

12 5958
↓

16.CUSTODY:

16.1) The Original of this agreement shall be with the Promoter and the certified copy/photo copy shall be with the Owner;

17. ARBITRATION:

17.1) In the event of there being any dispute with regards to this agreement or under this agreement or interpretation of any of the terms and conditions of this agreement the same may be referred to arbitration of a sole Arbitrator to be appointed by the parties and such Arbitration shall be in English and as per the provisions of Arbitration and conciliation Act, 1996. The seat of such Arbitration shall be Bangalore;

17.2) It is hereby agreed by both the parties that the drive way shall be provided to the owner who is retained land in the eastern side of the schedule property, the owner shall given right to use only for drive way access in the proposed building constructed in the schedule property and shall not be used for any other activities.

19. SPECIFICATION:

STRUCTURE : R.C.C framed structure seismic resistance(Approximately FAR 1.75)

WALLS : 6" solid cement blocks for external walls 4" solid cement blocks for internal Walls

DOORS : Main door- teak frame with veneer shutter with polish Other doors-sal wood frames with 32mm thick solid core commercial Block board flush shutters

WINDOWS : Aluminum windows with safety grills.

FLOORING : Living/dining/bedroom/kitchen with good quality vitrified tiles
Balconies-anti skid ceramic tile dado

TOILETS : Anti skid ceramic tile flooring & glazed tile dado upto 7feet height Drain board parry ware sanitary, jaguar cp fitting or equivalent

FIXTURES : SS/Brass hardware for main door, powder coated hardware for other doors

PAINTING : Oil bounded distemper paint for internal walls With smooth finish
Synthetic paint for doors and windows Weather proof paint for external walls



13.10.2011 5958

1016

ELECTRICAL : ISI Mark concealed copper wiring with modular switches Electrical point for split AC in master bedroom T.V. & telephone points in living room/master bedroom Sufficient power points will be provided in kitchen and toilets Like geyser and exhaust fan

LIFT : One no-service lift with 8 passengers capacity

COMMON AREAS : Granite flooring for corridor, lobbies & staircase. Water over head tank & underground sump of required capacity with pumps For both ground water and BWSSB water

GENERATOR : 100% back up power available for all common areas, lifts, lobbies & Staircase Back up 1.0 KW back up power for each apartment for light and fan points

SCHEDULE PROPERTY

All that piece and parcel of property bearing Converted Sy.No.92/2, measuring 11.12 Guntas, Sy.No.92/3, measuring 11.04 Guntas and Sy.No.92/4, measuring 12 Guntas, Old Sy.No.92/2 {converted from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No.ALN(E) SR (K.HO):99/2011-12, dated 27/08/2011, issued by the Special Deputy Commissioner, Bangalore District}, all the properties are totally measuring 35 Guntas, presently subject to this Joint Development Agreement of land measuring 20 Guntas out of 35 Guntas, situated at Vijinapura Village, K.R.Puram Hobli, Bangalore East Taluk, presently within the administrative jurisdiction of BBMP, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Remaining Portion of same land retained by the Owner;

West by : Road;

North by : Remaining Portion of same land retained by the Owner;

South by : Remaining Portion of same land retained by the Owner and Road;