

+ BOOK I 8692/10-11

16/01-VRT 8692/2010-2011

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11-12

## SALE DEED

THIS DEED OF SALE is made and executed on this Twenty ninth day of March Two thousand Eleven. (29/03/2011)

BY

**SATKO Constructions Pvt. Ltd,**  
A Company incorporated under the  
Companies Act 1956, having its  
Office at No.4<sup>th</sup> Floor, Concorde Block,  
U.B. City, No.24, Vittal Mallya Road,  
BANGALORE - 560 001,  
Represented by its Managing Director  
Mr.Satish P.Chandra, represented  
By his SPA holder Mr.T.Satish Rao.  
PAN NO. AAICS5122L

Hereinafter called the **VENDOR** (which expression shall mean and include its successors in interest, and assigns) of the **ONE PART**,

IN FAVOUR OF

**Mr.Jas Preet Singh aged about 31 years**  
S/o Late Mr.Jagjit Singh  
PAN NO.BGEPS0657Q

&

**Mrs. Shilpa Narang aged about 28 years**  
W/o Mr.Jas Preet Singh,  
PAN NO.AGCPN6723D  
Both are residing at GF - 6B, Keerthana King Bliss,  
36/1, 6<sup>th</sup> Cross, Green Garden Layout,  
Kundalahalli Gate,  
BANGALORE - 560 037.

Hereinafter called the **PURCHASERS** (which expression shall mean and include their heirs, legal representatives, administrators, executors, attorneys and assigns) of the **OTHER PART**.

**WHEREAS** the Vendor is the sole and absolute owner of all that immovable Property being Residentially converted Land forming Part of Sy. No.19 / 3 (subsequently numbered as Sy.No.19/3, 19/3A1, 19/3A2 and 19/3B) situated in Munnekclalu Village, Varthur Hobli, Bangalore South Taluk measuring 58145 Sq. Ft. (which property is more fully described in the First Schedule hereunder and hereinafter called "Schedule A Property" having purchased the same for valuable consideration under a Sale Deed dtd. 10.11.2004 executed by Mrs. Farah Begum, Mrs.Misbah Jan and Mrs. Sabiha Jan and registered as Document No.BAS - 1 - 20253 / 2004 - 05 and stored in CD No.BASD 110 dtd. 10.11.2004. Conversion Orders No.B.DIS.ALN.SR.51/80-81 Dtd.22.12/1979 & B.DIS.ALN.SR.60/80-81 DTD.15.09.1980.

**WHEREAS** the Revenue Records of Schedule A Property presently is in the name of the Vendor.

**WHEREAS** the Vendor has applied and obtained Sanction / Licence for construction of Residential Apartments 1 "Schedule A Property" vide No. Nama /Asa / Kasa - 3 / Pu/05 / 05- 06 dtd. 18.04.2005 of Bangalore Development Authority and the project is known as **SATKO PALM TREES**.

**WHEREAS** the Purchasers who had participated in the scheme of construction formulated by the Vendor has entered into an Agreement to Sell on 06<sup>th</sup> January 2011 with the Vendor for purchase of proportionate undivided interest in land of Schedule A Property and another Agreement to Build on the same date for construction of a Residential Apartment (the said undivided interest of land is more fully described in the Second Schedule hereunder and hereinafter called the "Schedule B Property" and the said Apartment is more fully described in the Third Schedule hereunder and hereinafter called as the "Schedule C Apartment".  
For Satko Constructions Pvt. Ltd.

*[Signature]*

*[Signature]*

Print Date & Time : 29-03-2011 11:57:17 AM

**UJUL-VRI 8692 /2010-2011/2-12**

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 8692

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ವರ್ತೂರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 29-03-2011 ರಂದು 11:49:56 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ



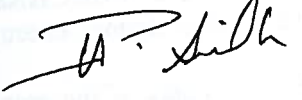



ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	17660.00
2	ಸೇವಾ ಶುಲ್ಕ	360.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	18055.00

ಶ್ರೀ Jas Preet Singh S/o Late. Jagjit Singh ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Jas Preet Singh S/o Late. Jagjit Singh			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು  
ವರ್ತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	Jas Preet Singh S/o Late. Jagjit Singh . (ಬರೆಸಿಕೊಂಡವರು)			
2	Shilpa Narang W/o Jas Preet Singh . (ಬರೆಸಿಕೊಂಡವರು)			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು  
ವರ್ತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿ

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16/01-VRT /2010-2011/3-12  
- 2 -

**WHEREAS** the Purchasers has paid the entire consideration for purchase of Schedule B Property, as mentioned in Agreement dated 06<sup>th</sup> January 2011 and also the consideration for construction of Schedule C Apartment, as mentioned in the Agreement dated 06<sup>th</sup> January 2011.

