6,75,000/- (Rupees.Six Lakhs Seventy Five Thousand only) and the Purchaser has fully agreed to Purchase the same for the said sale consideration of Rs.6,75,000/- (Rupees.Six Lakhs Seventy Five Thousand only) and the Vendors assures the Purchaser that the Schedule Property is free from all kinds of encumbrances.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS :-

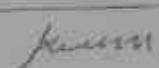
1. That the sale consideration Rs.6,75,000/- (Rupees.Six Lakhs Seventy Five Thousand only) has been paid by the Purchaser to the Vendors by way of cash, before the witnesses mentioned hereunder.
2. The VENDORS having acknowledged the receipt of the full sale consideration amount of Rs.6,75,000/- (Rupees.Six Lakhs Seventy Five Thousand only) does hereby sell, transfer and assign unto the use of the PURCHASER, the schedule property TO HAVE AND TO HOLD AS ABSOLUTE OWNERS together with all the right, title and interest in the schedule property of the VENDORS unto the PURCHASER for ever as ordinarily conveyed on such sale.

T. Sankar
T. Padmanabhan

ಸೂಚನೆ/ಆಜ್ಞಾಪತ್ರ

ಸಂಖ್ಯೆ (ಎ) 14003 2006-07

16.11

ಕ್ರಮ ಸಂಖ್ಯೆ	ಪ್ರಾಥಮಿಕ ಶಾಲೆ	ವಿಳಾಸ
1	Vijay No. 3, 9th A Cross, Ynk New town, Blore	
2	Kumar No. 93, 9th A Cross, Ynk New town, Blore	

ಹಿರಿಯ ಶಾಲಾ-ಪ್ರಾಥಮಿಕ ಶಾಲಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.



1 ನೇ ಪ್ರಧಾನ ಮಂತ್ರಿ

ಸಂಖ್ಯೆ YAN-1-14003-2006-07 ಅಗಿ

ಸಿ.ಡಿ. ಸಂಖ್ಯೆ YAND227 ನೇ ಪ್ರಧಾನ

ದಿನಾಂಕ 05-09-2006 ರಂದು ಸೇರಿಸಲಾಗಿದೆ

ಮುಖ್ಯ ಶಾಲಾಧಿಕಾರಿ (ಯಲಹಂಕ)

 5/9/06

Designed and Developed by C-DAC, AICTE, Pune

ಹಿರಿಯ ಶಾಲಾ-ಪ್ರಾಥಮಿಕ ಶಾಲಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

ಈ ದಸ್ತಾವೇಜು ಹಾಕಿದಾಗಿನಿಂದ ೨೦೧೩-೧೪ ರ
ಮಾನ್ಯತೆ ಸಂಖ್ಯೆ ೨೦೧೩-೧೪-೨೦೦೩-೨೦೦೩
ಮಾನ್ಯತೆ ೨೦೧೩-೧೪-೨೦೦೩-೨೦೦೩

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕಿದ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚೀಟಿ : ರೂ. ೨/-

ಈ ಹಾಕಿದಾಗಿನಿಂದ ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು
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ದಸ್ತಾವೇಜು ಹಾಕಿದಾಗಿನಿಂದ
Date of execution

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

14003 2003-2007 7.14
: 4 :

3. The VENDORS hereby covenant and declares with the Purchaser that they possesses all valid right, title and interest to convey the Schedule Property hereby conveyed or expressed to be conveyed unto the use of the PURCHASER in the manner aforesaid. The Vendors hereby assures the Purchaser that the Schedule Property is free from lease, encumbrances, claims, charges and demands and that the Vendors have an absolute right, title and interest to sell the Schedule Property to the Purchaser.

4. The VENDORS and all persons claiming to be their legal heirs and will from time to time upon the request of the PURCHASER and at the cost of the Purchaser do or execute all such acts, deeds and things whatsoever necessary for further and more particularly and perfectly assuring the said Schedule Property and every part thereof unto the PURCHASER and placing her in possession of the same according to the intents and meanings of these presents as shall or as may be reasonably required.

T. Padmanabha Choudhary

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

14 003 2006-2007 / 8 / 10

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಮೊಂಡೇರಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ Smt. B. Laxmi Devi , ಇವರು 57375.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	57375.00	DD No. 574896, Dt 25/08/06, Drawn on SBI, B'lore.
ಒಟ್ಟು:	57375.00	

ಸ್ಥಳ : ಯೆಲಹಂಕ

ದಿನಾಂಕ : 05/09/2006

ನಿರ್ದಿಷ್ಟ ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿ
ಯೆಲವಂಕ, ಮೈಸೂರು.
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
(ಯೆಲಹಂಕ)

Designed and Developed by C- DAC ACTS Pune.

ಈ ದಸ್ತಾವೇಜು ಹಾಗೂ ಮುದ್ರಾಂಶ ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ ಮತ್ತು ಕಾಯ್ದೆ 132 ಮುಂತಾದವುಗಳಡಿ
ನಿರ್ಮಾಣ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕಿ
Document Sheet

ಇ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ: ರೂ. 2/-

ಈ ಹಾಕಿಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಶ ಕುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

YLNEI / 14003 5776-2007 / 7-14
: 5 :

5. The VENDORS further covenant and declares that the Schedule Property is the Self acquired Property and is free from all encumbrances, claims, charges and demands and that there are no litigations in respect of the title of the Schedule Property that the Vendors have not entered into any prior agreement of sale or alienated of the Schedule Property hereby conveyed by way of sale or mortgage or otherwise to any third party or parties nor is subject matter of any will or last testament, tenancy claims or court attachments under any legal proceedings and or have been offered as collateral security or surety and there are no minors claim or claims of any other person or persons whatsoever.

6. Further more the VENDORS shall at all times hereafter indemnify and keep indemnified the PURCHASER, against any loss, damages, costs and charges, if any suffered by reason of any defect in the title or any breach of the covenant herein contained or against any claims made by any person or persons claiming in trust for the VENDORS.

7. The VENDORS hereby assures the PURCHASER that all taxes/cesses including the payment of land tax, in respect of the Schedule Property have been paid by the Vendors to the competent authorities upto the date of registration of this sale deed. However, if any dues found to be payable subsequently till the date of registration of this sale deed, the same shall be paid by the VENDORS to the competent authorities.

[Signature]
F. P. ...

ಈ ದಸ್ತಾವೇಜು ಹಾಕುವುದು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ ಸಿಬ್ಬಂದಿ ಕಾನೂನು 152 ಮಂಡಿಸಿದಂತೆ 2003
ಜುಲೈ 05-05-2003ರ ಪ್ರಕಾರ ಮುಕ್ತವಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕು
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ: ರೂ. 2/-

ಈ ಹಾಕುವುದು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನದಿಂದ
Date of execution

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

114003 26-05-2014/10-14
6

8. The VENDORS have this day delivered all the relevant documents in respect of the Schedule Property to the PURCHASER.

9. The VENDORS have this day delivered vacant possession of the Schedule Property to the PURCHASER.

10. The Purchaser shall pay all charges/taxes/cesses from this date including payment of land tax, in respect of the Schedule Property to the competent authorities.

11. That the VENDORS have ' NO OBJECTION ' to transfer the Khata of the Schedule Property in favour of the purchaser name at purchaser cost and expenses.

12. The Schedule Property is not Inamthi Land. It is not a Government Granted Land. It is not a tenancy Land. The Schedule Property does not belong to SC/ST and This Document does not violate Government of Karnataka Notification No.RD.56MUNOSA. 99, Dated: 20-05-1999.

13. The Value of the Schedule Property is Rs.6,75,000/- (Rupees.Six Lakhs Seventy Five Thousand only).

[Signature]
A. P. ...

ಈ ದಸ್ತಾವೇಜು ಹಾಕುವುದು ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಹಾಕುವುದು ಸಂಖ್ಯೆ 52 ಮುದ್ರಣ-ರೂ 7000
ದಿನಾಂಕ 09-05-2007ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕು
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಕುವುದು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜು ಹಾಕುವುದು ದಿನಾಂಕ
Date of execution

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

BNG (C) 1/14/2003 2006-2007 11-14
: 7 :

SCHEDULE PROPERTY

All that piece and parcel of the immovable property being a
Agricultural Dry land, bearing Survey No.14, Situated at
DODDABETTAHALLI VILLAGE, Yelahanka Hobli, Bangalore North
Taluk, measuring 0-09 Guntas, (out of 1-20 Guntas) and bounded as follows

East by	:	Remaining portion of same survey number retained by the vendor,
West by	:	Road,
North by	:	Remaining Portion of same Survey number belongs to S.Sadashivaiah & S.Prakash.
South by	:	Land belongs to Chikkadasappa.

T. Sadashivaiah
T. Prakash Chaudhary

ಈ ದಸ್ತಾವೇಜು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೨೦೧೨/೨೨ ಮುಖೇಯ ೨೦೧೨
ದಿನಾಂಕ ೦೨-೦೨-೨೦೧೨ರ ಪ್ರಕಾರ ಮುದ್ರಿತವಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. ೨/-

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

BNG () 14 003 2305-2007 / 12-14

: 8 :

IN WITNESS WHEREOF the VENDORS and the PURCHASER
have signed and executed this sale deed on the day, month and year first
above written in the presence of the following witnesses.

WITNESSES :

1. *(Signature)*
WITNESS
Bangalore

1. (T.SURESH REDDY)

2. *(Signature)*
(T.PADMINI CHANDRA)
VENDORS

2. *(Signature)*
WITNESS
Bangalore

(Signature)
(B.LAXMI DEVI)
PURCHASER

DRAFTED BY RAC

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ,

ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 17-10-2008

ಅಧಿಕೃತ ಪ್ರಾಮಾಣೀಕರಣ

ವಿಷಯ:- ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಉತ್ತರ (ಅಪರ) ತಾಲ್ಲೂಕು, ಯಲಹಂಕ ಹೋಬಳಿ, ದೊಡ್ಡಚೆಟ್ಟಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂಬರ್ 14/1 ರಲ್ಲಿ 1-11 ಎಕರೆಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯಾಂತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ ಶ್ರೀ ಟಿ.ಸುರೇಶ್‌ರೆಡ್ಡಿ ಬಿನ್ ವೆಂಕಟರೆಡ್ಡಿ ರವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿನಾಂಕ: 20-3-2008.

