

AGREEMENT OF SALE OF UNDIVIDED SHARE

THIS AGREEMENT OF SALE OF UNDIVIDED SHARE IS MADE AND EXECUTED ON THIS THE FOURTH DAY OF SEPTEMBER TWO THOUSAND FOURTEEN (04.09.2014) AT BANGALORE

BETWEEN:

M/s. SANDEEP CONSTRUCTIONS

A Partnership Firm,

Having its office at #40, Arvind Residency,

7th Main, 1st Cross, Behind ESI Quarters,

Indiranagar, Bangalore-38.

Represented by its Partner

Mrs. G. Vijayalakshmi, aged 38 years

Wife of Mr. G. Venkatadri.

Hereinafter called the '**VENDOR**', which term shall wherever the context so applies shall include mean and include the Partnership firm, its Partners, Legal heirs, Legal Representatives, Successors, Executors, Administrators, Assigns, etc., of the ONE PART

AND:

1. Mr. -----
S/O MR.-----
Age: -----
Address: -----

Bangalore - 560069

Hereinafter called the '**PURCHASER/S**', which term shall wherever the context so applies shall include mean and include his/her/their Legal heirs, Legal Representatives, Successors, Executors, Administrators, Assigns, etc., of the OTHER PART.

WHEREAS, the Vendor is the sole and absolute owner in actual and physical possession and enjoyment of all that piece and parcel of the Residentially Converted Land bearing Sy.No.129/4, earlier bearing BBMP Khata No.302 Sy.No.129/4, presently bearing portion of Amalgamated Municipal Khata No.301/Sy.No.128/19/129/4/128/20, measuring 32 Guntas /34848 Sq. feet (converted vide Official Memorandum dated 6.12.2012 bearing No.ALN(EVH)SR.551/2011-12 issued by the Deputy Commissioner, Bangalore District) situated at Boganahalli Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, which property is morefully described in the schedule hereunder and hereinafter referred to as the '**ITEM NO.1 OF THE SCHEDULE I PROPERTY**' for the sake of brevity, the Vendor having acquired the same vide Deed of Sale dated 14/12/2012 registered as document No.4806/2012-13 of Book I, in the Office of the Sub-Registrar, Indiranagar, Bangalore executed by its previous Owner/s Sri.Rajesh, son of Sri.Thimmaiah @ Thimmegowda.

WHEREAS, likewise the Vendor is also the sole and absolute owner in actual and physical possession and enjoyment of all that piece and parcel of the Converted Land bearing Old Sy.No.128/8, Presently bearing New Sy.No.128/19, earlier bearing BBMP Khata No.301 Sy.No.128/19, presently bearing portion of Amalgamated Municipal Khata No.301/Sy.No.128/19/129/4/128/20, measuring 25 Guntas / 27225 Sq. feet (converted vide Official Memorandum dated 4.3.2013 bearing No.ALN(EVH)SR.388/2012-13, converted for Industrial (Hi-Tech) purposes issued by the Deputy Commissioner, Bangalore District, later changed for residential purpose vide Change of Land Use dated 16/11/2013 bearing No.3792/2013-14 issued by the Commissioner, Bangalore Development Authority) situated at Boganahalli Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, which property is morefully described in the schedule hereunder and hereinafter referred to as the '**ITEM NO.2 OF THE SCHEDULE I PROPERTY**' for the sake of brevity, the Vendor having acquired the same vide Deed of Sale dated 7/3/2013, registered as document No.6811/2012-13 of Book I, in the Office of the Sub-Registrar, Indiranagar, Bangalore executed by Smt.Rathnamma wife of late Sri.Muniyappa and others and to be read along with a registered Deed of Confirmation dated 14/3/2013 registered as document No.7037/2012-13 of Book I, stored in C.D.No.61 in the Office of the Sub-Registrar, Indiranagar, Bangalore executed by Smt.Rathnamma wife of late Sri.Muniyappa and others.