**AND WHEREAS** the Purchasers has taken physical possession of Schedule C Apartment and has requested the Vendor to execute a Sale Deed in their favour conveying the right, title and interest relating to Schedule B Property and Schedule C Apartment.

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS: -**

That in pursuance of the above and in consideration of receipt of Rs. 17,66,000/- (Rupees Seventeen lakhs sixty six thousand only) the **VENDOR does hereby grant, convey, sell, transfer and assign UNTO the PURCHASERS absolutely** all that property described as Schedule B Property and also the property described as Schedule C Apartment together with common areas and facilities with all those rights as are set out in detail in Third Schedule hereunder and hereinafter called Schedule D and the obligations as are set out in detail in the Fourth Schedule hereunder and hereinafter called Schedule E.

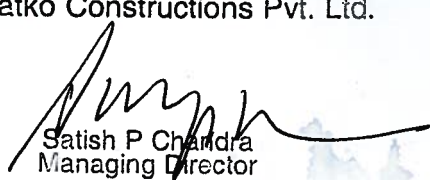
The Vendor does hereby covenant with the Purchasers that notwithstanding anything done or knowingly suffered, the Vendor has good title, right and absolute power to sell, convey and transfer all and singular the property being the Schedule B Property and Schedule C Apartment hereinbefore expressed which is hereby sold and conveyed to the Purchasers and that the Schedule B Property and Schedule C Apartment and every part thereof shall at all times remain and UNTO the Purchasers and be quietly entered into, upon, held and enjoyed by the Purchasers absolutely without any let, hindrance, interruption or disturbance by the Vendor or by any other person claiming through or in trust for them and further that the Vendor shall keep the Purchasers fully indemnified against all encumbrances, claims, demands, costs and expenses occasioned or made by the Vendor or any other person having or claiming any estate, right, title or interest in or to the said property and that the said Vendor shall at all times execute and do every such lawful assurance and things for further and more perfectly assuring the Schedule B Property and Schedule C Apartment and every part thereof to the Purchasers, at Purchaser's cost, as the purchasers may reasonably require.

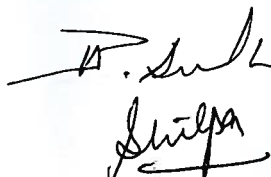
The Vendor further covenants with and assures the Purchasers that the Schedule B Property and Schedule C Apartment and every part thereof is free from all litigations, claims, demands and attachments whatsoever, that apart from the Vendor no one else has any right, title, interest or claim in or to the Schedule B Property and Schedule C Apartment, that the Schedule B Property and Schedule C Apartment are the Vendor's absolute and exclusive property and that the Vendor will instruct the concerned Authorities to register the Khata of the Schedule B Property and Schedule C Apartment in the name of the Purchasers.

The Vendor has put the Purchasers in constructive possession of the Schedule B Property this day, and the Purchasers acknowledges the same. The Purchasers shall not be entitled to ask for partition and separate possession of Schedule B Property.




The Purchasers has taken possession of the Schedule C Apartment and before taking possession of the same, the Purchasers have verified and satisfied as to completion of all the works in the Apartment and in the building including common facilities in the building and in particular the measurement, quality of construction, electrification and plumbing etc. and the fitness for occupation of the said Apartment and the Purchasers has no claim against the Vendor in respect of both the agreements dated 06<sup>th</sup> January 2011.

For Satko Constructions Pvt. Ltd.

  
Satish P Chandra  
Managing Director

  
Satish P Chandra



ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	SATKO Constructions Pvt. Ltd., Rep. by its Managing Director Satish P. Chandra Rep. by his SPA Holder T. Satish Rao .  (ಬರೆದುಕೊಡುವವರು)			

ಹಿರಿಯ ಆರಾಜಿಕಾಂಡನಾಧಿಕಾರಿ  
ಸಹಿ ರಜಿಸ್ತಾ  
ನರ್ತರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

36(U)-VRT 8692 /2010-2011 / 24-12

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- 3 -

The Purchasers shall be entitled to enjoy Schedule B Property hereby sold and the Schedule C Apartment built by the Vendor subject to the rights conferred upon the Purchasers as stated in Schedule D hereunder and purchasers is liable to comply and adhere to the restrictions and obligations imposed on the Purchasers as detailed in Schedule E hereunder.

