

Proforma  
of

AGREEMENT TO SELL

**AGREEMENT TO SELL**

**THIS AGREEMENT OF SALE** is made and executed on this the ... Day of \_\_\_\_\_  
2017 (00.00.2017) at Bangalore by:

1. **SRI. M.KRISHNAPPA**, aged 76 years, son of Late. Muniyappa,
2. **SMT. SHANTHAMMA**, aged 63 years, wife of M. Krishnappa,
3. **SMT. ROOPA. K**, aged 46 years, daughter of M. Krishnappa,
4. **SRI. NARASHIMA MURTHY. K**, aged 42 years, son of M. Krishnappa,
5. **SMT. SHILPA KALA**, aged 40 years, daughter of M. Krishnappa,
6. **SRI. M.NARAYANASWAMY**, aged 72 years, son of Late. Muniyappa,
7. **SMT. NAGARATHNAMMA**, aged 60 years, wife of M. Narayanaswamy,
8. **SRI.DAYANANDA**, aged 40 years, son of M. Narayanaswamy,
9. **SMT. MANJULA**, aged 38 years, daughter of M. Narayanaswamy,
10. **SMT. PADMAVATHI**, aged 35 years, daughter of M. Narayanaswamy

All are residing at Kalkere Village, Krishrajapura Hobli, Bangalore East Taluk, hereinafter referred to as **FIRST PARTY/ OWNERS/VENDORS**, Sl.Nos.1 to 10 are represented by their General Power of Attorney Holder **M/s N G DEVELOPERS**, a registered Partnership Firm having its Office at Villa No. 7, Renaissance Apartment, BB Road, Byatarayanapura, Shakaranagar, Bangalore-560092, represented by its managing Partner **SRI. CHUKKA NIKHILESH GOUD**, (which expression shall, unless repugnant to the context or meaning thereof, mean and include their successors-in-interest and permitted assigns, etc.) Of the First Part;

**AND**

**M/s N G DEVELOPERS**, a registered Partnership Firm having its Office at Villa No. 7, Renaissance Apartment, BB Road, Byatarayanapura, Shakaranagar, Bangalore-560092, represented by its managing Partner **SRI. CHUKKA NIKHILESH GOUD**, hereinafter referred to as the **DEVELOPER/CONFIRMING PARTY** (Which expression shall wherever the context so requires or admits shall mean and include their executors, administrator's successors-in-office and assigns etc.) of the **SECOND PART**.

#### **IN FAVOUR OF**

**SRI. GANDRA SUDEER RAO**, age 60 years, son of G.A. Badreshear Rao, residing at Boinpally, Secunderabad, Telangana. Hereinafter referred to as **PURCHASER**, (which expression wherever it so requires shall mean and include all his/her/their heirs, legal representative, administrators, executors, assigns, nominees etc.) of the **OTHER PART**.

**WHEREAS**, the First member to Fifth member of the First Party herein are the absolute owners of all that piece and parcel of Residentially Converted land bearing Survey Number 448/1, measuring 1 Acres 33 ½ Guntas, hereinafter referred to as Item No. 1 of the Schedule A Property, and Sixth member to Tenth member of the First Party herein are the absolute owner of the land measuring 8 ½ Guntas farming part of Survey Number 448/1, hereinafter referred to as Item No. 2 of the Schedule A Property and land measuring 1 Acre 25 Guntas in Survey Number 449 hereinafter referred to as Item No. 3 of the Schedule A Property. Both Item No. 1, 2 and 3 of the Schedule A Property situated at Kalkere Village, Krishrajpura Hobli, Bangalore East Taluk, and both Item No. 1, 2 & 3 are morefully described in the Schedule hereunder hereinafter referred to as the **"SCHEDULE A PROPERTY"**.