- ಉಲ್ಲೇಖ:- 1) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ: ಆರ್.ಡಿ 7 ಎಲ್‌ಜಿಪಿ 95, ದಿನಾಂಕ: 07-06-1999.
2) ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂಖ್ಯೆ: ಆರ್.ಡಿ 56 ಎಲ್‌ಜಿಪಿ 2008, ದಿನಾಂಕ: 10-9-2008 ಮತ್ತು 24-09-2008.
3) ಹವೇಲಿಲ್ದಾರ್, ಬೆಂಗಳೂರು ಉತ್ತರ (ಅಪರ) ತಾಲ್ಲೂಕು ರವರ ವರದಿ ಸಂಖ್ಯೆ: ಎ.ಎಲ್.ಎನ್.ಎನ್.ಆರ್/633/07-08, ದಿನಾಂಕ: 20-5-2008 .
4) ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ರೂ.69,424-00 ಹಾಗೂ ಷೋಡಿ ಶುಲ್ಕ ರೂ. 55-00 ಒಟ್ಟು ರೂ.94,319-00 ಗಳನ್ನು ಡಿ.ಡಿ./ಚಲನ್ 107, ದಿನಾಂಕ: 6-7-2008 ರಂದು ಎಸ್.ಬಿ.ಎಂ.ಗೆ ಅರ್ಜಿದಾರರು ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ.

5) ಏಕ ಗವಾಕ್ಷಿ ಸಮಿತಿ ಸಭೆಯ ನಡವಳಿ ದಿನಾಂಕ: 27-5-2008.

* * * * *

ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964 ರ ಕಲಂ 95(2), 95(4) ಮತ್ತು 95(7)ರ ಷರತ್ತುಗಳು ಹಾಗೂ ಪರಿವರ್ತಿತವಾದ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ (ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994 ರ ನಿಯಮ 107(1) ರಂತೆ ಎಕರೆ ಒಂದಕ್ಕೆ 54,450-00 (ಐವತ್ತನಾಲ್ಕು ನಾವಿರದ ನಾಲ್ಕುನೂರ ಐವತ್ತು ರೂಪಾಯಿಗಳು ಮಾತ್ರ) ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ (4) ರಲ್ಲಿ ಕಾಣಿಸಿರುವಂತೆ, ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ ಟಿ.ಸುರೇಶ್‌ರೆಡ್ಡಿ ಬಿನ್ ವೆಂಕಟರೆಡ್ಡಿ ನಂ.12, 2ನೇ ಕ್ರಾಸ್, ಎಂ.ಎಸ್.ಆರ್.ಐ.ಟಿ.ರಸ್ತೆ, ಮತ್ತಿಕೆರೆ, ಬೆಂಗಳೂರು 54 ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ ಬೆಂಗಳೂರು ಬೆಂಗಳೂರು ಉತ್ತರ (ಅಪರ) ತಾಲ್ಲೂಕು, ಯಲಹಂಕ ಹೋಬಳಿ, ದೊಡ್ಡಚೆಟ್ಟಹಳ್ಳಿ ಗ್ರಾಮದ, ಸ.ನಂ. 14/1 ರಲ್ಲಿ 1-11 ಎಕರೆಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯಾಂತರ ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನಾ ಅದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

- 1) ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರದಿಂದ ಅಂದರೆ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬಿ.ಐ.ಎ.ಎ.ಪಿ.ಎ/ಬಿ.ಎಂ.ಆರ್.ಡಿ.ಎ. (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ) ಬಿ.ಎಂ.ಐ.ಸಿ.ಎ.ಪಿ.ಎ/ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣಾ ಮಂಡಳಿ ರವರಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದ ಹೊರತು ಈ ಅದೇಶವು ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.
- 2) ಈ ಪರಿವರ್ತಿತ ಜಮೀನನ್ನು ವಾಸದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾಮುಖಿ ಇಲ್ಲದೇ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಬಾರದು.

- 13) ಮೊಟ್ಟದ ಯಾವುದೇ ಪರಿಶುದ್ಧತೆಯನ್ನು ಉಲ್ಲಂಘಿಸಿದಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶವನ್ನು ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ತೃಕೃತ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964 ರ ಕುರಿತು 96 ರಂತೆ ದಂಡವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಅಲ್ಲದೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೆ ಕಡೆವಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಹಾಗೂ ಅದಕ್ಕೆ ಕಾನೂನು ವೆಚ್ಚವನ್ನು ಭೂ ಕಂದಾಯ ಬಾಕಿ ಎಂದು ಖಾತೆದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.

ಪೆಡ್ವಲ್ ವಿವರ

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಉತ್ತರ (ಅವರ) ತಾಲ್ಲೂಕು, ಯಲಹಂಕ ಹೋಬಳಿ, ಯೊಡ್ತಬೆಟ್ಟದಲ್ಲಿ ಇರುವ ಸ.ನಂ. 14/1 ರಲ್ಲಿ 1-11 ಎಕರೆಗುಂಟೆ ವಿಸ್ತೀರ್ಣವನ್ನು ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿನ ಚಕ್ಕುಬಂದಿ:

ಮೂವಕ್ಕೆ	ಉಳಿದ ಭಾಗದ ಸ.ನಂ.14/1 ಮುನಿಚಿಕ್ಕಮ್ಮರವರ ಜಮೀನು
ಪಶ್ಚಿಮಕ್ಕೆ	ರಸ್ತೆ ಹಾಗೂ ಲಕ್ಷ್ಮಿದೇವಿ ರವರ ಜಮೀನು
ಉತ್ತರಕ್ಕೆ	ಎಸ್.ಸದಾಶಿವಯ್ಯ ಹಾಗೂ ಎಸ್.ಪ್ರಕಾಶ್‌ರ ಜಮೀನು
ದಕ್ಷಿಣಕ್ಕೆ	ಚಿಕ್ಕದಾನಪ್ಪ ರವರ ಜಮೀನು

(ಹೆಚ್.ರಾಮಕೃಷ್ಣಯ್ಯ),

ವಿಶೇಷ ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಲಾಗಿದೆ.

- 1) ತಹಶೀಲ್ದಾರರು, ಬೆಂಗಳೂರು ಉತ್ತರ (ಅವರ) ತಾಲ್ಲೂಕು ರವರಿಗೆ ಮೂಲ ದಂತ ಹಾಗೂ ಚಲನ್‌ದೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂಬರ್ ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಗಣಕೀಕೃತ ಅರ್.ಟಿ.ಸಿ.ಯಲ್ಲಿ ಕೂಡಲೆ ನಮೂದಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ನದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಿತಗೊಳಿಸುವುದು.
- 2) ನಗರ ಯೋಜನೆ ನಡೆಸುವ, ನಗರ ಯೋಜನಾ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.
- 3) ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಉತ್ತರ ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು
- 4) ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಭೂ ಮಾಪನ ಮತ್ತು ಭೂ ದಾಖಲೆಗಳ ಇಲಾಖೆ, ಬೆಂಗಳೂರು ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಆರ್.ಟಿ.ಸಿ. ಹಾಗೂ ನಕ್ಷೆಯ ಪ್ರತಿಯೊಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಭೂ ಪರಿವರ್ತನಾ ಖೋದಿ ಕಾರ್ಯವನ್ನು ಜರೂರಾಗಿ ಮೂರನೆಯ ಸುರಕ್ಷಿಸಿದೆ.
- 5) ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು, ಯಲಹಂಕ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಉತ್ತರ (ಅವರ) ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಆಗಸ್ಟ್ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.
- 6) ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ ಟಿ.ಸುರೇಶ್‌ರಡ್ಡಿ ಬಿ.ಎಂ. ವೆಂಕಟರಡ್ಡಿ, ನಂ.12, 2ನೇ ಕ್ರಾಸ್, ಎಂ.ಎಸ್.ಆರ್.ಎ.ಟಿ.ರಸ್ತೆ, ಮತ್ತಿಕೆರೆ, ಬೆಂಗಳೂರು 54 ರವರಿಗೆ ದೃಢೀಕೃತ ಅಂಚೆ ಮೂಲಕ ಕಳುಹಿಸಲಾಗಿದೆ.
- 7) ಹೆಚ್ಚಿನ ಪ್ರತಿ.

(ಹೆಚ್.ರಾಮಕೃಷ್ಣಯ್ಯ),

ವಿಶೇಷ ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

Approved by...
19/11/15
19/11/15
S.A.R. No. 4049/14-15

2 707H
15-16
BNG (U) YLNK / 707H...2015-2016

Original

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JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT is made and executed on this the Twenty Fourth Day of February Two Thousand and Sixteen (24-02-2016) at Bangalore.

BETWEEN:

1. Sri. T. SURESH REDDY

S/o Sri Venkata Reddy

Aged about 47 years

PAN: AKVPS4310E

2. Smt. T. PADMINI CHANDRA

W/o Sri T. Suresh Reddy

Aged about 42 years

PAN: ACKPC7291B

Both are residing at No.14,
Beeyens Garden,
Ambabhavani Temple Road,
Doddabettahalli Village,
V.R.Pura Post, Yelahanka Hobli,
Bangalore North

hereinafter collectively referred to as the '**OWNERS/ FIRST PARTY**', (which expression shall wherever the context so requires or admits shall mean and include his/her/their legal heirs, legal representatives, successors, Assignees etc.,) on the FIRST PART;

AND

MAXWORTH REALTY INDIA LIMITED,

A Company incorporated under the Companies Act 1956,

Having its corporate office at # 12/2,

'KMP House', Yamuna Bai Road, Madhav Nagar,

Bangalore-560 001

Represented by its Chairman and Managing Director Mr. **KESAVA.K.**

T. Padmini Chandra

For MAXWORTH REALTY INDIA LIMITED
Chairman & Managing Director

BNG (U) YLNK / 7074 2015-2016 2-38



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 MAXWORTH REALTY INDIA LIMITED Rep by its Chairman and Managing Director
Mr Keshava K. ಇವರು 2335710.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
ವೃತ್ತಿಪರರಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇವರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	2335710.00	D.D. No. 544445 Dtd: 24/02/16 Drawn on Corporation Bank B'lore
ಒಟ್ಟು :	2335710.00	

ಸ್ಥಳ : ಯಲಹಾಂಕ

ದಿನಾಂಕ : 24/02/2016

ಉಪನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಹಿರಿಯ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ
ಯಲಹಾಂಕ, ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ACTS Pune.