WHEREAS, likewise the Vendor is also the sole and absolute owner in actual and physical possession and enjoyment of all that piece and parcel of the Residentially Converted Land Property bearing Old Sy.No.128/8, earlier bearing New Sy.No.128/20, earlier bearing BBMP Khata No.303 Sy.No.128/20, presently bearing portion of Amalgamated Municipal Khata No.301/Sy.No.128/19/129/4/128/20, measuring 32 Guntas /34848 Sq. feet (converted vide Official Memorandum dated 11.12.2012 bearing No.ALN.(EVH)SR.237/2012-13 issued by the Deputy Commissioner, Bangalore District), situated at Boganahalli Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, which property is morefully described in the schedule hereunder and hereinafter referred to as the **'ITEM NO.3 OF THE SCHEDULE I PROPERTY'** for the sake of brevity, the Vendor having acquired the same vide Deed of Sale dated 14/12/2012 registered as document No.4805/2012-13 of Book I, in the Office of the Sub-Registrar, Indiranagar, Bangalore executed by Smt.Rathnamma wife of late Sri.Muniyappa and others and to be read along with Deed of Confirmation dated 14/3/2013 registered as document No.7039/2012-13 of Book I, stored in C.D.No.61 in the Office of the Sub-Registrar, Indiranagar, Bangalore executed by Smt.M.Pushpalatha daughter of late Sri.Muniyappa and others.

WHEREAS, the Properties described as Item Nos.1, 2 & 3 in Schedule I hereunder are situated adjacent to each other and totally measures 96,921 Sq. feet, and the Khata of the Item Nos.1, 2 & 3 Schedule I Property are amalgamated into single Khata and currently bearing amalgamated Khata No.301/Sy.Nos.128/19/129/4/128/20 and which amalgamated property is morefully described in the schedule hereunder and hereinafter referred to as the **COMPOSITE SCHEDULE I PROPERTY or SCHEDULE I PROPERTY** for the sake of brevity.

WHEREAS, the Khata of the Schedule I Property is presently standing in the name of the Vendor herein in the revenue records of Bruhat Bangalore Mahanagara Palike and further the Vendor has also paid upto date property taxes relating to the Schedule I Property to the concerned authority and thus the Vendor is in absolute possession and enjoyment of the Schedule I Property, with absolute power of dispossession over the same.

WHEREAS, the Vendor has formulated a scheme of developing the Schedule I Property into a multi storied residential apartment building/s and as per the said scheme, the persons interested in acquiring the ownership to residential apartment/s with or without covered car parking space/terrace Garden Area/ Terrace area are required to acquire an undivided share and get constructed the proposed Flat/s through the Vendor herein, by entering into a separate Construction Agreement on the even date of purchasing the undivided share of land from the Vendors.

WHEREAS, the Vendor has also secured sanctioned building plan from the Asst. Director of Town Planning (South) Bruhat Bangalore Mahanagara Palike, for putting up a multi storied residential apartment building/s over the Schedule I Property comprised of Basement floor + Ground floor + Seven Upper floors comprising of Three Blocks viz., Wing 1, 2 & 3 and have also commenced its project over the same, under the name and style of **'SANDEEP SQUARE'**. However, in the meantime, the Vendor also desires to put up one additional floor over and above the current level of FAR and they are yet to secure revised sanction plan.

WHEREAS, the Vendor represents that they are intending to develop the neighbouring properties located adjacent to the Schedule I Property jointly along with the Schedule I Property and in this regard the Vendor represents that in view of the above scheme, the common amenities either falling in the Schedule I Property or in the neighbouring properties shall be utilized in common by all the Purchaser/s of the Apartment/s in the said Project. The Common Amenities to be provided in the proposed project shall include common right of way for ingress and egress, Club House, Swimming Pool, Children's Play Area, Parks etc., and shall be utilized in common by all the Purchaser/s of the Apartment/s, their Successors-in-title, agents, representatives, etc.

WHEREAS the Purchaser/s herein has/have inspected the documents of title relating to the Schedule 'I' Property as well as the Sanctioned Plan, specifications, designs and specifications prepared by the Architects and other documents relating to the Project and after being satisfied about the Vendor's title over the Schedule I Property and the scheme of development over the Schedule I Property, is/are desirous of owning an apartment in the multistoried building, has/have come forward to purchase ---- **Square Feet of undivided share**, right, title, claim, interest and ownership over the Schedule I Property, which is morefully described in the Schedule hereunder and hereinafter referred to as the '**SCHEDULE II PROPERTY**', along with a right to get caused the construction of the **Flat bearing No.---** in -----_Floor, admeasuring -----_sq. feet **super built up area**, in the Apartment building known as '**SANDEEP SQUARE**', which flat is morefully described in the Schedule hereunder and hereinafter referred to as the "**SCHEDULE III PROPERTY**", through the Vendor herein, by entering into a Construction Agreement on the even date with the Vendors, and subject to rights and restrictions mentioned in Schedules III, IV, V & VI mentioned in the Construction Agreement.