**WHEREAS**, the First & Sixth member of the First Party/Owners herein acquired the Item No. 1 & 2 of the Schedule A Property in the following manner,

- i. Originally the land in survey number 448, measuring to an extent of 2 Acres 2 Guntas, was belonged to one Sri. Dodda Munishamappa @ Dodda Muniyappa.
- ii. Thereafter, aforesaid Sri. Dodda Munishamappa @ Dodda Muniyappa conveyed the same in favour of Sri. Munishamappa son of Mune Gowda vide registered sale deed bearing Document No. 3552/1942-43, dated 24.04.1942.
- iii. After acquiring the possession of the Property as aforesaid Sri. Munishamappa executed Gift deed in favour of his daughter Smt. Munithayamma wife of Muniyappa vide its Document No. 705/1952-53 dated 02.05.1952.
- iv. Thereafter, Survey No. 448 came to be phodied and renumbered as 448/1.
- v. Further, aforesaid Smt. Munithayamma executed Gift deed in favour of her son Sri. M. Krishnappa son of Muniyappa vide registered Gift deed bearing Document No. 22746/2004-05 dated 16.11.2004.
- vi. Subsequently, Smt. Munithayamma and Children entered into a registered Partition Deed vide bearing Document No. 3304/2007-08 dated 07.12.2007. And as per the said

partition deed the Property measuring to an extent of 1 Acre 33 ½ Guntas fell to the share of M. Krishnappa, hereinafter Item No. 1 of the Schedule A Property and remaining 8 ½ Guntas fell to the share of M. Narayanaswamy, hereinafter Item No. 2 of the Schedule A Property. The mutation also transferred to their respective names vide MR. No. 23/2007-08.

**WHEREAS**, the Sixth member of the First Party/Owners herein acquired the Item No. 3 of the Schedule A Property in the following manner,

- i. Originally the land in survey number 449, measuring to an extent of 1 Acre 25 Guntas, Item No. 3 of the Schedule A Property herein was belonged to one Sri. Muddappa. Later he conveyed the same to Sri. Munishamappa son of Mune Gowda vide registered sale deed bearing Document No.6820/1946-47 dated 17.06.1946.
- ii. Thereafter, Munishamappa son of Mune Gowda conveyed the same in favour of Sri. Madappa son of Bairappa vide registered bearing Document No. 6082/1956-57 dated 08.11.1956.
- iii. Subsequently, aforesaid Madappa son of Bairappa conveyed the Item No. 3 of the Schedule Property to Sri. Anjanappa son of Munishamappa vide registered Document No. 635/1957-58 dated 17.10.1957.
- iv. After acquiring the Item No. 3 of the Schedule Property as afore explained M. Anjanappa son of Munishamappa conveyed the same to M. Narayanaswamy son of Muni Nagappa vide registered bearing Document No. 748/1958-59 dated 19.05.1958.
- v. Thereafter, aforesaid M. Narayanaswamy son of Muninagappa conveyed back Item No. 3 of the Schedule Property to aforesaid Sri. M. Anjanappa son of. Munishamappa vide registered sale deed bearing Document No.316/1959-60 dated 20.04.1959. Later, M. Anjanappa executed sale deed in favour of M. Krishnappa son of Munishamappa vide registered Document No. 324/1959-60 dated 20.04.1959.
- vi. Later, M. Krishnappa son of Munishamappa executed sale deed in favour of M. Krishnappa son of Muniyappa vide registered sale deed bearing Document No. 1088/1962-63 dated 24.05.1962.
- vii. Thereafter, aforesaid M. Krishnappa son of Muniyappa along with his brother M. Narayanaswamy and Mother Smt. Munithayamma entered into a registered Partition Deed vide bearing Document No. 3304/2007-08 dated 07.12.2007. And as per the said partition deed Item No. 3 of the Schedule A Property fell to the share of M. Narayanaswamy, the Sixth member of the First Party herein. The mutation also transferred to his name vide MR. No. 23/2007-08.

**AND WHEREAS**, thereafter, the First and Sixth members of the First Party herein converted the Schedule A Property from agricultural to nonagricultural residential purposes vide Official Memorandum bearing number **ALN(KRP)SR/95/2013-14**, passed by the Deputy Commissioner, Bangalore dated **29.01.2014**.

**AND WHEREAS**, subsequently, the First Party herein entered into Joint Development Agreement and General Power of Attorney with respect to Schedule A Property in favour of the M/s N.G. Developers, the confirming Party herein vide registered JDA bearing Doc No. INR-1-02341/2016-17 and GPA bearing Doc No. INR-4-00208/2016-17, both dated 23.06.2016.

**ANDWHEREAS**, thereafter the Confirming party, who will also be referred to as Developer, propounded a scheme of development of Schedule A Property into a residential layout under the name of **“COCO-VILLAS”** consisting of residential sites with individual houses in the form of Villas etc., to the prospective buyers who is/are required to purchase a site formed in Schedule A Property from the Developer and entrust the construction to the Developer only under the separate construction Contract. The Layout will have internal roads, pathways, open spaces and with services such as water supply system, sewage disposal system etc., The Villas will be built in one type as per the dimension of the site.