BNG (U) YLNK / 707A 2015-2016 3-38

Hereinafter referred to as the **DEVELOPER/SECOND PARTY**, (which expression shall wherever the context so requires or admits shall mean and include its successors-in-office, assignees, administrators, executors, representatives etc.,) on the **SECOND PART**;

WITNESSES AS FOLLOWS:

Whereas the First Party herein is the absolute owners of the immovable property comprising residentially converted property bearing Sy. No.14/1, measuring 1 acre 11 Guntas, situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk, converted to non agricultural residential purpose vide Official Memorandum dated 17-10-2008, bearing No.ALN(NA) Jala:S.R:22/08-09, read with Renewal order dated 15-10-2010, No. ALN (N.A.Y).SR:22/08-09 issued by the Special Deputy Commissioner, Bangalore District and building plan approved from BBMP bearing No. **No. BBMP/ADDL.DIS/JDNORTH/0464/14-15 dated 04.02.2016 [BF+GF+8 UPPER Floors only]**

WHEREAS originally the land bearing Survey Number 14 measuring to an extent of 11 Acres 08 Guntas, was belonged to one Sri. Nanjundappa. After the demise of the said Sri.N.Nanjundappa the lands in Survey Number 14 were mutated in the name of his elder son Mr.N.Veerabadrappa vide MT No.1/43-44 dated: 09.12.1943 and RR No.247. Later Mr. N. Veerabadrappa and his brother Mr. N. Shivaramaiah entered into Panchayat Parikat on 5-10-1948 and land measuring 5 acres 24 Guntas being a portion of property in Sy No.14 was allotted to the share of Sri N. Shivaramaiah.

WHEREAS the said Sri N. Shivaramaiah died intestate and his children namely Sri.S.Rajanna, Sri.Sadashivaiah, Sri.Somashekar, Sri.Basavaraju and Sri.Prakash have succeeded to the estates of late N.Shivaramaiah vide IHR 1/91-92. Subsequently the said Sri.Rajanna and others have jointly sold land measuring 1 Acre 20 Guntas out of 5 Acre 24 Guntas in Sy No.14 to Sri.T.Suresh Reddy and Smt.T.Padmini Chandra, the **OWNERS/ FIRST PARTY** herein vide Sale deed dated 27-9-2002 registered as Document No.10018/2002-03 stored in C.D.No.YNK-31, dated 16-1-2003 registered in the office of the Sub Registrar Yelahanka, Bangalore. There after the **OWNERS/ FIRST PARTY** have

T. Padmini Chandra

For MAYWORTH INDIA LIMITED
Chairman & Managing Director

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ಖರ್ಚು ದಿನಾಂಕ 24-02-2016 ರಂದು 04:40:07 PM ಗೆ ಬಂದಿತು. ಈ ದಿನಾಂಕದ ಖರ್ಚು ದಿನಾಂಕ.

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1	ಮೊದಲಿನಿಂದ	150000.00
2	ಮೊದಲಿನಿಂದ	1330.00
3	ಮೊದಲಿನಿಂದ	100.00
	ಒಟ್ಟು:	151430.00

By MAXWORTH REALTY INDIA LIMITED Rep by its Chairman and Managing Director Mr. Kesava.K

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
By MAXWORTH REALTY INDIA LIMITED Rep by its Chairman and Managing Director Mr. Kesava.K			For MAXWORTH REALTY™ INDIA LIMITED Chairman & Managing Director

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

ಖರ್ಚು ದಿನಾಂಕ/ಮತ್ತು ವರ್ಷ/ಭಾಗ: ಪ್ರತಿವೇಲ ರೂ. (ರೂಪಾಯಿ) ಮುಖ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	MAXWORTH REALTY INDIA LIMITED Rep by its Chairman and Managing Director Mr. Kesava.K (ಖರ್ಚು ದಿನಾಂಕ)			For MAXWORTH REALTY™ INDIA LIMITED Chairman & Managing Director
2	T. Sunesh Reddy S/o Venkata Reddy (ಖರ್ಚು ದಿನಾಂಕ)			

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

sold land measuring 0-09 Guntas out of 1 acre 20 Guntas infavour of Smt B.Laxmi Devi vide Sale deed dated 5-9-2006, registered as Document No.YAN-1-14003/2006-07 of Book 1, stored in C.D.No.YAND227 registered in the office of the Sub Registrar Yelahanka, Bangalore and retained 1 Acre 11 Guntas with themselves and they are in peaceful possession and enjoyment of the same and exercising all rights of absolute ownership thereto.

The land in Sy No.14 was phodied and after the Phodi of the said land from its larger extent, an extent of 5 acres 24 Guntas was Re-numbered and the present new Survey No.14/1 was allotted.

Whereas subsequently the said Sri. T.Suresh Reddy, has applied for the conversion of the Property measuring to an extent of 1 Acres 11 Guntas in SY No.14/1, from Agricultural to Non-Agricultural residential purpose before the Deputy Commissioner, Bangalore and after complying with all the necessary formalities, the Special Deputy Commissioner, Bangalore accorded sanction for non-agricultural residential purposes as per the orders, vide Official Memorandum No. ALN (N.A) JALA.SR.22/08-09 dated 17-10-2008 read with Renewal order dated 15-10-2010, No. ALN (N.A.Y).SR.22/08-09.

Whereas the **OWNERS/ FIRST PARTY** paid betterment charges to the Bruhat Bangalore Mahanagara Palike for the converted land in Sy.No.14/1 and got the Katha registered in their name and accordingly the said converted land was given new katha Number as 148/14/1 by the BBMP.

WHEREAS the 'OWNERS/FIRST PARTY' are desirous of erection of a super structure in the converted property measuring 1 Acre 02.12 Guntas only out of the total extent of 1 Acre 11 Guntas in Sy No.14/1 situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk, and the remaining extent in the same survey No. 14/1 measuring 0.08 Guntas, will be exclusive property of the owners and will not be part of this joint development agreement. Further more, the owners/First Party, will also exclusive right of way over the

T. Radhikini Chandre

For MAXWORTH REALTY INDIA LIMITED
Chairman & Managing Director

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1	T. Padmini Chandra W/o T. Suresh Reddy (ಕುಟುಂಬದವರು)			T. Padmini Chandra

ಹೆಸರು
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

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BNG (U) YLNK / 707A.2015-2016 7-38
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road measuring 80 Feet, wide by 40 feet, on the West side of the property given for development. The owners will also have access to their reaming extent adjoining land owned by the owners, through the road left for development which is morefully described in the Schedule hereunder and hereinafter referred to as the 'Schedule Property' for brevity. The 'OWNERS/FIRST PARTY' is not fully equipped to do so and has therefore approached the 'DEVELOPER/SECOND PARTY' a company having immense experience and infrastructure in the field of construction, developing the immovable properties and marketing the same for sale, which on being assured by the 'OWNERS/FIRST PARTY' that the said property is free from all sorts of encumbrances, attachments, charges, legal flaws, claims, demands, dues, notices, religious or family disputes, etc., and that the said property is self-acquired property and they are the absolute Owners of the Schedule Property with unrestricted rights of alienation over the same, and no other person/s have any right, title, interest and/ or claim of whatsoever nature in or upon the Schedule Property and that they are absolutely entitled to deal with the Schedule Property as they may deem fit without any legal impediment/s or any other impediment/s or disability/ies of whatsoever nature, and have agreed to cooperate with the 'DEVELOPER/SECOND PARTY' for construction of a super structure on the land beneath the said property, on the terms and conditions that are set forth hereinafter.

The 'OWNERS/FIRST PARTY' have represented that they have not withheld information about any claims, litigation, encumbrances, proceedings, sub-leases, licenses or concessions of which the 'OWNERS/FIRST PARTY' is not aware in relation to the Schedule Property.

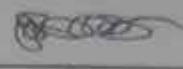
**NOW THIS AGREEMENT FOR JOINT DEVELOPMENT OF IMMOVABLE
PROPERTY FURTHER WITNESSETH AS FOLLOWS :**

That, in pursuance of the foregoing, and in consideration of and subject to mutual obligations undertaken by the 'OWNERS/FIRST PARTY' and 'DEVELOPER/SECOND PARTY' under this agreement, the 'DEVELOPER/SECOND PARTY' has undertaken to

T. Padmini Chandra

For MAXIMORTH REALTY PRIVATE LIMITED
Chairman & Managing Director

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಸೇವೆಯ ವಿವರ	ಹೆಸರು
1	Srinivas # 12/2 KMP House Yamuna Bai Road, Madhav Nagar B'lore 001	
2	Hanumantharayappa # 12/2 KMP House Yamuna Bai Road, Madhav Nagar B'lore 001	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

Original + 1 Duplicate Copy (There is No Differences Between Original & Duplicate Copy)

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ಯಲಹಂಕ, ಬೆಂಗಳೂರು.




 1 ನೇ ಪ್ರಸ್ತುತ ರದ್ದಾವೇಣ
 ಸಂಖ್ಯೆ YAN-1-07074-2015-16 ಆಗಿ
 ಸಿ.ಡಿ. ಸಂಖ್ಯೆ YAND622 ನೇ ಪರಿಶೀಲನೆ
 ದಿನಾಂಕ 24-02-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ (ಯಲಹಂಕ)
 ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

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develop the Schedule Property given by the 'OWNERS/FIRST PARTY' and to build a residential apartment building/s thereon in a mutually beneficial manner as provided hereinafter, and the 'OWNERS/FIRST PARTY' have accepted and agreed to give over the Schedule Property for the aforesaid purpose. Thus the 'OWNERS/FIRST PARTY' and 'DEVELOPER/SECOND PARTY' do hereby mutually undertake and agree to develop the Schedule Property jointly, for achieving mutual benefits, subject to the terms and conditions provided as hereunder :

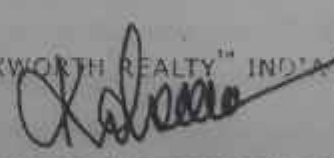
1. IRREVOCABLE LICENSE TO ENTER UPON THE PROPERTY:

1.1 The 'OWNERS/FIRST PARTY' hereby gives license and irrevocably permit and authorize the 'DEVELOPER/SECOND PARTY' to enter upon the Schedule property with full right and authority to commence, carry on and complete development thereof by constructing Residential Apartment Complex in accordance with the plans sanctioned by Bruhat Bangalore Mahanagara Palike or any other concerned public authority. The 'DEVELOPER/SECOND PARTY' will be incurring expenditure for putting up constructions, obtaining revised/modified sanctioned plans, license etc., and has to recover all the expenditure by marketing the constructed Residential Apartments. In the circumstances, the 'OWNERS/FIRST PARTY' hereby confirms that what is granted to the 'DEVELOPER/SECOND PARTY' under this Agreement is an agency coupled with interest and as such the license/permission granted to it hereunder shall not be revoked until the entire project is executed. Such permission to enter the Schedule Property shall not, however, be construed as delivery of possession under Section 53A of the Transfer of Property Act 1882 or as transfer within the meaning of Section 2(47) of the Income Tax Act 1961.

