



सत्यमेव जयते

INDIA NON JUDICIAL

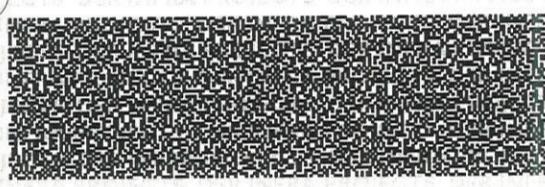
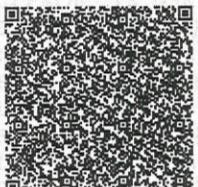
Government of Karnataka

Rs. 500

e-Stamp

Certificate No.: IN-KA37910713126344W
Certificate Issued Date: 09-Oct-2024 03:59 PM
Account Reference: NONACC (FI)/ kacrsl08/ KUNDANAHALLI1/ KA-SV
Unique Doc. Reference: SUBIN-KAKACRSFL0821830212116895W
Purchased by: DSR INFRA PROJECTS
Description of Document: Article 5(J) Agreement (in any other cases)
Property Description: SALE AGREEMENT
Consideration Price (Rs.): 0
First Party: DSR INFRA PROJECTS
Second Party: AVINASH KUMAR AND SWATI JAISWAL
Stamp Duty Paid By: DSR INFRA PROJECTS
Stamp Duty Amount(Rs.): 500
(Five Hundred only)

सत्यमेव जयते



Please write or type below this line

For DSR INFRA PROJECTS


PARTNER

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("AGREEMENT") IS MADE AND EXECUTED ON THIS 9th DAY OF OCTOBER, 2024 AT BENGALURU.

BY AND BETWEEN:

1. SRI. MOHAN BABU D M,
Aged about 50 years,
S/o. Sri N. Muniswamy Reddy

AADHAR NO: 6356 9434 1804
PAN NO: APRPM1849M

1(A). SMT. RADHA,
Aged about 48 years,
W/o. Sri Mohan Babu D M.

AADHAR NO: 747830587245
PAN NO: CGWPR1165D

1(B). KUMARI. INCHARA,
Aged about 19 years,
D/o. Sri Mohan Babu D M

AADHAR NO: 227618774062

No.1 to 1(B) are residing at No. #168, Near Panchayath Office,
Anekal Taluk, Dommasandra, Bengaluru-562125.

2. SRI. M. NAGARAJU @ NAGARAJU.D.M,
Aged about 55 years,
S/o. Sri N. Muniswamy Reddy

AADHAR NO: 29834165 9010
PAN NO: AYYPN6984G

2 (A). SMT.PADMA.L
Aged about 39 years,
W/o. Sri M Nagaraju @ Nagaraju D M.

PAN NO: ETQPP0888A.

No.2 to 2(A) are residing at No. #168, Near Panchayath Office,
Anekal Taluk, Dommasandra, Bengaluru-562125.

3. SRI.M SHASHIKUMAR,
Aged about 57 years,
S/o. Sri N. Muniswamy Reddy

AADHAR NO: 5071 4647 0940
PAN NO: APVPM8965N

3(A). SMT. KALA,
Aged about 48 years,
W/o. Sri M Shashi Kumar

PAN NO: DOPPK7870Q

3(B). SRI.CHARAN KUMAR S,
Aged about 26 years,
S/o. Sri M Shashi Kumar

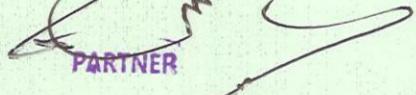
PAN NO: CERPC9028R

No. 3 to 3 (B) residing at # 168, 4th ward, near Panchayath Office,
Anekal Taluk, Dommasandra, Bengaluru-562125.