#### SCHEDULE A PROERTY

All that piece and parcel of Residentially converted land forming part of Survey No.19/3, (subsequently numbered as Survey No. 19/3, 19/3A1, 19/3A2 and 19/3B) situated at Munnekolalu Village, Varthur Hobli, Bangalore South Taluk, measuring 58145 Sq. Ft. which is now known as and bearing Khata No.197, Munnekolalu, assessed under the Mahadevapura City Municipal, Hoodi, Bangalore and bounded on the :

East by : Private Road and other private properties  
West by : Village Road  
North by : Road leading to Munnekolalu village  
South by : Lands in Sy.No.19/2

#### SCHEDULE B PROERTY

555.00 Sq. Ft. of undivided share, right, title, interest and ownership in the land in Schedule A Property.

#### SCHEDULE C APARTMENT

All that Residential Apartment bearing No.012 in Ground floor of the building known as SATKO PALM TREES and measuring 1257.00 Sq. Ft. of super built up area approximately inclusive of proportionate share in common areas, passages, lobbies, staircases and other areas of common use with one covered car parking area in the basement floor measuring approximately 150 Sq. Ft. Flooring Indian Marble.

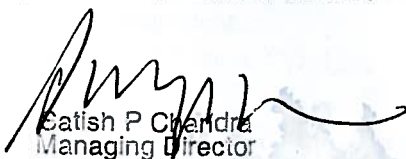
#### SCHEDULE D

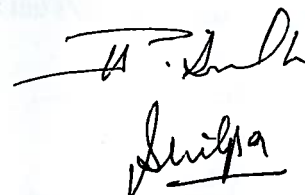
#### RIGHTS OF THE PURCHASERS

The Purchasers shall have the following rights in respect of the Schedule B Property and the Building constructed thereon: -


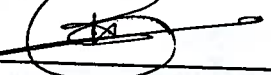
1. The right to own an Apartment described in the Schedule C above for residential / Service Apartment only.
2. The right and liberty to the Purchasers and all persons entitled, authorized, permitted by the Purchasers (in common with all other persons entitled, permitted or authorized to a similar right) at all times and for all purposes, to use the staircases, passages and common areas in the Building for ingress and egress and use in common.
3. The right to subjacent lateral, vertical and horizontal support for the Schedule C Apartment from the other parts of the building.
4. The right to free and uninterrupted passage of water, electricity, sewerage, etc. from and to the Schedule C Apartment through the pipes, sewer lines, drain and water courses, cables, pipes and wires which are or may at any time hereinafter be, in, under or passing through the Building or any part thereof.

For Satko Constructions Pvt. Ltd.


  
Satish P Chandra  
Managing Director

  
H. S. Sankar


**VRD-VRT 8692** /2010-2011/8/2

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Roshan No. 41, Vittal Mallya Road, Bangalore.	
2	Hemanth Koramangala, Bangalore.	

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು, ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲಾ



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು  
ನಂಬರ್ VRT-1-08692-2010-11 ಆಗಿ  
ಸಿ.ಡಿ. ನಂಬರ್ VRTD105 ನೇ ಧರಲ್ಲಿ  
ದಿನಾಂಕ 29-03-2011 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ವರ್ತಮಾನ)

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು, ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲಾ

5. Right to lay cables or wires for Radio, Television, Telephone and such other installations in any part designated in the Building, however, recognizing and reciprocating such rights of the other Apartment Owners.
6. Right of entry and passage for the Purchasers with or without workmen to other parts of the building at all reasonable times after notice to enter into and upon other parts of the building for the purpose of repairs to or maintenance of the Schedule C Apartment or for repairing, cleaning, maintaining the water tanks, sewers, drains and water courses, cables, pipes and wires causing as little disturbance as possible to the other Apartment Owners and making good any damage caused.
7. Right to use along with other owners of the Apartments all the common facilities provided therein on payment of such sum as may be prescribed from time to time by the Vendor and / or Satko Palm Trees Owner's Association.
8. Right to use and enjoy the common areas and facilities in Satko Palm Trees in accordance with the purpose for which they are made available without endangering or encroaching the lawful rights of other owners.
9. Right to make use of the common drive way and common passages in Schedule A property without causing nuisance or obstruction to others who also may use the same.
10. 10. Right to make use of Club House, Swimming Pool, Gym along with other Apartment Owners subject to adhering to the conditions of such use, including payment, if any.