1.2 The 'OWNERS/FIRST PARTY' shall terminate all the previous agreements, Joint Development Agreement, Memorandum of Understanding if any with any third Parties and settle all the dues to such persons if any and make a clear title of the schedule property.


T. Radhikini Chaudhary

For MAXWORTH REALTY™ INDIA LIMITED


Chairman & Managing Director

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1.3 The '**DEVELOPER/SECOND PARTY**' has agreed to complete the entire project within **18 (Eighteen) months** from the date of execution of this JDA. Notwithstanding anything contained in this Joint Development Agreement,

1.4 The '**OWNERS/FIRST PARTY**' hereby agree not to interfere or interrupt in the course of construction of the residential Apartment and/or commit any act of omission or commission having the effect of delaying or stopping the work that has to be done under this Agreement. However, the '**OWNERS/FIRST PARTY**' shall be entitled to inspect the progress of the work and type of work, which is being done on the schedule property.

2. DOCUMENTS OF TITLE:

The '**OWNERS/FIRST PARTY**' shall deliver all the original title deeds pertaining to the Schedule Property to the '**DEVELOPER/SECOND PARTY**' on signing this agreement. The original title deeds shall be delivered by the '**DEVELOPER/SECOND PARTY**' to the Association which will be formed for the purpose of maintenance of the Units to be constructed on the Schedule Property, once the Apartment Owner's Association formed.

3. SANCTION OF MODIFIED PLAN AND LICENSES:

In the event of there being possibility of additional construction on the terrace, the '**DEVELOPER/SECOND PARTY**' shall have the right to exploit the same. The '**OWNERS/FIRST PARTY**' hereby authorize the '**DEVELOPER/SECOND PARTY**' to prepare and submit in the name of the Owners, wherever, necessary modified plans, specifications elevations, sections, designs of the building to be constructed on the Schedule Property to the Bruhat Bangalore Mahanagara Palike or other appropriate authorities for obtaining their approval and sanction to such building plans and for obtaining license or Commencement Certificate/ Occupation Certificate etc., for the

T. Radhika Chandra

For MAXWORTH REALTY™ INDIA LIMITED
K. K. K.
Chairman & Managing Director

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proposed Residential Apartment. The 'OWNERS/FIRST PARTY' shall sign the said applications, modified plans and other documents and other papers as may be required by the 'DEVELOPER/SECOND PARTY' from time to time to enable the 'DEVELOPER/SECOND PARTY' to obtain aforesaid sanction, approval or permission. The 'OWNERS/FIRST PARTY' shall also execute and register a Power of Attorney in favour of 'DEVELOPER/SECOND PARTY' authorizing it to do all the above acts. All the expenses that may be incurred by the 'DEVELOPER/SECOND PARTY' in respect of the aforesaid matters shall be borne by the 'DEVELOPER/SECOND PARTY' only and the 'OWNERS/FIRST PARTY' is not liable for the said expenditure to any extent. Such additional construction shall be distributed between the 'OWNERS/FIRST PARTY' and the 'DEVELOPER/SECOND PARTY' in the ratio described in the Clause 6.1 hereunder.

4. OWNERS ASSURANCE:

4.1 The 'OWNERS/FIRST PARTY' represent and assure that their title to the Schedule Property is clear, marketable and specific and the Schedule Property has no encumbrances, lien, mortgage charge restrictive covenants, minor or maintenance claims, statutory dues, requisition/acquisition proceedings, attachments, prior agreement to sell, prior development agreement or claims of any other nature whatsoever.

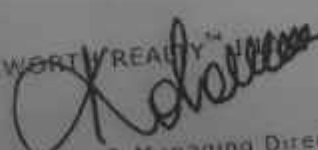
4.2 In case of any litigations arises in future with regard to the title of the schedule property, the same shall be cleared at the cost of the 'OWNERS/FIRST PARTY'.

5. PERMISSION TO CONSTRUCT A MULTI-STOREYED APARTMENT BUILDING:

5.1. The 'DEVELOPER/SECOND PARTY' shall construct in the Schedule Property Residential Apartment with internal and external services, common amenities of such nature as may be shown in the sanctioned plan, facilities, fittings and bore wells etc.

5.2. The 'DEVELOPER/SECOND PARTY' will be entitled to engage Architects, Engineers, contractors and others as it may deem fit to execute the construction work, however in case of disputes between the 'DEVELOPER/SECOND PARTY' and


T. Prashanti Chandra

FOR MAXWORTH REALTY LIMITED

Chairman & Managing Director

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their contractors, Architects, Engineers, and other workmen, suppliers of materials and other persons who are engaged by the '**DEVELOPER/SECOND PARTY**' in the development of the Schedule property the same shall be settled by '**DEVELOPER/SECOND PARTY**' and the '**OWNERS/FIRST PARTY**' shall have no liability of any nature whatsoever.

- 5.3. The '**DEVELOPER/SECOND PARTY**' shall be entitled to make additions and alterations in the construction as it deems fit without materially affecting the entitlement of the Owner's share of super built up area which is described in the Clause 6.1 hereunder in Residential Apartments to be constructed in the Schedule Property. The '**DEVELOPER/SECOND PARTY**' shall have absolute discretion in the matters relating to the method, manner and design of construction.
- 5.4. The '**DEVELOPER/SECOND PARTY**' shall be entitled to engage or enter into any definitive agreement with third party Contractors or any other Developer or form a new Company or Partnership Firm, for the purposes of construction or marketing of the flats in the said project.
- 5.5. The '**DEVELOPER/SECOND PARTY**' assures the '**OWNERS/FIRST PARTY**' that in the matter of construction of proposed Residential Apartments it/he shall maintain absolute quality conforming to the specification and shall engage well known and leading construction company or shall construct on their own. The '**OWNERS/FIRST PARTY**' or their authorized agent shall be entitled to inspect the construction of Residential Apartments to satisfy themselves regarding the standard quality specification without hampering progress of work.
- 5.6. The '**DEVELOPER/SECOND PARTY**' shall be allowed for utilization of maximum FAR (i.e., minimum 2.5), which could be available in respect of the project in the schedule property.


T Radhimi Chandra


FOR MAXWORTH REALTY™ INDIA LIMITED
Chairman & Managing Director

6. ENTITLEMENT OF CONSTRUCTED SUPER BUILT UP AREA:

6.1. In consideration of the **'OWNERS/FIRST PARTY'** agreeing for the entitlement of the plot area (exclusive of proportionate plot falling to the share of **'OWNERS/FIRST PARTY'** proportionate to the **'OWNERS/FIRST PARTY'** built up area) or undivided right, title and interest or part thereof in the Schedule Property to the **'DEVELOPER/SECOND PARTY'** or its nominees or to the prospective buyers to be identified by the **'DEVELOPER/SECOND PARTY'** the **'DEVELOPER/SECOND PARTY'** agrees to deliver to **'OWNERS/FIRST PARTY'** 34% of super built up area of the Residential Apartments including corresponding area of parking area and terrace rights to be constructed on Schedule Property with common facilities and amenities like garden etc, that may be provided in the project and the corresponding area of land area. (Hereinafter referred to as the Owners' Constructed Area).

6.2 The **'DEVELOPER/SECOND PARTY'** is entitled for the remaining super built up area of 66% in the proposed development and hereinafter referred to as the **'DEVELOPER/SECOND PARTY's'** constructed area".

6.3 After execution of this JDA, the **'OWNERS/FIRST PARTY'** and **'DEVELOPER/SECOND PARTY'** shall specify the apartments falling to the share of the **'OWNERS/FIRST PARTY'** and the **'DEVELOPER/SECOND PARTY'** so as to have the fair distribution according to the ratio as aforesaid. The parties shall also specify the proportionate plot area to be divided after the Plan sanction. The Apartment to be shared shall be in each floor and in case of any Apartment not been able to be divided the equivalent of the actual cost shall be given. In the event of there being any practical difficulty in making physical division of the share of the OWNERS, such physical division shall be done as shall obtain the closest approximation to the share of the **'OWNERS/FIRST PARTY'** or the share of the **'DEVELOPER/SECOND PARTY'** as the case may be. The **'OWNERS/FIRST PARTY'** shall be entitled to assign their right and interest or sell their share of built up area, and receive consideration for the same. In that case, the nominee of the


T. Radhimi Chandra

For MAXWORTH REALTY™ INDIA LIMITED

Chairman & Managing Director

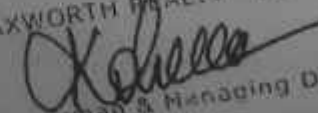
'OWNERS/FIRST PARTY' shall be liable for all the rights and obligations and the 'OWNERS/FIRST PARTY' is also liable for all the rights and obligations which require to be performed as per the terms and conditions of this agreement.

6.4 In consideration of the 'DEVELOPER/SECOND PARTY' agreeing to deliver the 'OWNERS/FIRST PARTY' constructed area as per para 6.1 above, the 'OWNERS/FIRST PARTY' hereby agree for that the 'DEVELOPER/SECOND PARTY' or the prospective buyers to be identified by 'DEVELOPER/SECOND PARTY' shall be entitled for the remaining super built area and the proportionate remaining undivided right, title and interest or part thereof or in the plot area in the schedule Property and the corresponding area of parking area and terrace rights to be constructed on Schedule Property with common facilities and amenities like garden etc. that may be provided in the project and the corresponding area of plot area. (Hereinafter referred to as the 'DEVELOPER/SECOND PARTY's constructed area).

6.5 The 'OWNERS/FIRST PARTY's constructed area, shall be the absolute property of the 'OWNERS/FIRST PARTY' and they shall be entitled to sell, lease or otherwise dispose of the same or any part thereof along with his/her/their respective share of proportionate land in the Schedule Property also proportionate rights in all common areas and common amenities that may be provided in the project, they shall be entitled to all income, gains, capital appreciation and benefit of all kinds of description accruing, arising or flowing there from.

6.6 The 'DEVELOPER/SECOND PARTY' shall be entitled to the remaining constructed area along with proportion garden area and other common areas. The 'DEVELOPER/SECOND PARTY' shall be entitled to execute a sale deed, lease or otherwise dispose of the same or any part thereof along with its share of the constructed area with the remaining share in the Schedule Property including all common facilities and amenities that may be provided in the project in any manner


T. Prashanti Chandra

FOR MAXWORTH REALTY INDIA LIMITED

Chairman & Managing Director

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it/he deem fit and it/he shall be entitled to all income, gains, capital appreciation and benefits of all kinds of description accruing or arising there from.