4. SRI. ASHOKA M @ ASHOK M,
Aged about 59 Years,
S/o. Sri N Muniswamy Reddy

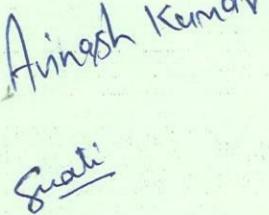
AADHAR NO: 76519342 0234
PAN NO: AKBPM5101B

For DSR INFRA PROJECTS


Arinash Kumar

PARTNER

-1-


Suati

4 (A). SMT VIMALA N,
Aged about 55 Years,
W/o. Sri Ashoka M @ Ashok M

AADHAR NO: 782190611610

No. 4 to 4 (A) Residing at,
No. #177, Janata Colony Road,
Balaji Temple, Dommasandra, Bengaluru-562125

4 (B).SMT.SANDHYA KIRAN

Aged about 35 Years,
D/o. Sri Ashoka M @ Ashok
W/o. Sri Kiran R S
Residing at Chowdeshwari Nilaya,
5th Cross, Munireddy Layout, Opp ANR Kalyanamantappa,
Chandapura, Anekal, Bengaluru-560099

AADHAR NO: 240179529035

5. SRI. M VASU,
Aged about 63 years,
S/o. Sri N Muniswamy Reddy

AADHAR NO: 229649456785

5 (A)SMT.MANGALA,
Aged about 54 years,
W/o. Sri M Vasu

PAN NO: DWBPM9999G

5 (B)SRI D.V.AJAY,
Aged about 36 years,
S/o. Sri M Vasu

PAN NO: AFPPV4277A

5 (C)TESHVIKA
Aged about 5 years,
D/o. Sri Ajay

AADHAR NO: 550808987425

Sl No. 5 (C) is a minor represented by her mother Smt Manasa A as a natural guardian.

Sl No. 5 to 5 (C) are residing at.No. #168, Janata Colony Road,Near Panchayath Office,4th ward, Dommasandra, Anekal, Bengaluru-562125.

6. SRI. V. RAMACHENGA REDDY,
Aged about 61 years,
S/o.Late Sri V Sidda Rami Reddy
Residing at,
No. G-10, Skylark Arcadia Villa-II,
Sadaramangala, Bengaluru-560067.

AADHAR NO: 2668 1366 1356

6. (A) MISS. SAUMYA REDDY VALASAREDDI,
Aged about 27 years,
D/o. Sri V Ramachenga Reddy

PAN NO: GESPS8652N

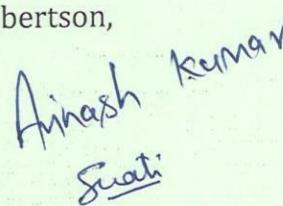
6. (B) MR. AADITYA REDDY VALASAREDDI,
Aged about 23 years,
S/o. Sri V Ramachenga Reddy
No. 6 (A) and 6 (B) Presently Residing at, # 118, Serpentine Ln, Albertson,
NY11507, USA.

AADHAR NO: CJNPV2997K

For DSR INFRA PROJECTS


Arinash Kumar
PARTNER

-2-


Suati

No. 6 (A) and 6 (B) are rep by their father Sri V Ramachenga Reddy as their GPA Holder.

7. SMT. AKSHITHA V.S,
Aged about 32 years,
W/o. Sri. Ashwin C

AADHAR NO: 454611332083
PAN NO: BPMPA0380P

7(A) BABY SONVI A REDDY,
Aged about 4 years,
D/o. Sri. Ashwin C

AADHAR NO: 659600560668

No. 7 and 7 (A) are residing at, No. #98, Opp. to DMM High School,
Sarjapura Hobli, Dommasandra, Bengaluru

Sl No. 7(A) is a minor rep by her father Sri C Ashwin as natural guardian.

8. SRI. SAHITH REDDY PELLAKURU,
Aged about 25 years,
S/o. Sri Chaitanya Pellakuru
Residing at,
No. #F-103, Fortune Enclave,
Road No.12, S B I Lane, VTC,
Banjara Hills, Hyderabad, Telangana-500034.