WHEREAS, the Parties hereto decided to have the aforesaid terms and conditions reduced to writing under this agreement as follows:

NOW THIS AGREEMENT FURTHER WITNESS AS FOLLOWS:

1. The VENDOR hereby offers to sell the Schedule II Property to and in favour of the PURCHASER/S herein for a sale price and consideration of **Rs.00,00,000/-(Rupees ----- Lakhs Only)** (excluding the cost of stamp duty, registration fees and other incidental charges) with an undertaking that the Vendor shall get caused the construction of a Residential Flat more particularly described in Schedule III along with the right to the common amenities mentioned therein, as per the terms of the Construction Agreement entered into between the Vendor and the Purchaser/s on the even date and subject to the rights and restriction mentioned in Schedules III to VI of Construction Agreement.

2. The PURCHASER/S have this paid a sum of **Rs.-----/- (Rupees ---- Lakh Only)** by way Cash/Cheque Cheque No: ----- Dated on: ----- drawn by ----- **Bank** to the VENDOR, the receipt of which the VENDOR acknowledges herewith before the attesting witnesses. The VENDOR hereby undertakes to execute a Deed of Absolute Sale or conveyance for the Schedule II Property in favour of the PURCHASER/S, subject to the PURCHASER/S complying with all the terms and conditions imposed upon them under this Agreement to Sell and the Construction Agreement. The entire sale transaction shall be completed on or before **30.09.2016** and subject to the Purchaser/s complying with the terms and conditions of this Agreement.

3. Time will be the essence of this Contract. Any default by the PURCHASER/S in payment of the sale consideration under this agreement and the construction agreement, shall be construed as a breach of contract committed by the PURCHASER/S and without prejudice to any other rights, the VENDOR at their discretion may:

(a) Either continue with this contract and claim the amounts in default / arrears with interest on the defaulted installments at the rate of 18% per month from the date of default till the date of payment and till such time as the amounts with interest are not paid to the VENDOR and the VENDOR will not be liable to execute Sale Deed and hand over possession of the Schedule II Property to the PURCHASER/S.

(b) The VENDOR at its discretion will be entitled to terminate this agreement and treat a sum equivalent to 25% of the consideration amount or advance Sale Consideration paid whichever is higher as forfeited and adjust it as liquidated damages from out of the consideration paid by the PURCHASER/S and rescind this Agreement to Sell. The balance consideration, if any, due to the PURCHASER/S shall be paid within one week of the disposal of the SCHEDULE II PROPERTY.

(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.

4. The PURCHASER/S shall observe and abide by all the Bye-laws, Rules and Regulations prescribed by the Government, Bangalore Development Authority, BBMP, City Municipal Council, City Corporation or any other authority, in regard to Ownership use or enjoyment of Schedule II Property.

5. The PURCHASER/S shall also observe and abide by all the Bye-laws, framed by the VENDORS, in regard to Ownership use or enjoyment of Schedule II & III Property/s.

6. All letters, receipts or notices issued by the VENDOR dispatched under Registered Post Acknowledgement due to the address of the PURCHASER/S given in this Agreement will be sufficient proof of service thereof on the PURCHASER and shall effectually discharge the VENDOR from the obligations to issue any further notice.

7. The Parties hereto agree that in the event of there being any delay in or indulgence shown by either of the Parties with regard to the enforcement of any of the terms of this Agreement, the same shall not be construed as a waiver on the part of the party showing such indulgence or tolerance and any such indulgence or forbearance shall not be deemed to be waiver of the rights and the parties shall be entitled to enforce such rights without prejudice to such indulgence or tolerance shown.