**AND WHEREAS**, pursuant to the said scheme the Developer/Confirming Party herein have obtained approved layout plan for formation of a residential layout known as **“COCO-VILLAS”** from the Bangalore Development Authority, vide its order bearing No. **BDA/TPM/PRL-25/2015-16/1218/2017-18**, dated **21.09.2017**, in respect of Schedule A Property, the Plan issued by the Bangalore Development Authority illustrates the sites, location and size with respect sites thereon.

**AND WHEREAS**, after obtaining the sanction plan from Bangalore Development Authority, the Vendors and Confirming Party herein by mutual understating shared their respective salable area in the Project. As per the terms of the said Mutual understating the Vendors and Confirming Party herein are entitled to the absolute discretions on their respective saleable area and they are entitled to enter into an Agreement to Sell/Sale Deed/Lease and License etc in respect of their respective areas.

**AND WHEREAS**, in terms of the said mutual understanding the Site bearing Number. 49 measuring 1200 Sq ft, formed in Survey No. 448 & 449 which is more fully described in the Schedule B hereunder and hereinafter referred to as **SCHEDULE B PROPERTY** is fallen to the share of the Developer/ Confirming Party herein.

**WHEREAS**, the Purchaser is interested in constructing and owning a Villa in the plot bearing **Number 49** in the Schedule A Property (after being satisfied with the Vendor and Developer title to Schedule A Property and with the scheme of Development), which is more fully described in the Schedule B hereunder and hereinafter referred to as **Schedule B Property** and agreed to entrust to the Developer for construction of a Villa in Schedule B Property, which is described in the Schedule C hereunder and hereinafter referred to as **Schedule C Property** and agreed to comply with various terms for such sale and consideration.

**WHEREAS**, the Developer hence offered to sell the Schedule B Property for the consideration mentioned in the **Annexure-A** hereto, free from encumbrances with right to construct Schedule C Villa and the Purchaser have agreed to purchase the Schedule B Property for the sum of mentioned in the aforesaid Annexure-A with right to construct and own Schedule C Villa free from encumbrances.

**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:**

**1. SALE PRICE AND PAYMENT:**

- 1.1. The Developer shall sell and the Purchaser shall purchase the Schedule B Property for the sale consideration stipulated in the Annexure – A hereto together with right to get constructed through Developer and absolutely Own Schedule C Villa. The Consideration includes proportionate cost for development of **“COCO-VILLAS”** in the form of common roads, drainages, compound wall and street lighting etc., including for those detailed in Schedule “D” herein.
- 1.2. The Total sale consideration for sale of Schedule B Property is as shown in the Annexure-A. The Purchaser have paid the Developer in advance stated in the Annexure-A herein against provisional allotment of the Plot and the balance sale consideration shall be paid in the manner stated in the said Annexure-A. Payment in terms of Annexure –A is the essence of this Agreement.
- 1.3. However, the Developer at its discretion may agree to receive the unpaid sums with interest at 12% per annum from due date stated in the notice of demand for payment till payment in full and in one lump sum.

**2. PURPOSE OF SALE:**

The Sale of Schedule B Property shall be to enable the Purchaser to get constructed a Villa described in the Schedule C herein through the Developer under the aforesaid scheme. The Developer shall alone have the right to construct the Schedule C Villa. The Purchaser shall not object for construction of Villas and other buildings by the other Purchaser /owners of Plots in **“COCO-VILLAS”** or subsequent phases. The Purchaser shall not be entitled to question the sale price that will be settled between the Developer and Purchaser of rest of the Plots/Villas to be constructed on the Schedule ‘A’ Property.

**3. TITLE & TITLE DEEDS:**

The Purchaser have taken inspection of all title deeds relating to the Schedule ‘B’ Property and after being satisfied as to the title of the Vendor and Developer to the Schedule ‘B’ Property and Developer’s right to develop Schedule ‘A’ Property, has entered into this Agreement.