AADHAR NO: 9697 5733 0492
PAN NO: DWHPP5777F

9. MISS.DODLA KRITHI REDDY,
Aged about 22 years,
D/o. Sri Prathap Reddy Dodla,
Residing at,
8-2-293/82/A/1210A,
Plot No.1210A, Road No.60,
Jubilee Hills Co-operative Society,
Shaikpet, Hyderabad,
Andhra Pradesh - 500033

AADHAAR NO:297870002729
PAN NO: GHHPD7484K

10. SMT.DEVIREDDY AMULYA,
Aged about 36 Years,
D/o. Sri Devireddy Prabhakar Reddy,
Residing at,
H.No.455/1, Road No.19,
Jubilee Hills, Hyderabad,
Andhra Pradesh - 500033.

AADHAAR NO:534054310966
PAN NO: AUDPD9072G

11. SMT. K. NAGA DURGESWARI,
Aged about 52 Years,
W/o. Sri Satyanarayana Reddy.K.S,
Residing at,
141 DSR Elite,52/2,behind HP Office,
Mahadevapura, Bangalore North,
Bangalore, Karnataka - 560048.

AADHAAR NO:566400802027
PAN NO: AJLPK0351Q

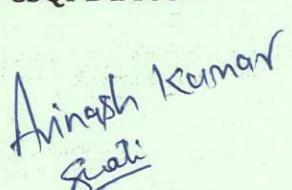
12. MR. VAMSI KRISHNA MANNAM
Aged about 33 years,
S/o. M Subba Rao.
Residing at,
No. 17, Ferns Habitat, ORR,
Doddanekkundhi, Bangalore 560037.

AADHAR NO: 2837 7129 1559
PAN NO: BVVPM0875J

13. MRS. C DIVYASHREE
Aged about 31 years,
D/o. D. V. Cheluvvaraju.

PAN NO: CSQPD1463G

For DSR INFRA PROJECTS


Anil Kumar
Seethi

PARTNER

13(A). BABY SHUCHIKA S REDDY,
Aged about 6 years,
D/o. Sree Sagar

AADHAAR NO: 5817 3181 8370

No. 13 and 13 (A) are residing at, Flat No.40, Door No.11, 4th Cross, NGR Layout,
Sirisha Automobiles, Rooenaagrahara, Madivala, Bengaluru-560068

Sl No. 13(A) is a minor rep by her father Sree Sagar as her natural guardian.

Hereinafter owner at SL No.1 to 13 are together referred as to as **LAND OWNER NO'S/ CO PROMOTER'S;**

(Which term wherever the context so permits or admits shall mean and include their respective legal heirs, executors, successors-in-interest and administrators,) Duly represented by their registered General Power of Attorney Holder;

M/S.DSR INFRA PROJECTS,
A Partnership Firm,
BDA Katha No. 639/6451,
4th Floor, 'C' Block, DSR Techno Cube,
Beside SKR Convention Hall,
Varthur Main Road,
Thubarahalli, Bengaluru-560066.
Represented by its Partner/Authorized Signatory,
Mr.K.S.Satyanarayana Reddy.