#### SCHEDULE E

#### OBLIGATIONS ON THE PURCHASERS

1. Not to raise any construction in addition to that mentioned in Schedule C above.
2. Not to use or permit the use of Schedule C Apartment, which would diminish the value or the utility in Schedule A Property or construction, made thereon.
3. Not to use the space in Schedule A Property left open after construction for parking any vehicles or to use the same in any manner, which might cause hindrance to or obstruct the free movement of vehicles parked in the parking spaces.
4. Not to default in payment of any taxes or charges to be shared by all the Apartment Owners in the Schedule A Property or expenses to be shared by owners thereof.
5. Not to decorate the exterior part of the property otherwise than in the manner agreed to by at least two third majority of the Owners of the Apartment Building Satko Palm Trees.
6. Not to make any arrangements for maintenance for exterior of the building in Schedule A Property and for ensuring common amenities for the benefit of all concerned and other than that agreed to by two third majority of all apartment owners.
7. The Purchasers shall have no objection whatsoever to the Vendor handing over the maintenance of the common areas and the facilities to the common organization or association as soon as it is formed and pending formation of the same, the Vendor shall manage the same and the Purchasers have given specific consent to this Arrangement..

For Satko Constructions Pvt. Ltd.

Satish P Chandra  
Managing Director

U. Singh  
Singh



8692/2010-2011/8-12  
36/01-VRT



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 Jas Preet Singh S/o Late. Jagjit Singh , ಇವರು 119735.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	119735.00	DD No. 685447, Dt: 28/03/2011, Drawn on Union Bank Of India, Bangalore.
ಒಟ್ಟು :	119735.00	

ಸ್ಥಳ : ವರ್ತೂರು

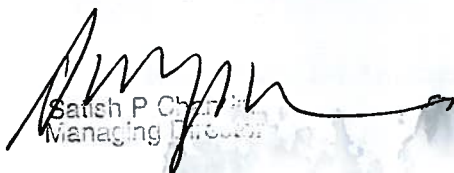
ದಿನಾಂಕ : 29/03/2011

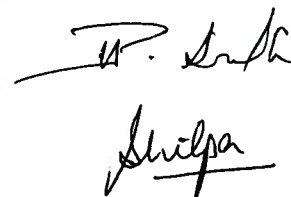
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ  
ಹಿರಿಯ ಅರಸೀಕೆರೆ ನೋಂದಣಿ ಅಧಿಕಾರಿ  
(ವರ್ತೂರು)  
ವರ್ತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

Designed and Developed by C- DAC ,ACTS Pune.



8. Separate Owner's Association will be formed as Satko Palm Trees Owner's Association in respect of the Residential Apartments built in Schedule A Property and the Purchasers shall become a Member of the said Owner's Association and agrees to observe and perform the terms and conditions and byelaws and rules and regulations of the Association that may be formed and pay the membership fee, admission fee and other fees that may be required. The main purpose and object of such association is to manage the affairs of the same, provide all facilities to the occupants and collect from them the proportionate share of maintenance cost and other outgoings relating to Satko Palm Trees. The Owners Association shall be formed and registered within one year from the completion of the building to which the Vendor will pay the unutilized portion of the deposited amount mentioned above. Such Association formed shall be only to look after the maintenance of the Building and Common Areas and shall not have any right over the undivided interest of land of the Common Areas. The Association so formed shall not have the right to sell, lease or otherwise deal with the undivided interest of land of common areas, and association shall only ensure that use of such common areas are lawfully done by the Apartment Owners.
9. The Purchasers shall pay to the Vendor, in advance two years maintenance amount. The Vendor shall either by themselves or through any other agency of their choice maintains the Satko Palm Trees Building for a period of One year from the date of intimation of Vendor's readiness to deliver the Schedule C Apartment to the Purchaser. The Purchasers along with other owners shall form an association within the said one-year period. The Vendor shall handover remaining unutilized maintenance amount to the said Association. The vendor's liability to maintain shall automatically cease on the expiry of said one-year period.
10. No Apartment owner including purchasers can get exempted from liability for contribution towards common expenses by waiver of the use or enjoyment of any of the common areas and facilities or by abandonment of apartment and / or the facilities in Satko Palm Trees.
11. The Purchasers shall retain the front elevation and the side and rear elevations of the Schedule C Property / Apartment in same form as the Vendor has constructed and shall not at any time alter the said elevation in any manner whatsoever without the prior consent in writing from the Vendor or the Association of Owners of Satko Palm Trees, as the case may be.
12. The Purchasers from the date of handing over possession, maintain the Schedule C Property / Apartment at their cost in a good and tenantable repair and condition and shall not do or suffer to be done anything in or to the said apartment and / or common passages, which may be against the rules and byelaws of the Bangalore Mahanagara Palike or City Municipal Council or Bangalore Development Authority or any other authority. The Purchasers shall keep the apartment, walls, floor, roof, drains, pipes and appurtenances thereof belonging in good condition so as to support, shelter and protect the parts of the entire building and shall not do any work which jeopardizes the soundness or safety of the building or the property or reduce the value thereof or impair any easement or hereditament and shall not add any structure or excavate any basement or cellar. The Purchasers shall promptly report to the Vendor or Association of Apartment Owners of Satko Palm Trees, as the case may be, of any leakage / seepage of water / sewerage and the like through the roof / floor / wall of the said apartment and especially with regard to the external and common walls shared by the Apartment Owners.
13. The Purchasers shall keep the Apartment, walls, floor, roof, drains, pipes and appurtenances thereto belonging in good condition so as to support shelter and protect the parts of the entire building.  
For Satko Constructions Pvt. Ltd.