4. **EXECUTION OF SALE DEED, STAMP DUTY, FEES ETC:**

- 4.1. The Developer agrees to execute a Sale Deed after payment of all sums by the purchaser and on compliance of terms of this Agreement. The Developer agree to execute and perform all acts, deed and things necessary and at the cost of the Purchaser to effectively convey their right, title and interest in the Schedule 'B' Property in favor of the Purchaser.
- 4.2 The Purchaser shall bear fully and pay the stamp duty, deficit stamp duty and registration fee payable on the Sale Deed to be executed by the Developer in favor of the Purchaser for sale of Schedule 'B' Property and the Purchaser shall also bear the legal fees and other incidental expenses in connection with the registration of the Sale Deed.
- 4.3. **KHATHA TRANSFER:** The Purchaser is entitled to secure Khatha of Schedule 'B' Property on purchase, at his cost from the jurisdictional municipal/panchayath office and the Vendor and Developer agrees to sign all necessary consent letters; and, if required by the Purchaser, the Developer has agreed to get the khatha in the name of the purchaser at the cost of Purchase.

5. **PROPERTY TAXES**

The Developer will pay Property taxes in respect of the Schedule 'B' Property up to the date of sale and the Purchaser shall be liable to pay the said taxes.

6. **POSSESSION**

The Developer shall deliver and put the Purchaser in possession of Schedule 'B' Property on execution of Sale Deed against payment of balance sale price and amounts due under construction contract and compliance of all the terms therein.

7. **VENDOR/DEVELOPER RIGHT TO DEVELOP:**

- 7.1 It is further agreed and confirmed by the Purchaser, that the Developer shall be free to develop adjacent and nearby properties. The Purchaser and other occupants of such site/s therein, shall have the right to use and enjoy common roads, utilities like lighting, sewerage, water and electricity and all common facilities in **"COCO-VILLAS"**.
- 7.2 It is specifically agreed that if, however the Developer extend the project by acquiring the adjacent and/or nearby lands, the Purchaser of the sites/plots in such extensions shall also be entitled to common areas coupled with the right of use of common facilities made available by the Developer to such owners of sites/plots in the project upon sharing common expenses.

8. **SPECIFIC PERFORMANCE:**

Either party shall have the right to enforce specific performance of this contract.

9. **CONSTRUCTION AGREEMENT:**

- 9.1 As stated above, the sale of the Schedule 'B' Property has enabled the Purchaser to get constructed the Villa described in the Schedule C through the Developer and own the same. The Purchaser have accordingly shall enter into a Construction Agreement with the Developer for construction of Schedule C Villa on the terms and conditions set out therein. The Construction Agreement between the Developer and the Purchaser and this Agreement shall be treated as part and parcel of one transaction, and the Construction Agreement and this Agreement are complimentary to each other and co-terminus. The termination of either of these Agreements will result in termination of the other agreement without having to independently and separately terminate the same.

**10. RIGHTS IN COMMON AREA:**

The Purchaser on purchase of schedule 'B' property agrees to enjoy the common areas and facilities in schedule 'A' herein and called as **"COCO-VILLAS"** along with other owners of **"COCO-VILLAS"** including purchaser of subsequent phases of development, consisting of facilities as detailed in schedule "D". The Vendor/Developer is entitled to confer additional rights on other purchaser in **"COCO-VILLAS"** at its discretion.

**11. SHARING OF COMMON EXPENSES:**

- 11.1. The purchaser shall pay to the Developer or the Maintenance company to be appointed by the Developer, the common expenses as per clause below and proportionate to the Schedule "B" property for upkeep and maintenance of common areas and providing common facilities including for item specified in Schedule "D" herein.
- 11.2. The Purchaser shall deposit **Rs.175/- (Rupees One Hundred and Seventy Five Only)** per sq.ft. of the land area of Schedule B Property or such sums as are required by the Developer towards maintenances and management of common areas and facilities in **"COCO-VILLAS"** and interest (based on the prevailing interest for fixed deposits by Nationalized Banks) thereon shall be utilized for maintenance and management of common areas and facilities and any deficit shall be made good by the purchaser proportionately as and when demanded by the Developer.
- 11.3. The purchaser shall permit the Developer and Management Company, their agents, with or without workmen at all reasonable times to enter into and upon the Schedule 'B', 'C' & 'A' properties or any part thereof for the purpose of repairing, maintaining, re-building, cleaning and keeping order and condition and all services drains, or other conveniences belonging to or servicing or used for the Schedule "B" property and also for the purpose of laying, maintaining, repairing, and testing drainage, water pipes and electric wires and for similar purposes and also for the purpose of cutting off the supply of water electricity and other facilities etc., to the Schedule 'B' and 'C' properties who have defaulted in paying their share of the water, electricity and other charges and common expenses.