8. In the event of any provision of this Agreement being declared by any legislature, judicial or other competent authority to be void, void able, illegal or otherwise unenforceable or indications of the same are received by either of the parties from any relevant competent authority, the parties shall amend that provision in such reasonable manner as achieves the intention of the parties without illegality or at the discretion of the parties, it may be severed from this agreement and the remaining provisions of this Agreement shall remain in full force.

9. In view of the scheme formulated, the PURCHASERS agree/s that on termination of this Agreement, the Construction Contract executed on this day will also stand terminated.

10. The Parties acknowledge that this Agreement contains the whole Agreement between the parties and nothing is relied upon any oral or written representations made.

11. 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 Choice of the arbitrator shall be by mutual consent of all the parties to this agreement. The decision of the arbitrator so appointed shall be binding on the parties hereto. The seat of arbitration shall be at 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;

12. 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.

THE VENDOR COVENANTS WITH THE PURCHASER/S AS FOLLOWS:

1. The sale of the Schedule II Property in favour of the PURCHASER/S shall be free from any encumbrance, mortgages, Court or acquisition proceedings or charges of any kind;

2. That the VENDOR is the absolute Owner of the Schedule I Property and that its title thereto is good, marketable and subsisting and it has the power to convey the same.

3. That the VENDOR agrees to do and execute or cause to be executed all acts, deeds and things, as may be required by the PURCHASER/S, for morefully and perfectly assuring the title of the PURCHASER/S to the Schedule II Property.

4. That the VENDOR has delivered a set of photo copies of the documents of title with regards to the Parent Deeds of the Schedule I Property as what is agreed to be conveyed is only a portion of the larger property and the Purchaser/s herein has/have inspected the documents of title relating to the Schedule 'I' Property and is/are satisfied with the same.

5. The VENDOR will pay all taxes, rates and cesses in respect of the Schedule II Property upto the date of sale.

6. The VENDOR agrees and binds itself to keep the PURCHASER fully indemnified and harmless against any loss or liability cost or claim, action or proceedings that may arise against the PURCHASER on account of any defect in or want of title of VENDOR or on account of any third party claims.

THE PURCHASER/S COVENANT/S WITH THE VENDORS AS FOLLOWS:

The Purchaser/s covenant/s to abide by all the terms of this Agreement.

1. That the Purchaser/s shall not be entitled to claim conveyance of the Schedule II Property until the Purchaser/s fulfils and performs all the obligations and completes all the payments under this agreement and the construction agreement.

2. That the Purchaser/s will bear the cost of stamp duty and the registration charges and the legal expenses for conveying the Schedule II & III Property/s in favour of the Purchaser/s.

3. That the Purchaser/s has/have inspected the documents of title relating to the Schedule I Property belonging to the Vendor and has/have entered into this agreement after being satisfied about the title of the Vendor to the Schedule I Property and the scheme formulated by the Vendor.

4. That the Purchaser/s shall abide by the rules and regulations of the common amenities and facilities of which the Purchasers is/are entitled to become member by virtue of purchasing the Schedule II Property by paying the necessary Charges.

5. That the Vendor desires to put up One additional floor on the Schedule I Property by procuring additional FAR and in this regard the Vendor is yet to procure revised Plan sanction. The Purchaser/s has/have no objection whatsoever for the Vendor to construct any additional floors on the Schedule I Property for making use of the FAR as applicable on the Schedule I Property at any point of time. Hence in view of the Vendor constructing the additional floor in addition to the current level of FAR, the undivided share of land is computed including the additional super built up area to be constructed. Once the revised Plan sanction is procured, the copy of same shall be handed over to the Purchaser/s above named.

6. The PURCHASER/S covenant to abide by all the terms of this Agreement including Schedule IV to VI of the Construction Agreement entered on this day with the Vendors.

7. It is hereby further agreed that the PURCHASER/S shall become a member of the Owners Association to be constituted by various owners of the flat/s in the apartment building known as 'SANDEEP SQUARE' and abide by all the rules, regulations and Bye-Laws framed by the VENDORS.

8. The PURCHASER/S shall be entitled to enter into another agreement with the VENDOR for construction of a residential flat on the Schedule I property.