  
Satish P. Choudhary  
Managing Director

  
P. Satish  
Director

14. The Purchasers shall not at any time cause any annoyance, inconvenience or disturbance or injury to the occupiers of other Apartments / Garden Area / Terrace Area and Parking Spaces in the Building and Purchasers specifically shall not,

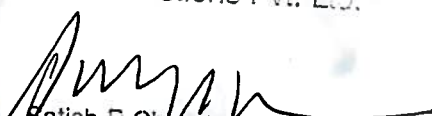
- a. Close the lobbies, stairways, passages and parking spaces and other common areas
- b. Make any alterations in the elevation or both faces of external doors and windows of the apartment / parking space which in the opinion of the Vendor or the Owner's Association differ from the color scheme of the building.
- c. Make any structural alterations or fresh openings inside the apartment.
- d. Default in payment of any taxes or levies to be shared by the owners of the Schedule A Property or common expenses for maintenance of the building.
- e. Create nuisance or annoyance or damage to other occupants and owners by allowing pounding, running machinery and causing similar disturbances and noises.
- f. Install machinery, store / keep explosives, inflammable / prohibited articles which are hazardous, dangerous or combustible in nature.
- g. Use the common corridors, staircases; lift lobbies and other common areas for storage or for use by servants at any time.
- h. Allow the loitering of visitors / servants in common corridors, staircases, lift lobbies and other common areas in Satko Palm Trees.
- i. Bring inside or park in the Schedule A property any lorry or any heavy vehicles.
- j. Use the apartment or portion thereof for purpose other than for residential purposes/service apartment and not to use for any illegal or immoral purposes.
- k. Drape clothes in the balconies and other places of building.
- l. Enter or trespass into the Parking space, Garden areas and Terrace Areas not earmarked for general common use.
- m. Throw any rubbish or used articles in Schedule A property other than in Dustbin provided in the property.
- n. Undertake any interior decoration work or additions, alterations inside the apartment involving structural changes.
- o. Create any nuisance or disturbance or misbehave in the matter of enjoying the common facilities provided to all the apartment owners in Satko Palm Trees.
- p. Refuse to pay such sums as are demanded for use and enjoyment of common facilities in SATKO PALM TREES.
- q. Trespass into other Residential Apartment in Satko Palm Trees or misuse the facilities provided for common use.

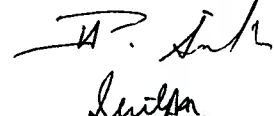
For Satko Constructions Pvt. Ltd.

