

12. The sale shall be completed on or before **30th October 2016**, In the event of any willful default on the part of the Purchasers in execution of the sale deed, within a 30th October 2016, the vendor/builder can revoke the said agreement and refund the advance paid by the purchaser. After deducting 30% as liquidated damages, The vendor/builder shall sale the flat to the Third party/other parties.

13. The Purchaser/s has to pay Vat And Service Taxes at the Time of Registration.

SCHEDULE I

All that piece and parcel of the site bearing **No.25, Present BBMP Katha No. 1390/38/3**, (Old No. 44/2, portion of Old CMC katha No. 38 Situated at Chinnappanahalli Village K.R. Puram Hobli Bangalore East Taluk presently under the administrative jurisdiction of BBMP carved out of Converted Sy.No. 44/2, (Converted for non agriculture residential use as per conversion order bearing No. B.DIS.ALN.SR.S26/1987-88, dated 26/09/1987, issued by the Special Deputy Commissioner, Bangalore District, Bangalore) measuring East to West 30 feet, North to south 48 feet, totally measuring 1440 Sqft, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on;

East by : Site No.24;
West by : Site No.26;
North by : Road;
South by : Private Property;

SCHEDULE II

300 Sq.feet undivided interest in the immovable property mentioned in Schedule I above.

SCHEDULE III

APARTMENT bearing **No.01**, in the **First Floor** measuring **1200 Sq.feet** Super Built-up Area, containing **Three** Bedrooms, including proportionate share in common areas such as passages, lobbies, staircase, contained in the multistoried building to be constructed on the Schedule I Property known as "**ANAND'S ENCLAVE**".

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

WITNESSES

G. Gowindan