6.2 The '**OWNERS/FIRST PARTY**' and the '**DEVELOPER/SECOND PARTY**' shall enter into a separate agreement to be called the "Deed of Sharing of Apartments" which would outline and delineate the specific Apartments falling under the '**OWNERS/FIRST PARTY**' Constructed Area and the '**DEVELOPER/SECOND PARTY**'s Constructed Area, such agreement to be entered into between the '**OWNERS/FIRST PARTY**' and the '**DEVELOPER/SECOND PARTY**' shall form a part and parcel of this agreement.

7. COST OF CONSTRUCTION:

The entire cost of construction of the Residential Apartments and all common facilities and amenities to be put up in the Schedule Property shall be borne by the '**DEVELOPER/SECOND PARTY**'. The '**OWNERS/FIRST PARTY**' shall not be required to contribute any amount for the construction.

8. DELIVERY OF POSSESSION:

8.1. The '**DEVELOPER/SECOND PARTY**' hereby agrees to deliver possession of the '**OWNERS/FIRST PARTY**' super built up area in the Residential Apartments and plot area including common facilities to be constructed in Schedule Property to the '**OWNERS/FIRST PARTY**' within **18 (Eighteen) months** from the date of Execution of this JDA. However, if the construction is held up due to causes beyond the control of the '**DEVELOPER/SECOND PARTY**', the time for completion shall stand extended by the period during which the construction was held up.

8.2. The '**DEVELOPER/SECOND PARTY**' shall not incur any liability for any delay in delivery of the possession of the '**OWNERS/FIRST PARTY**' constructed area by reason of non-availability of building materials and/or by reason of Civil Commotion Act of God or due to any injunction or Prohibitory order (not attributable to any

T. Radmini Chandre

For MAXIMOTA REALTY™ INDIA LIMITED
Chairman & Managing Director

action of the 'DEVELOPER/SECOND PARTY') or conditions of force majeure. In any of aforesaid events, which are beyond the control of the 'DEVELOPER/SECOND PARTY', the 'DEVELOPER/SECOND PARTY' shall be entitled to corresponding extension of time, for delivery of the said Owner's constructed area. In the event of any such occurrence, the 'DEVELOPER/SECOND PARTY' shall give written notice of such occurrence to the 'OWNERS/FIRST PARTY' within fifteen days thereof and in the absence of such intimation the same will not affect this Agreement.

8.3. The 'OWNERS/FIRST PARTY' or his/her/their Nominees/Purchasers shall not be entitled to the possession of the 'OWNERS/FIRST PARTY' share until all payments due to the 'DEVELOPER/SECOND PARTY' under this Agreement including towards power, water, sewerage, maintenance advance and towards modifications and alterations and extra work including all woodwork, have been cleared in full, regardless of whether work in other apartments and in common areas / facilities and amenities has been completed or not.

8.4. **IMPROVEMENTS, ALTERATIONS & MODIFICATION:** In case the 'DEVELOPER/SECOND PARTY' allows the 'OWNERS/FIRST PARTY' or his/her/their nominees / purchasers to make changes / improvements / modifications to their units, the 'DEVELOPER/SECOND PARTY' shall charge a differential for the same after adding their working profits at market rates and all revenues & profits from the same shall accrue completely to the sole benefit of the 'DEVELOPER/SECOND PARTY'. All payments towards such customization/modifications for a particular unit must be made in full immediately on the completion of internal plaster to the most of the internal walls of that unit.

9. **DEVELOPING A COMBINED PROJECT WITH OTHER PROPERTY:**

The 'DEVELOPER/SECOND PARTY' shall have the liberty to join other portion/s of the same survey number comprising Schedule Property or any other adjacent property and to develop the said composite property as a single apartment project

Sd/-
T. Radhimi Chandra

For MAXWORTH REALTY™ INDIA LIMITED
[Signature]
Chairman & Managing Director

only subject to, if that does not in any way affect, reduce or harm the 'OWNERS/FIRST PARTY's constructed area'. In such an event, the super built up area allocable to the 'OWNERS/FIRST PARTY' shall be proportional to the land area granted by them depending upon the FAR/FSI sanctioned from the Bangalore Development Authority/BBMP or any other concerned authority.

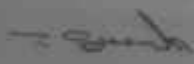
10. ENTITLEMENT OF DEVELOPER/SECOND PARTY'S SHARE:

10.1. The **DEVELOPER/SECOND PARTY's** shall be entitled for balance share of **66%** of Built up area in the Apartment to be constructed on the schedule property to the '**DEVELOPER/SECOND PARTY**' or to the persons nominated by the '**DEVELOPER/SECOND PARTY**'. The physical possession for the Developer's portion shall automatically vest with the Developer on completing of the building.

10.2. The '**DEVELOPER/SECOND PARTY**' shall be entitled to enter into agreements for sale and sale deeds, undivided shares or part thereof for the balance and remaining extent in the Schedule Property and super built up area in the Residential Apartments with persons intending to own residential spaces and enter into construction agreements with such intending purchasers/holders.

10.3. The Owners agree to execute, sign and deliver the document which might be required for conveying **66%** of the '**DEVELOPER/SECOND PARTY's** Constructed Area, in favour of '**DEVELOPER/SECOND PARTY**', or the intending purchaser or nominee of '**DEVELOPER/SECOND PARTY**' when the construction has been completed by the '**DEVELOPER/SECOND PARTY**'.

10.4. It is hereby specifically mentioned and agreed that the '**OWNERS/FIRST PARTY**' shall not claim any remuneration for execution of the aforesaid documents and the stamp duty, registration charges and expenses in connection with the preparation of the Deed/s of Conveyance and /or other documents relating to '**DEVELOPER/SECOND PARTY's** share or part thereof in the Schedule Property agreed to be conveyed to the '**DEVELOPER/SECOND PARTY**' or to its nominee/s


T. Radhikini Chandra


Chairman & Managing Director

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shall be borne by the 'DEVELOPER/SECOND PARTY' or the nominee/s of the 'DEVELOPER/SECOND PARTY' as the case may be and accordingly for the 'OWNERS/FIRST PARTY's super built area shall be borne by the 'OWNERS/FIRST PARTY' or the Purchasers of the 'OWNERS/FIRST PARTY' built up areas.

10.5. The 'DEVELOPER/SECOND PARTY' agrees and undertakes to market for sale at their own cost and efforts the Owners Constructed Area in whole or in parts as and when the First Party require and request so. All such permission and request of the First Party to the 'DEVELOPER/SECOND PARTY' shall be in writing with all commercial terms including the rate. All amounts towards sale of Owners Constructed Area shall be strictly collected only in favour of the 'OWNERS/FIRST PARTY' and the 'OWNERS/FIRST PARTY' shall execute sale agreements and issue valid receipts for the same. The 'OWNERS/FIRST PARTY' agrees to pay to the 'DEVELOPER/SECOND PARTY' a sum of Rs.150/- per Sq.ft [Rupees One Hundred and Fifty Only] as professional and marketing charges towards all such sales through the 'DEVELOPER/SECOND PARTY'.

11. DEFECT LIABILITY PERIOD :

The DEVELOPER/SECOND PARTY shall be responsible for any structural defect in the building and in particular in the Owners' Allocation noticed upto a period of **twelve (12) months** from the date of notice of completion of the construction from the DEVELOPER/SECOND PARTY to the OWNERS/FIRST PARTY along with the Architect's Certificate of completion of construction in all respects and occupation certificate from the concerned authorities. However, small hairline cracks in the plaster masonry, warpage in doors and windows or regular maintenance of the plumbing, electrical etc., which are quite normal even in the best of the constructions shall not be considered as defects.


T. Radhika Chandra


For MAXWORTH REALTY™ INDIA LIMITED
Chairman & Managing Director

12. REFUNDABLE DEPOSIT:

The 'DEVELOPER/SECOND PARTY' this day paid a sum of **Rs.75,00,000/- [Rupees Seventy Five Lakhs Only]**, as refundable deposit to the 'OWNERS/FIRST PARTY', in the following manner,

- a. A sum of **Rs.15,00,000/- [Rupees Fifteen Lakhs Only]** by way of RTGS payment made through ICICI Bank, Kumarapark Branch, Bangalore vide UTR No.ICICH13249080688
- b. A sum of **Rs.10,00,000/- [Rupees Ten Lakhs Only]** by way of RTGS payment made through Canara Bank, Kumarapark Branch, Bangalore vide UTR No.CNRBH13249585166
- c. A sum of **Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only)** by way of cheque dated 12-10-2013, bearing No.263976, drawn on ICICI Bank, Kumarapark Branch, Bangalore
- d. A sum of **Rs.25,00,000/- [Rupees Twenty Five Lakhs Only]** by way of RTGS payment made through ICICI Bank, Kumara Park Branch, Bangalore vide UTR No.ICICH13249076114,
- e. A sum of **Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only)** by way of cheque dated 10-10-2013 bearing No.263966, drawn on ICICI Bank, Kumarapark Branch, Bangalore

The 'OWNERS/FIRST PARTY' acknowledges the receipt of the above refundable security deposit before the under signed witness and agrees to refund the said interest free refundable security deposit amount of **Rs.75,00,000/- [Rupees Seventy Five Lakhs Only]** to the 'DEVELOPER/SECOND PARTY' at the time delivery of the 'OWNERS/FIRST PARTY' Constructed Area.

T. Radhimi Chandra

For MAXWORTH REALTY MEDIA LIMITED
Chairman & Managing Director

13. RAISING OF LOANS :

The '**DEVELOPER/SECOND PARTY**' shall be entitled to raise funds for the purposes of construction on the security of undivided right and interest or part thereof in the Schedule Property and the constructed area falling to the share of the '**DEVELOPER/SECOND PARTY**' by creating mortgage and depositing the title deeds without making the '**OWNERS/FIRST PARTY**' personally liable for such liability. The '**DEVELOPER/SECOND PARTY**' shall pay and discharge the liabilities so incurred promptly and punctually and shall keep the '**OWNERS/FIRST PARTY**' indemnified at all times. The Owner's share of super built area and the plots in the Schedule Property shall remain unencumbered at all point of time.

14. TRANSFERABLE DEVELOPMENT RIGHTS:

In the event in future if Transferable Development Rights [TDR] are purchased for the Schedule Property whereby it is possible with suitable permission/sanction from the statutory authority to construct additional built area on the terrace of the apartment Complex/or on the Schedule Property, then such additional built area shall inure to the benefit of the '**DEVELOPER/SECOND PARTY**' and shall add on to the '**DEVELOPER/SECOND PARTY**' Constructed Area. However, in case the Owner/s pays for the cost/expense for purchase of the TDR then the additional area shall be shared between the '**OWNERS/FIRST PARTY**' and '**DEVELOPER/SECOND PARTY**' in mutually agreed ratio.