Satish P Chandra  
Managing Director

*[Signature]*  
*[Signature]*

15. The Purchasers shall not park any vehicles in any part of Schedule A Property except in the parking space specifically earmarked for the Purchasers and not to enclose the parking space or put up any construction therein whether temporary or permanent.
16. The Purchasers shall maintain at their own cost the said Apartment and parking space in good condition and order and shall abide by all the laws and regulations of the Government, Bangalore Mahanagara Palike, Bangalore Development Authority, City Municipal Council and any other duly constituted authority from time to time in force and to be answerable and be responsible for all notices or violations and of any of the terms and conditions mentioned in the Sale Deed, from the date of execution of the Sale Deed.
17. The Purchasers shall use all sewers, drains and water lines now in or upon or hereinafter to be erected and installed in the Apartment building in common with the other Apartment Owners and to permit free passage of water, sanitary, electricity and electrical lines, through and along the same or any of them and to share with the other Apartment Owners the cost of maintaining and repairing all common accesses, staircases, lifts, generator etc. and to adhere to the byelaws and terms of the Association to be formed by or among the Apartment Owners in the Building.
18. The Purchasers shall permit the Vendor and Owner's Association, their Agents with or without workmen at all reasonable times to enter into and upon the Apartment / Parking space or any part thereof for the purpose of repairing, maintaining, re-building, cleaning and keeping in order and condition all services, drains, structures or other conveniences belonging to or servicing or used for the said apartment 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 water / electricity supply to the Apartment and to prevent the occupiers of such Apartment from using the Common facilities / Parking space as the case may be who have defaulted in paying the share of the water, electricity, maintenance and other charges.
19. The Purchasers shall not object for use of common road / drive way / passage in the Schedule A Property by the Owners / occupants / users of the balance portions of the property in Schedule A.
20. The Common areas and facilities shall remain undivided and no apartment owner including Purchasers shall bring any action for partition or division of any part thereof. Further the Purchaser shall not seek partition of undivided share in the Schedule A Property.
21. The Purchasers can make use of the common areas and facilities in accordance with the purpose for which they are intended without hindering or encroaching upon the lawful rights of other apartment owners in SATKO PALM TREES.
22. The Purchasers shall pay property taxes in respect of Schedule C Apartment and for the undivided right described in Schedule B Property from the date of execution of Sale Deed.
23. The Purchasers shall pay to the Vendor or the Owner's Association of Satko Palm Trees, as the case may be, the following expenses in proportion to their undivided share in Schedule A Property and / or the Area of Schedule C Apartment.
  - a. Expenses of routine maintenance, which includes white – washing, painting and other minor works and repairs.
  - i. Insurance Premium for the Building SatkoPalmTrees
  - ii. Expenses of routine maintenance of clubhouse, swimming pool and its treatment, plant, gym etc. For Satko Constructions Pvt. Ltd.







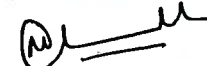
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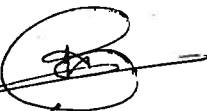
- iii. Common expenses for maintenance of lifts, pump sets, generators and other machinery, sanitary and electrical connections, electricity and water charges for common services, lighting in common areas, replacement of fittings and bulbs in corridors and in all common places, expenses for maintenance of the building and land surrounding thereto, garden, pots and other plants, salaries and other amounts payable to the Estate Officer, Watchman, Sweepers, Security Guards, Lift Operator, Plumber, Electricians, Gardeners, Pumps and Generator Operators etc. and maintenance of all common areas and facilities in Schedule A Property.
- iv. Expenses of Annual Maintenance Contracts relating to equipments, lifts, generators etc.
- v. If the Purchasers defaults in any payment due for any common expenses, benefits or amenities, the Vender / Association of Owners of Satko Palm Trees formed by the Owners shall have the right to disconnect common amenities including electricity and water connections to the apartment of Purchaser and to prevent the Purchasers from using all the common facilities and amenities.

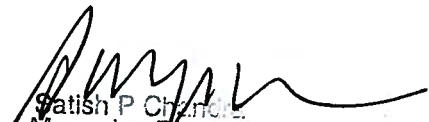
24. The payment to be made by the Purchasers as per clause 23 above shall not include the payment to be made by Purchasers directly to concerned authorities / Agencies like BESCOM., BWSSB, Generator Line, Telephone, and such other facilities, if any provided to the Purchasers in Schedule C Apartment as per Bills raised / issued to the Purchasers depending upon actual usage of the same.

IN WITNESS WHEREOF the parties hereto have signed this Deed and executed the on the day, month and year first above written in the presence of the following witnesses: For Satko Constructions Pvt. Ltd.

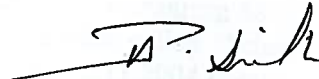
WITNESSES :

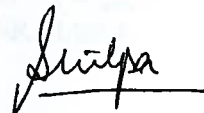
1.   
Roshan  
#41.V.MI. Road  
B'lore-1

2.   
(HIEM HNITH)  
Donanangala  
Bangalore

  
Satish P. Chandra  
Managing Director

VENDOR





PURCHASER

SELF DRAFTED