**12. COMMON MAINTENANCE:**

- 12.1. The power and authority to manage the layout **"COCO-VILLAS"** shall be subject to the overall authority and control of the Developer on all matters concerning the management of the layout, the construction of buildings and completion thereof and the amenities in the property. The purchaser shall observe and perform all the rules and regulations of the Management Company formed by the Developer/ Owner's Association and shall pay and contribute regularly and punctually towards taxes and other expenses including outgoings in accordance with the terms of this Agreement on demand.
- 12.2. The Purchaser shall pay applicable service charges to the Developer/and/or/Maintenance Company which would be undertaking the upkeep and maintenance of the common areas and facilities detailed in Schedule D herein.
- 12.3. The scope of common area maintenance is as detailed in Schedule 'E' herein. All expenses incurred in providing common services shall be taken into account for arriving at common area maintenance expenses to be shared by all the owners/occupants of the villas in **"COCO-VILLAS"**.

### **13. OWNER'S ASSOCIATION:**

- 13.1. The purchaser hereby agrees and undertake to be members of the proposed Owner's Association as and when formed by Developer and from time to time sign and execute all applications for Membership and other papers, bye- laws and documents as may necessary to form the Association and run the Association. The owners shall observe and comply all the bye-laws and all the rules and regulations of the said Owner's Association and proportionately share the expenses of running the Association and its activities.
- 13.2. In the event of Owner's Association being formed before the sale and disposal of all the plots/houses by the Vendor/Developer in **"COCO-VILLAS"**, the power and authority of the said Association to manage **"COCO-VILLAS"**, shall be subject to over all authority and control of the Developer on all matters concerning the management of the layout and buildings and of the construction and completion thereof and the amenities pertaining to the same and in particular the Developer shall have absolute authority and control as regards to the plots/houses and the disposal thereof.
- 13.3. The owner's association shall have the right to review the accounts book/statements maintained for maintenance in a periodic way to understand the expenses borne by the Developer or its agents to upkeep **"COCO-VILLAS"** in the desirable way.

### **14. POWER SUPPLY:**

- 14.1. The Schedule 'C' property will be provided with electricity supply. The said electricity supply/supplies may be provided by either/both government agencies like BESCO or private electricity companies. The purchaser shall pay all deposits and other charges as stipulated by the above agencies or companies. The Purchaser agree to pay the consumption charges as per meter reading and further comply with the rules and regulations imposed by the authorities in respect thereto.

- 14.2. The Developer agrees to provide back-up power as per the specification mentioned in the Schedule-E of this Agreement. The purchaser agrees to pay the consumption charges to the Developer/Maintenance Company as per the meter reading. The tariff and charges for such back up power will be as fixed by the Developers/Maintenance Company from time to time.
- 14.3. The Developer/Maintenance Company is not responsible for the quality of power supply either from Bangalore electricity Supply Company Ltd., Private companies or from the captive power source.

**15. WATER SUPPLY:**

- 15.1. The Schedule 'C' Property will be provided with water supply. The sources for the said layout may be from governmental agencies like BWSSB or any other source. The Purchaser agree to pay all deposits and other charges as stipulated by the above Government agencies. In the absence of water supply from the government agencies and/or in addition to the supply from the Government agencies, water supply will also be made from the bore well/s in Schedule "A" and/or by purchase from outside source in case of short supply.
- 15.2. The Developer shall provide water connection from the main source to individual houses. The Purchaser agree to pay the consumption charges to the Developer/Maintenance Company as per the meter reading. The tariff and charges for such water supplies will be as fixed by the Developer/ Maintenance Company from time to time.

**16. NOT TO ALTER NAME:**

The purchaser shall not alter or subscribe to the alteration of the name of "**COCO-VILLAS**" in the Schedule "A" Property and/or alter name assigned to the type of Villa and the Roads in "**COCO-VILLAS**".

**17. ASSIGNMENT:**

The Purchaser, before taking possession of the Schedule C Villa, shall not assign/transfer their interest under this Agreement without the prior written consent of the Developer. It is explicitly made clear that the Developer is not obligated to give its consent for any assignment by the Purchaser as this contract is exclusive in nature. Further, it is also made clear that, the Developer alone shall have a discretionary power to give consent for assignment of purchaser's interest in this agreement with separate terms and conditions.