15. OWNER'S OBLIGATION:

15.1. The '**OWNERS/FIRST PARTY**' shall execute a Power of Attorney in favour of the '**DEVELOPER/SECOND PARTY**' or its nominee/s for submitting the applications, requisitions to the various authorities for obtaining permission, approvals, sanctions, allotment of building or other materials and concerning other matters required statutorily to be done and required in connection with the construction and completion of the said Apartments on the schedule property and also to enable the

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For MAXWORTH REALTY INDIA LIMITED
Chairman & Managing Director

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'DEVELOPER/SECOND PARTY' to proceed with obtaining of licenses and modified/revised/sanctioned plans and consents in regard to the Residential Apartments to be constructed on the Schedule Property and authorizing the **'DEVELOPER/SECOND PARTY'** to represent the **'OWNERS/FIRST PARTY'** before the Bruhat Bangalore Mahanagara Palike, Electricity Board, Water Supply and Sewerage Board, Fire Force authorities and other statutory authorities etc. The **'OWNERS/FIRST PARTY'** shall execute Power of Attorney authorizing the **'DEVELOPER/SECOND PARTY'** or its representatives to enter into Agreement of sale and sale deeds in respect of **'DEVELOPER/SECOND PARTY's'** share of right, title and interest or part thereof in Schedule Property and to sell the said percentage of share in the schedule Property and to receive payments and such Powers of Attorney shall not be revoked till completion of the entire project or thereafter.

15.2. The **'OWNERS/FIRST PARTY'** shall sign and execute necessary applications, papers, documents and do all acts, deeds and things as the **'DEVELOPER/SECOND PARTY'** may lawfully require in order to legally and effectively vest in the **'DEVELOPER/SECOND PARTY'** or nominees title to the above said undivided shares in the Schedule Property and for completing the development of the Schedule Property.

15.3. **TAXES:** The **'OWNERS/FIRST PARTY'** shall pay and discharge all municipal taxes, cesses and other public dues with respect to the Schedule Property upto the date of Plan sanction from the appropriate authority. From the date of execution of this JDA and till the completion of the relevant units, the **'DEVELOPER/SECOND PARTY's'** shall pay the taxes. After the completion of the units, the purchasers of the units and, in the case of any unsold units, for the **'OWNERS/FIRST PARTY's'** share, the **'OWNERS/FIRST PARTY'** and for the **'DEVELOPER/SECOND PARTY's'** share, the **'DEVELOPER/SECOND PARTY'** shall pay the taxes proportionately.

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For MAXWORTH REALTY™ INDIA LIMITED

 Chairman & Managing Director

16. DEVELOPER/SECOND PARTY'S OBLIGATIONS:

The '**DEVELOPER/SECOND PARTY**' is hereby entitled to procure the buyers of undivided right, title and interest in the '**DEVELOPER/SECOND PARTY**'s share in Schedule Property who intend to buy Flats in the Residential Apartment to be constructed on the Schedule Property in accordance with the sanctioned plan and modified plan to be sanctioned by the Bruhat Bangalore Mahanagara Palike or any other appropriate authority.

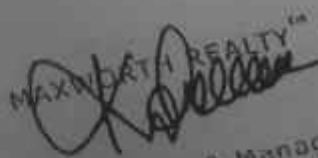
16.1. In the event of delay in securing permanent power, sanitary, water connections the '**DEVELOPER/SECOND PARTY**' shall at their cost arrange to provide temporary, electrical, water and sanitary connections until permanent connections are obtained and the same shall constitute compliance with regard to construction of built up areas. But it shall not be treated as waiver or '**DEVELOPER/SECOND PARTY**'s obligations to secure and provide such permanent connections. The '**OWNERS/FIRST PARTY**' is liable to pay consumption charges to the authorities utilizing the said amenities.

17. TAXES, MAINTENANCE, DEPOSITS ETC:

17.1. The '**OWNERS/FIRST PARTY**' shall be liable to bear and pay all taxes, rates and cesses and charges for electricity and other services and the out-goings payable in respect of the '**OWNERS/FIRST PARTY**' constructed area from the date of delivery of possession or on the expiry of one month from the date of service of a written notice by the '**DEVELOPER/SECOND PARTY**' to the '**OWNERS/FIRST PARTY**' that the '**OWNERS/FIRST PARTY**' Constructed area is ready for their occupation.

17.2. The '**OWNERS/FIRST PARTY**' should bear and pay all deposits and charges payable for getting power connection, water supply and sanitary connection in connection with the Residential Apartments falling to '**OWNERS/FIRST PARTY**' share. If the '**OWNERS/FIRST PARTY**' sells part or whole of its share of and super built up area to any third parties, then the above said deposits and charges are to be borne by such purchasers.


T. Radhikini Chandra


For MAXIMORTH REALTY™ INDIA LIMITED
Chairman & Managing Director



17.3. The **'OWNERS/FIRST PARTY'** and the **'DEVELOPER/SECOND PARTY'** from the date of delivery of possession of **'OWNERS/FIRST PARTY's'** constructed area, maintain their respective portions, at their own cost in good and tenaritable repair 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 area. The **'OWNERS/FIRST PARTY'** and/or its transferees in regard to **'OWNERS/FIRST PARTY's'** constructed area and the transferees of **'DEVELOPER/SECOND PARTY's'** share of constructed area, shall pay maintenance deposit fixed by the **'DEVELOPER/SECOND PARTY'** per sq.ft. on the built up area of the Apartments towards maintenance corpus to the **'DEVELOPER/SECOND PARTY'** and shall become members of a association / condominium to be formed by all the residential Apartment Holders for the purpose of attending to maintenance and safety of the building and all matters of common interest and shall observe and perform the terms/conditions/bye-laws/ rules/regulations of such organization.

17.4. The **'DEVELOPER/SECOND PARTY'** shall sell saleable right, title and interest or part thereof falling to its/his share in Schedule Property as the agent of **'OWNERS/FIRST PARTY'**. The **'DEVELOPER/SECOND PARTY'** shall be entitled to collect monies, receive the sale consideration for such undivided interest sold under the respective sale agreements or sale deeds executed by or on behalf of **'OWNERS/FIRST PARTY'**.

18. INDEMNITY:

18.1 The **'DEVELOPER/SECOND PARTY'** shall keep the **'OWNERS/FIRST PARTY'** fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings that may arise against the **'OWNERS/FIRST PARTY'** or the **'OWNERS/FIRST PARTY'** share in the Schedule Property and the Residential Apartments to be constructed thereon by reason of any failure on the part of the **'DEVELOPER/SECOND PARTY'** to discharge its liabilities/obligations or on account

T. Radhikini Chandra

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Chairman & Managing Director

of any act of omission or commission in using the schedule Property or putting up the constructions.

18.2 All cost and expenses relating to transfer of saleable right, title and interest or plots or part thereof to the extent of **'DEVELOPER/SECOND PARTY's'** share, in respect of Schedule Property in favour of prospective buyers shall be borne and paid for by such buyer or the **'DEVELOPER/SECOND PARTY'**.

18.3 The **'DEVELOPER/SECOND PARTY'** shall have the absolute discretion in negotiating the terms and conditions for the sale of respective right title and interest in Schedule Property and its remaining share of built up area. The **'DEVELOPER/SECOND PARTY'** shall alone be entitled to profits, gains, capital appreciations and benefits of all kinds and description, accruing arising or flowing in relation to the Development of the Schedule Property and shall alone be liable for all loss, costs and expenses of the development project and for taxes including Income Tax that may be levied, in respect of its share.

18.4 In the course of construction of proposed Apartments, the **'DEVELOPER/SECOND PARTY'** shall comply with all notices or regulations issued by the Corporation or other authorities and shall indemnify and keep indemnified the **'OWNERS/FIRST PARTY'** against non compliance of such notices, orders requisitions and against all actions, suits and other proceedings costs, claims and demands in respect thereto.

19. **PENALTY:**

In case if the **'DEVELOPER/SECOND PARTY'** defaults in delivery of Owner's constructed area within the stipulated time period **Eighteen (18) months** from the date of the Plan sanction as provided in this agreement, in that case the **'DEVELOPER/SECOND PARTY'** shall pay prevailing rent for those particular units fallen to Owner's share till the date of delivery of Owner's constructed area.

T. Padmini Chandra

For MAXWORTH REALTY™ INDIA LIMITED
Chairman & Managing Director

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The parties agree that no compensation shall be payable for delay in handover on account of customization for those units where the 'OWNERS/FIRST PARTY' or his Nominees / Purchasers opt for any form of customization of their unit/s.

20. ASSIGNMENT:

The 'DEVELOPER/SECOND PARTY' shall be entitled to assign this agreement to any Company or third party or investor and enter in to joint venture/Agreements with such other third parties and also form a separate entity with any partners for completion of the project. The 'DEVELOPER/SECOND PARTY' shall be entitled to bring in the Foreign direct investment or partner with any other company and for the said purposes shall be entitled to enter in such agreements as deemed fit without effecting the Interest of the Owners in the property in terms of the Agreement.

21. SUPPLEMENTARY AGREEMENTS :

The parties are entitled to enter into supplementary agreement/s to record any terms and conditions not covered under this Agreement or any modifications to the agreed terms and conditions and any such Supplementary Agreement/s shall be in writing and shall be treated as part and parcel of this Joint Development Agreement.

22. ARBITRATION:

In case any dispute or difference should arise between the Party hereto, whether in respect of material used by the Party of the Second part, or work done or in respect of delay in completion of work as mentioned in this agreement or any other matter arising out of or in connection with the agreement or the carrying out of works, shall be referred to the arbitration of a sole arbitrator to be decided mutually. The submission shall be deemed to be a submission to arbitration within the meaning of the Arbitration and Conciliation Act, 1996 or any statutory modification thereof. The award of the arbitrator or arbitrators as the case may be, shall be final and binding on the Party.


T. Radhikini Chaudra


FOR MAXIMERA REALTY™ INDIA LIMITED
Chairman & Managing Director

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23. NAME OF THE BUILDING:

The name of the Apartment/Project to be constructed on the Schedule Property shall be "MAX MADHURA".

24. COMPLETE AGREEMENT:

The parties acknowledge that this Joint Development Agreement is the complete Agreement. This Agreement supersede Letter of Offer, any prior agreements, Memorandum of Understandings, Joint Development agreement and representations between the parties, whether written or oral. Any such prior arrangements are cancelled at this Date.