9. The PURCHASER/S shall not use the flat or permit the same to be used for any purpose whatsoever either than as a private dwelling house or for any purpose which may or is likely in the opinion of the VENDOR and/or managing committee of the Association formed to cause nuisance or annoyance to occupiers of the other flats/garages in the said building or to the Owners or occupiers of the neighbouring properties and not use the same for any illegal or immoral purposes, nor use the parking space for any other purpose except for keeping vehicles.

10. It is hereby agreed that the name of the multistoried building to be constructed on Schedule I Property shall be '**SANDEEP SQUARE**' and no other person/s shall subscribe to change the said name.

11. It is hereby further agreed that the PURCHASER/S shall become the member of the Apartment Owners Association to be constituted in accordance with the provisions of Karnataka Apartments Ownership Act 1972 and rules framed thereupon, after the Purchaser/s becomes the Owner of the undivided share, right, title and interest in the land by virtue of the Apartment herein agreed to construct. The PURCHASER/S shall execute such declarations, affidavits, undertakings and papers as may be required under the said act and other papers and documents required under the Electricity Board (BESCOM) Water Supply Board (B.W.S.S.B) Corporation and such other authorities.

12. It is hereby agreed by the PURCHASER/S that from the date the Apartment is ready for occupation for which a notice has been received by him from the VENDOR whether possession is taken by him/her/them or not he/she/they shall pay regularly every month on or before 5th day of each month to the VENDOR as desired by the VENDOR until the formation of the Apartments Owners Association the proportionate share that may be decided by the VENDOR in all the out goings on general expenses in respect of the Property such as insurance, municipal taxes or other taxes or cess, Electric and Water tax or charges or deposit in respect of meters, maintenance and management of the building, common light, sanitation, repairs, salary of watchman, sweepers and maintenance charges and all other costs and expenses connected with the building.

13. It is hereby agreed that the Purchaser/s shall get the parking space allotted for additional cost for parking of light motor vehicle, failing which the PURCHASER/S his/her/their tenants, licenses of those who occupy the Apartment through him/her/them or in trust for him/her/them will have no right to park the light motor vehicles in any part or the Schedule I Property.

14. The PURCHASER/S shall pay such deposit, costs, share association fee, deposit, cost of stamp duty, registration fee, legal fee and such other expenses as may be required for the formation of Association and the transfer of undivided share, right, title and interest in favour of the PURCHASER/S and other formalities of obtaining completion of the Apartment and taking over of the possession of the Apartment herein agreed to be constructed for the PURCHASER/S.

15. It is specifically agreed between the PARTIES hereto that the PURCHASER/S shall be entitled only to the Schedule III Property and undivided share, right, title and interest in Schedule I Property agreed to be sold to him/her/them mentioned in Schedule II and in no way shall have interest or claims or any objection whatsoever for the use by the other owner of the apartments, covered or uncovered parking space that has been specifically built, assigned allotted sold or disbursed off otherwise. The common areas that have been stated in Schedule III should be used as common amenities along with other Purchaser/s and PURCHASER/S shall not lay any claims on other owners and the PURCHASER/S shall not lay any claims on other separate amenities provided for specifically to other Purchaser/s.

SCHEDULE I PROPERTY

ITEM NO.1: ALL THAT PIECE AND PARCEL OF THE Residentially Converted Land bearing Sy.No.129/4, earlier bearing BBMP Khata No.302 Sy.No.129/4, presently bearing portion of Amalgamated Municipal Khata No.301/Sy.No.128/19/129/4/128/20, measuring 32 Guntas /34848 Sq. feet (converted vide Official Memorandum dated 6.12.2012 bearing No.ALN.(EVH)SR.551/2011-12 issued by the Deputy Commissioner, Bangalore District) situated at Boganahalli Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk and bounded on the:

East by : Land bearing Sy.No.129/3;
West by : Road & Devarabeesanahalli Village Border;
North by : Land bearing Sy.No.129/2;
South by : Land bearing Sy.No.129/20;