**18. NOTICE:**

Any notice or correspondence to be sent to the Purchaser under this Agreement shall be addressed and sent to the address mentioned in this Agreement and such notice and correspondence is deemed to have been served on the Purchaser if addressed and sent by Certificate of Posting or by Courier or by personal Delivery. The Developer is not responsible for delay in delivery due to change in the address and if change of address is

not intimated in writing. Intimation by e-Mail/fax shall also be deemed as due intimation.

**19. WAIVER:**

Any delay or indulgence by the Developer in enforcing the terms of this Agreement or any forbearance or giving time to the Owners shall not be construed as a Waiver on the part of the Developer of any breach of non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Developer to enforce.

**20. ARBITRATION:**

In the event of the breach of the terms of the Agreement to sell or in the event of any differences or disputes arising between the parties in regard to this Agreement or any matter relating thereto, the same shall be referred to and settled by Arbitration under the provision of the Arbitration and Conciliation Act in force. The courts at Bangalore alone shall have Jurisdiction in all matters relating to this Agreement.

**21. CUSTODY:**

This Agreement is prepared in two sets. One set shall be with Developer and other set shall be with the Purchaser.

**22. RULES FOR INTERPRETATION:**

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

- a). Words importing one gender will be construed as importing any other gender.
- b). Words importing in the singular include the plural and vice versa.
- c). References to the persons mean and include natural and artificial persons like bodies corporate and vice versa.
- d). Save where the context otherwise requires, all obligation given or undertaken by more than one person in the same capacity are given or undertaken by them jointly or severally.
- e). The division of this Agreement into clauses and Schedules and insertion of headings in this Agreement are only for ease of reference and convenience and will not impact the construction or interpretation of any provision of this Agreement.

**23. COMPLETE AGREEMENT:**

The parties acknowledge that this Agreement is the complete Agreement. This Agreement supersedes Letter of Offer/payment plan, any prior agreements and representations between the parties, whether written or oral. Any such prior arrangements are cancelled as at this date.

**24. AMENDMENT:**

No decision or exercise of discretion/judgment/opinion/approval or any matter arising out of or contained in this Agreement will be deemed to amend this Agreement. This Agreement may be amended only by a written document executed between the parties.

**25. SEVERABILITY:**

25.1. In the event that any provision of this Agreement is declared by any judicial or other competent authority to be void, voidable, illegal or otherwise unenforceable or indications of the same are received by either of the parties from any, relevant competent authority, the parties will:

- a). Amend that provision in such reasonable manner as to achieve the intention of the parties without illegality, or
- b). At the discretion of the parties, such provision may be severed from this Agreement.
- c). The remaining provisions of this Agreement will remain in full force and effect unless the parties decide that effect of such declaration is to defeat the original intention of the parties.

**SCHEDULE A PROPERTY.**

**Item No. 1 & 2**

All the piece and parcel of Residentially converted land measuring Acres 2 Acres 2 Guntas, in Survey number 448/1, situated at Kalkere Village, Krishrajapura Hobli, Bangalore East Taluk, and bounded on;

East by	West by	North by	South by
Road	Survey Number 449	Survey Number 442	Survey Number 448/2

**Item No. 3**

All the piece and parcel of residentially converted land measuring Acres 1 Acre 25 Guntas, in Survey number 449, situated at Kalkere Village, Krishrajapura Hobli, Bangalore East Taluk, and bounded on;

East by	West by	North by	South by
Road & Survey	Survey Number 450	Survey Number 442	Survey No. 404

1.

1. M. KRISHNAPPA

2. SHANTHAMMA

3. ROOPA. K

4. NARASHIMA MURTHY. K

5. SHILPA KALA

2.

6. M.NARAYANASWAMY

7. NAGARATHNAMMA

8. DAYANANDA

9. MANJULA

10. PADMAVATHI

Represented by their GPA holder's  
M/s N G DEVELOPERS  
Represented by its Managing Partner

**Drafted By**

**Profusion Services.**

Advocates, 57/A, 2<sup>nd</sup> floor

**SRI. CHUKKA NIKHILESH GOUD  
SECOND PARTY/DEVELOPER**