25. CUSTODY:

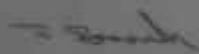
This agreement shall be made in two sets and the 'DEVELOPER/SECOND PARTY' shall have original set of the agreement and the Duplicate copy will be with 'OWNERS/FIRST PARTY'.

26. DECREE AND ATTACHMENTS:

If there be any claim/demand/litigation/attachment and/or decree of any nature whatsoever against the OWNERS/FIRST PARTY' and/or his/her/their nominees and/or his/her/their intending buyers,, then it is a condition precedent that the same shall only be met and satisfied out of the Owners' Allocation and their interest in the land or the proceeds thereof. Provided that any claims/out standings, attachments and/or decrees arise out of the acts, deeds and things done by the DEVELOPER/SECOND PARTY' and/or its nominees and/or its intending buyers, the same including the cost and expenses incurred in defending any action, legal or otherwise shall be the liability of the DEVELOPER/SECOND PARTY' and shall only be met and satisfied out the Developer's Allocation and the OWNERS/FIRST PARTY' shall not have any liability whatsoever in that regard.

27. GENERAL PROVISIONS :

- a. Nothing contained herein shall be deemed or constructed as a partnership between the owners and the Developer or an association or persons. Each party hereto shall be strictly responsible for its income, wealth, gift taxes and other duties.



T. Radhimi Chandra


FOR MAXIMOM REALTY INDIA LIMITED
Chairman & Managing Director

- b. All items of plant and machinery, tools and equipments, stores and materials that the DEVELOPER/SECOND PARTY' will bring to the site for the due construction of the building will remain the exclusive property of the DEVELOPER/SECOND PARTY' at all time and it's expressly agreed and accepted that the OWNERS/FIRST PARTY' will have no claim whatsoever on all such items of plant machinery, tools and equipments, stores and materials at any time during the currency of this agreement.
- c. Any delay by the OWNERS/FIRST PARTY' and/or DEVELOPER/SECOND PARTY' in enforcing any of the terms of this Agreement of extension of time granted to comply with such terms shall not be deemed to constitute a waiver of the OWNERS/FIRST PARTY' and/or DEVELOPER/SECOND PARTY's right to enforce their respective rights under this agreement.
- d. The OWNERS/FIRST PARTY' shall make available to the DEVELOPER/SECOND PARTY' complete set of sanctioned plans and other connected documents and drawings prior to the commencement of construction work.

28. BREACH AND TERMINATION:

- (a). The 'OWNERS/FIRST PARTY' and the 'DEVELOPER/SECOND PARTY' hereby agree that both of them shall be entitled to seek specific performance in case of breach of this agreement.
- (b). Any party committing any default on the terms and conditions of this agreement shall indemnify the party who is not in default against all costs, losses and damages the other party may suffer without prejudice to the right of the other party to seek other relief/s or remedies available to it in law or equity.
- (c). In the event of breach of anyone or more of the terms of this agreement by either party, the aggrieved party shall be entitled to specific performance of the Agreement and shall also be entitled to recover all losses and expenses incurred as a consequence of such breach from the party at default. It has however been agreed

T. Radhimi Chandra

T. Radhimi Chandra

For MAXWORTH REALTY INDIA LIMITED
Chairman & Managing Director

between the parties that, the sole remedy upon commencement of the project, in the event of a breach of the Agreement, shall be damages and /or compensation. No dispute concerning the Project shall be allowed by either party to affect the uninterrupted continuation of the project and neither party shall be entitled to any order from the arbitrator or Court or any other authority for injunction or restraintment order, restraining the continuation of the construction, demolition, reconstruction of the Project or any portion thereof. Subject as aforesaid this shall not come in the way of the either party suing for specific performance of the contract before the Project completion. This agreement shall not be terminated unilaterally by the 'OWNERS/FIRST PARTY' herein and the appointment of 'DEVELOPER/SECOND PARTY' shall be irrevocable in view of the obligations undertaken by the 'DEVELOPER/SECOND PARTY'.

29. ANNEXURES-C:

- (a) The sketch of the Schedule Property which is the subject matter of this Joint Development Agreement is the subject matter of this Joint Development Agreement is described in detail in the ANNEXURE - IV appended to this Indenture.
- (b) The Specifications of Construction are described in detail in the ANNEXURE III appended to this Indenture.
- (c) The Specifications of Construction are described in detail in the ANNEXURE I & II appended to this Indenture.

SCHEDULE'A' PROPERTY

All that piece and parcel of residentially converted undeveloped property bearing Sy.No.14/1, measuring 1 Acre 02.12 Guntas out of 1 Acre 11 Guntas, situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk, converted to non agricultural residential purpose vide Official Memorandum dated 17-10-2008, No.ALN(NA) Jala:SR 22/08-09, read with Renewal order dated 15-10-2010, No.ALN

T. Radhikini Chandra

FOR MAXWORTH REALTY INDIA LIMITED
Chairman & Managing Director.

(N.A.Y).SR.22/08-09, issued by the Special Deputy Commissioner, Bangalore District, and bounded on the,

East by : Remaining portion of the land in same Survey Number belongs to S.Rajanna and others and also Munichikkamma's land.

West by : Area retained by Owner in the same Sy No.14/1 and B.Lakshmi Devi's property in Sy No.14/1.

North by: Remaining portion of same Survey Number belongs to Sri.Sadashivaiah and S.Prakash

South by: Chikkadasappa's Land

SCHEDULE'B' PROPERTY

(Apartment/Flats allotted to the share of the 'OWNERS/FIRST PARTY' amounting to 37,190 sq.ft of super built up Area, totally 40 Flats in the Apartment named as "MAX-MADHURA". A list of flats fallen to the share of Owner/ First party, is separately enclosed to this agreement as Annexure-II).

SCHEDULE'C' PROPERTY

(Apartments/Flats belonging to the DEVELOPER/SECOND PARTY allotted and belonging to the DEVELOPER/SECOND PARTY amounting to 73,450 sq.ft of super built up area, totally 80 Flats in the Apartment named as "MAX-MADHURA". A list of Flats fallen to the share of Developer/Second party, is separately enclosed to this agreement as Annexure-I).

MAX MADHURA APARTMENTS FOR MAXOWRTH REALTY INDIA LTD (SHARE)

Annexure-I

T. Radhimi Chandra

FOR MAXWORTH REALTY™ INDIA LIMITED
Chairman & Managing Director

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SL NO		FLAT	SALEABLE AREA		UNDIVIDED SHARE OF LAND AREA		TYPE	REMARKS
			SQM	SFT	SQM	SFT		
1	FIRST FLOOR	1	84.5	900	34.11	367.19	TYP 1	2BHK
2		2	84.6	900	34.11	367.19	TYP 1	2BHK
3		4	84.8	900	34.11	367.19	TYP 1	2BHK
4		6	84.6	900	34.11	367.19	TYP 1	2BHK
5		9	96.66	1030	38.99	419.67	TYP 2	3BHK
6		10	84.6	900	34.11	367.19	TYP 1	2BHK
7		11	84.6	900	34.11	367.19	TYP 1	2BHK
8		12	84.6	900	34.11	367.19	TYP 1	2BHK
9		13	84.6	900	34.11	367.19	TYP 1	2BHK
10		14	84.6	900	34.11	367.19	TYP 1	2BHK
11		15	84.6	900	34.11	367.19	TYP 1	2BHK
12	SECOND FLOOR	1	84.6	900	34.11	367.19	TYP 1	2BHK
13		2	84.6	900	34.11	367.19	TYP 1	2BHK
14		3	84.6	900	34.11	367.19	TYP 1	2BHK
15		4	84.6	900	34.11	367.19	TYP 1	2BHK
16		5	84.6	900	34.11	367.19	TYP 1	2BHK
17		7	84.6	900	34.11	367.19	TYP 1	2BHK
18		8	103.55	1100	41.77	449.58	TYP 3	3BHK
19		9	96.66	1030	38.99	419.67	TYP 2	3BHK
20		10	84.6	900	34.11	367.19	TYP 1	2BHK
21		11	84.6	900	34.11	367.19	TYP 1	2BHK
22		13	84.6	900	34.11	367.19	TYP 1	2BHK
23		15	84.6	900	34.11	367.19	TYP 1	2BHK
24	THIRD FLOOR	1	84.6	900	34.11	367.19	TYP 1	2BHK
25		2	84.6	900	34.11	367.19	TYP 1	2BHK
26		3	84.6	900	34.11	367.19	TYP 1	2BHK
27		5	84.6	900	34.11	367.19	TYP 1	2BHK
28		6	84.6	900	34.11	367.19	TYP 1	2BHK
29		7	84.6	900	34.11	367.19	TYP 1	2BHK
30		9	96.66	1030	38.99	419.67	TYP 2	3BHK
31		10	84.6	900	34.11	367.19	TYP 1	2BHK
32	FOURTH FLOOR	11	84.6	900	34.11	367.19	TYP 1	2BHK
33		1	84.6	900	34.11	367.19	TYP 1	2BHK
34		5	84.6	900	34.11	367.19	TYP 1	2BHK
35		7	84.6	900	34.11	367.19	TYP 1	2BHK

T. Pradmini Chandra

Chairman & Managing Director

36		12	84.6	900	34.11	367.19	TYP 1	2BHK
37		13	84.6	900	34.11	367.19	TYP 1	2BHK
38		15	84.6	900	34.11	367.19	TYP 1	2BHK
39		8	103.55	1100	41.77	449.58	TYP 3	3BHK
40	FIFTH FLOOR	1	84.6	900	34.11	367.19	TYP 1	2BHK
41		3	84.6	900	34.11	367.19	TYP 1	2BHK
42		4	84.6	900	34.11	367.19	TYP 1	2BHK
43		6	84.6	900	34.11	367.19	TYP 1	2BHK
44		8	103.55	1100	41.77	449.58	TYP 3	3BHK
45		12	84.6	900	34.11	367.19	TYP 1	2BHK
46		14	84.6	900	34.11	367.19	TYP 1	2BHK
47		15	84.6	900	34.11	367.19	TYP 1	2BHK
48	SIXTH FLOOR	1	84.6	900	34.11	367.19	TYP 1	2BHK
49		2	84.6	900	34.11	367.19	TYP 1	2BHK
50		3	84.6	900	34.11	367.19	TYP 1	2BHK
51		6	84.6	900	34.11	367.19	TYP 1	2BHK
52		7	84.6	900	34.11	367.19	TYP 1	2BHK
53		8	103.55	1100	41.77	449.58	TYP 3	3BHK
54		9	96.66	1030	38.99	419.67	TYP 2	3BHK
55		10	84.6	900	34.11	367.19	TYP 1	2BHK
56		11	84.6	900	34.11	367.19	TYP 1	2BHK
57		12	84.6	900	34.11	367.19	TYP 1	2BHK
58		13	84.6	900	34.11	367.19	TYP	2BHK
59		14	84.6	900	34.11	367.19	TYP 1	2BHK
60	SEVENTH FLOOR	2	84.6	900	34.11	367.19	TYP 1	2BHK
61		4	84.6	900	34.11	367.19	TYP 1	2BHK
62		5	84.6	900	34.11	367.19	TYP 1	2BHK
63		7	84.6	900	34.11	367.19	TYP 1	2BHK
64		9	96.66	1030	38.99	419.67	TYP 2	3BHK
65		10	84.6	900	34.11	367.19	TYP 1	2BHK
66		11	84.6	900	34.11	367.19	TYP 1	2BHK
67		12	84.6	900	34.11	367.19	TYP 1	2BHK
68		13	84.6	900	34.11	367.19	TYP 1	2BHK
69		14	84.6	900	34.11	367.19	TYP 1	2BHK
70	EIGHTH	1	84.6	900	34.11	367.19	TYP 1	2BHK