ITEM NO.2: ALL THAT PIECE AND PARCEL OF THE Converted Land bearing Old Sy.No.128/8, Presently bearing New Sy.No.128/19, earlier bearing BBMP Khata No.301 Sy.No.128/19, presently bearing portion of Amalgamated Municipal Khata No.301/Sy.No.128/19/129/4/128/20, measuring 25 Guntas / 27225 Sq. feet (converted vide Official Memorandum dated 4.3.2013 bearing No.ALN(EVH)SR.388/2012-13, converted for Industrial (Hi-Tech) purposes issued by the Deputy Commissioner, Bangalore District, later changed for residential purpose vide Change of Land Use dated 16/11/2013 bearing No.3792/2013-14 issued by the Commissioner, Bangalore Development Authority) situated at Boganahalli Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk and bounded on the:

East by : Land bearing Sy.No.129/18;
West by : Devarabeesanahalli Village Border & Road;
North by : Land bearing Sy.No.129/20;
South by : Land bearing Sy.No.129/8

ITEM NO.3: ALL THAT PIECE AND PARCEL OF THE Residentially Converted Land Property bearing Old Sy.No.128/8, Presently bearing New Sy.No.128/20, earlier bearing BBMP Khata No.303 Sy.No.128/20, presently bearing portion of Amalgamated Municipal Khata No.301/Sy.No.128/19/129/4/128/20, measuring 32 Guntas /34848 Sq. feet (converted vide Official Memorandum dated 11.12.2012 bearing No.ALN.(EVH)SR.237/2012-13 issued by the Deputy Commissioner, Bangalore District), situated at Boganahalli Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, and bounded on the:

East by : Land bearing Sy.No.128/9;
 West by : Road & Devarabeesanahalli Village Border;
 North by : Land bearing Sy.No.129/4;
 South by : Land bearing Sy.No.128/19;

“COMPOSITE SCHEDULE I PROPERTY OR SCHEDULE I PROPERTY”

(Comprising of Item Nos.1, 2 & 3 Properties described above)

ALL THAT PIECE AND PARCEL OF the Converted Lands bearing (a) Sy.No.129/4, earlier bearing BBMP Khata No.302 Sy.No.129/4, measuring 32 Guntas /34848 Sq. feet (converted vide Official Memorandum dated 6.12.2012 bearing No.ALN.(EVH)SR.551/2011-12 issued by the Deputy Commissioner, Bangalore District); (b) Old Sy.No.128/8, Presently bearing New Sy.No.128/19, earlier bearing BBMP Khata No.301 Sy.No.128/19, measuring 25 Guntas / 27225 Sq. feet (converted vide Official Memorandum dated 4.3.2013 bearing No.ALN(EVH)SR.388/2012-13, converted for Industrial (Hi-Tech) purposes issued by the Deputy Commissioner, Bangalore District, later changed for residential purpose vide Change of Land Use dated 16/11/2013 bearing No.3792/2013-14 issued by the Commissioner, Bangalore Development Authority) and (c) Old Sy.No.128/8, Presently bearing New Sy.No.128/20, earlier bearing BBMP Khata No.303 Sy.No.128/20, measuring 32 Guntas /34848 Sq. feet (converted vide Official Memorandum dated 11.12.2012 bearing No.ALN.(EVH)SR.237/2012-13 issued by the Deputy Commissioner, Bangalore District), all situated at Boganahalli Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, totally measuring 2 Acres 9 Guntas, presently bearing amalgamated Municipal Khata No.301/Sy.No.128/19/129/4/128/20 and bounded on the:

East by : Sy.No.129/3, 128/9 & 128/8;
 West by : Road & Devarabeesanahalli Village Border;
 North by : Sy.No.129/2;
 South by : Sy.No.128/

SCHEDULE 'II'

(Part of the Schedule I Property agreed to be sold to the nominee/s of the Vendor)

----- Sq. feet undivided right, title, interest and ownership in the immovable Property mentioned in Schedule I above

SCHEDULE 'III'

Flat bearing **No.-----** in the -----_ Floor, admeasuring ----- **Sq.feet** Super Built Up Area, containing **Three** Bed Rooms, together with **One Covered Car Parking Space** including proportionate share in common areas such as Passages, Lobbies, Staircase and lift, to be constructed on Schedule I Property known as **"SANDEEP SQUARE"**.

IN WITNESS WHEREOF THE PARTIES HAVE HERETO SET THEIR RESPECTIVE HANDS THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN.

WITNESSES

1.

VENDOR

2.

PURCHASER/S

Drafted by:

K.V.Narendra & Associates,
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