T. Radhikani Chandra

For MAXWORTH REALTY™ INDIA LIMITED
Chairman & Managing Director

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71	FLOOR	2	84.6	900	34.11	367.19	TYP 1	2BHK
72		3	84.6	900	34.11	367.19	TYP 1	2BHK
73		4	84.6	900	34.11	367.19	TYP 1	2BHK
74		5	84.6	900	34.11	367.19	TYP 1	2BHK
75		6	84.6	900	34.11	367.19	TYP 1	2BHK
76		7	84.6	900	34.11	367.19	TYP 1	2BHK
77		10	84.6	900	34.11	367.19	TYP 1	2BHK
78		12	84.6	900	34.11	367.19	TYP 1	2BHK
79		13	84.6	900	34.11	367.19	TYP 1	2BHK
80		14	84.6	900	34.11	367.19	TYP 1	2BHK
				73,450				

T. Pradumini Chandra

For M... INDIA LIMITED
Managing Director

BNG (U) YLNK / 7074 20.5.2016 33-38 ✓

MAX MADHURA APARTMENTS FOR OWNER (SHARE) Annexure-II								
SL NO		FLAT NO.	SALEABLE AREA		UNDIVIDED SHARE OF LAND AREA		TYPE	REMARKS
			SQM	SFT	SQM	SFT		
1	FIRST FLOOR	3	84.6	900	34.11	367.1 9	TYP 1	2BHK
2		5	84.6	900	34.11	367.1 9	TYP 1	2BHK
3		7	84.6	900	34.11	367.1 9	TYP 1	2BHK
4		8	103.5 5	1100	41.77	449.5 8	TYP 3	3BHK
5	SECOND FLOOR	6	84.6	900	34.11	367.1 9	TYP 1	2BHK
6		12	84.6	900	34.11	367.1 9	TYP 1	2BHK
7		14	84.6	900	34.11	367.1 9	TYP 1	2BHK
8	THIRD FLOOR	4	84.6	900	34.11	367.1 9	TYP 1	2BHK
9		8	103.5 5	1100	41.77	449.5 8	TYP 3	3BHK
10		12	84.6	900	34.11	367.1 9	TYP 1	2BHK
11		13	84.6	900	34.11	367.1 9	TYP 1	2BHK
12		14	84.6	900	34.11	367.1 9	TYP 1	2BHK
13		15	84.6	900	34.11	367.1 9	TYP 1	2BHK
14	FOURTH FLOOR	2	84.6	900	34.11	367.1 9	TYP 1	2BHK
15		3	84.6	900	34.11	367.1 9	TYP 1	2BHK
16		4	84.6	900	34.11	367.1 9	TYP 1	2BHK
17		6	84.6	900	34.11	367.1 9	TYP 1	2BHK
18		9	96.66	1030	38.99	419.6 7	TYP 2	3BHK
19		10	84.6	900	34.11	367.1 9	TYP 1	2BHK
20		11	84.6	900	34.11	367.1 9	TYP 1	2BHK
21		14	84.6	900	34.11	367.1 9	TYP 1	2BHK
22	FIFTH FLOOR	2	84.6	900	34.11	367.1 9	TYP 1	2BHK
23		5	84.6	900	34.11	367.1 9	TYP 1	2BHK
24		7	84.6	900	34.11	367.1 9	TYP 1	2BHK
25		9	96.66	1030	38.99	419.6 7	TYP 2	3BHK
26		10	84.6	900	34.11	367.1 9	TYP 1	2BHK

T. Padmini Chandra

For MAXWORTH REALTY INDIA LIMITED
Managing Director

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27	SIXTH FLOOR	11	84.6	900	34.11	367.1 9	TYP 1	2BHK
28		13	84.6	900	34.11	367.1 9	TYP 1	2BHK
29		4	84.6	900	34.11	367.1 9	TYP 1	2BHK
30		5	84.6	900	34.11	367.1 9	TYP 1	2BHK
31		15	84.6	900	34.11	367.1 9	TYP 1	2BHK
32	SEVENTH FLOOR	1	84.6	900	34.11	367.1 9	TYP 1	2BHK
33		3	84.6	900	34.11	367.1 9	TYP 1	2BHK
34		6	84.6	900	34.11	367.1 9	TYP 1	2BHK
35		15	84.6	900	34.11	367.1 9	TYP 1	2BHK
36		8	103.5 5	1100	41.77	449.5 8	TYP 3	3 BHK
37	EIGHTH FLOOR	8	103.5 5	1100	41.77	449.5 8	TYP 3	3BHK
38		9	96.66	1030	38.99	419.6 7	TYP 2	3BHK
39		11	84.6	900	34.11	367.1 9	TYP 1	2BHK
40		15	84.6	900	34.11	367.1 9	TYP 1	2BHK
				37,190				

— Sub

T. Padmini Chauda

THE INDIAN REALTY INDIA
Chairman & Managing Director

ANNEXURE III

SPECIFICATIONS & AMENITIES

- | | |
|---------------|---|
| 01. Structure | : Seismic II compliant RCC framed structure. |
| 02. Walls | : 6" concrete block masonry for external walls and 4" concrete block masonry for internal walls. 8"Th. Block masonry for lift & staircase walls. |
| 03. Pavers: | Concrete pavers for Vehicle parking area, basement pathway etc., laid over PCC 1:4:8. |
| 3.1. Corridor | : Grill & aluminium glazed shutter for duct area in corridor. |
| 3.2. Doors | : Main Door: Engineered wooden door frame/shutter, architrave, mirror polished, designer lock with night latch, handle, Brass hinges, Tower Bolt and stopper and magic eye.
Other Doors: Hard wood/Aluminium frame and 30mm block board shutter with both side enamel paint; powder coated fittings. |
| 04. Windows | : Sliding powder coated, three track frames with glass in two tracks and mosquito mesh in one track with MS grill protection. Hand railing for balcony, Utility & Staircase. |
| 05. Flooring | : Quality Vitrified flooring for Living, dining, bedrooms and Kitchen with 4" skirting, Antiskid ceramic tiles flooring in toilets. |
| 06. Kitchen | : 20 mm thick polished granite counter top platform with Stainless steel sink and 2' ceramic dadoing above the granite Platform.
Provision for Aqua guard and washing machine in utility area. |
| 07. Toilets | : Ceramic glazed tiles dado upto 7'-0" ht.
Matching 50% coloured EWC with flush tank of make Cera / Hindware / Parryware/ equivalent make.
Health faucet will be provided in toilets. |

T. Padmini Chandra

For MAXWORTH REALTY INDIA LIMITED
Chairman & Managing Director

- All sanitary and rain water pipes shall be suitable thickness for 6 Kg/Cm² pressure out let pipes.
Provision for Geyser & Exhaust fan.
- 08. Painting : Acrylic emulsion paint for internal walls - roller finish.
Cement paint for external walls over plastered surface.
 - 09. Terrace : Overhead tank, parapet wall, staircase headroom, lift machine room and water proof treated terrace/roof.
 - 10. Basement : Concrete flooring for parking, under-ground sump, Electrical, Generator and Security rooms, Lift well
 - 11. Electrical : One T.V / Telephone point in the living and master bed room. Elegant modular electrical switch of Anchor-Roma/ M.K/Schneider/equivalent make.
I.S.I mark P.V.C conduits concealed in the walls, Quality copper cables. Adequate number of light, fan, 5 amps - 15 amps plug points shall be provided.
MCB for each room and ELCB for the flat shall be provided.
 - 12. Power : 3 KW power supply from KEB and 1 KVA generator backup for each Apartment.
 - 13. Water Supply : Potable Borewell/municipal water, Pressure pump, sump, Water Pumping Control Equipments and overhead tank provided with concealed pipeline
 - 14. Sanitary/RWP : Disposal to the STP/Municipal Sewerage line; internal soil and waste water and rain water pipes are PVC lines.
 - 15. Lift : Two 8 passenger lift and one service lift of reputed make with generator backup for each Tower.
 - 17. Fire Safety : Adequate provision of fire safety equipments will be provided.
 - 18. Common area light fittings : One time.
 - 18. Intercom facility : One extension to each flat.
 - 19. Security : 24hrs security with surveillance through CCTV.

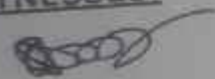
T. Pradumn Chandra

For MAXWORTH REALTY™ INDIA LIMITED
Chairman & Managing Director

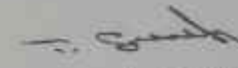
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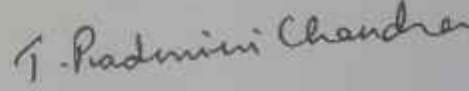
IN WITNESS WHEREOF the First Party/Owners and the Second Party/Developer represented by its Managing Director have signed and executed this Joint Development Agreement the day, month and year first above written at the office of the Sub - Registrar, Yalahanka, Bangalore in the presence of the following witness.

WITNESSES:

1. 

No. 12/2
Yamunabai Road
Rashtrapur
Bangalore - 01

1. 
(Sri.T.Suresh Reddy)

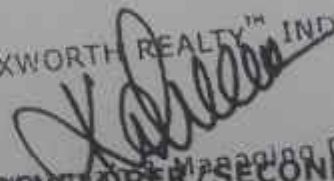
2. 
(Smt.T.Padmini Chandra)

2. 

No. 12/2
Yamunabai Road
Rashtrapur
Bangalore - 01

OWNERS/FIRST PARTY

For MAXWORTH REALTY™ INDIA LIMITED


Managing Director
DEVELOPER/SECOND PARTY

Drafted by:

Advocate

Bangalore - 01