PAN; AAPFD6671B

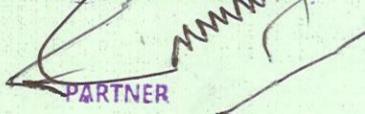
(vide : GPA dated 10.11.2022, registered as Document No.SRJ-4/00393/2022-23, Book No-4, stored in CD No. SRJD1246, registered in the office of senior Sub Registrar Sarjapura Banasavadi, GPA dated 31.01.2024, registered as Document No.SRJ-4/00636/2023-24, Book No-4, registered in the office of senior Sub Registrar Sarjapura, Basavanagudi, GPA dated 17.02.2023, registered as Document No.SRJ-4/00594/2022-23, Book No-4, stored in CD No. SRJD1322 registered in the office of senior Sub Registrar Sarjapura, Basavanagudi, GPA dated 27.10.2022, registered as Document No.SRJ-4/00367/2022-23, Book No-4, stored in CD No. SRJD1235, registered in the office of senior Sub Registrar Sarjapura, Basavanagudi, GPA dated 07.09.2023, registered as Document No.SRJ-4/00300/2023-24, Book No-4, registered in the office of senior Sub Registrar Sarjapura, Basavanagudi, GPA dated 27.10.2022, registered as Document No.SRJ-4/00370/2022-23, Book No-4, stored in CD No. SRJD1235 registered in the office of senior Sub Registrar Sarjapura, Basavanagudi, GPA dated 14.11.2022, registered as Document No.SRJ-4/00398/2022-23, Book No-4, stored in CD No. SRJD1247 registered in the office of senior Sub Registrar Sarjapura, Basavanagudi, GPA dated 27.10.2022, registered as Document No.SRJ-4/00368/2022-23, Book No-4, stored in CD No. SRJD1235 registered in the office of senior Sub Registrar Sarjapura, Basavanagudi, GPA dated 27.10.2022, registered as Document No.SRJ-4/00366/2022-23, Book No-4, stored in CD No. SRJD1235 registered in the office of senior Sub Registrar Sarjapura, Basavanagudi, GPA dated 03.02.2023, registered as Document No.SRJ-4/00289/2022-23, Book No-4, stored in CD No. ABLD1370 registered in the office of senior Sub Registrar Sarjapura, Basavanagudi)

AND

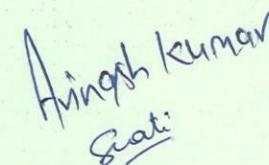
M/S.DSR INFRA PROJECTS,
A Partnership Firm,
BDA Katha No. 639/6451,
4th Floor, 'C' Block, DSR Techno Cube,
Beside SKR Convention Hall,
Varthur Main Road,
Thubarahalli, Bengaluru-560066.
Represented by its Partner,
Mr.K.S.Satyanarayana Reddy.

PAN; AAPFD6671B

For DSR INFRA PROJECTS


PARTNER

-4-


Arvind Kumar
Sati

Hereinafter referred to as the "PROMOTER/ DEVELOPER/VENDOR/BUILDER"

(Which term wherever the context admits or permits shall mean and include the Firm, it's Partners, their respective legal heirs, executors, administrators, Assignee/s, Successors-in business, etc.,)

IN FAVOUR OF:

1. MR. AVINASH KUMAR

Aged about 34 Years

S/o Mr. Yugal Kishore

PAN: CMJPK8442B

AADHAR:8041 7496 3681

2. MRS. SWATI JAISWAL

Aged about 38 years

W/o Mr. Avinash Kumar

PAN: AMCPJ4474H

AADHAR:2354 9386 0215

Both are residing at:A213,SSVR Acacia Kaverappa

Layout,Kaubeesanhlli,Bangalore-560103

Hereinafter referred to as the "**Allottee (s)/Purchaser (s)/BUYER (S)**" of the other Part (Which expression shall mean and include his/her/their heirs, legal representatives, executors, administrators and assigns) unless repugnant to the context thereof;

Whereas the Land Owners/Vendor/Developers and Purchaser/s hereinafter collectively be referred to as the "Parties" and individually as a "Party".

DEFINITIONS

For the purpose of this Agreement for Sale, unless the context otherwise requires,-

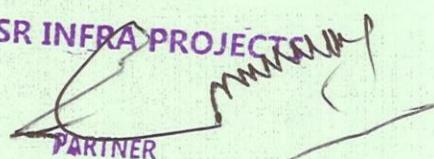
- a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);
- b) "Appropriate Government" means the Government of Karnataka;
- c) "Rules" means the Karnataka Real Estate (Regulation and Development) Rules, 2017 made under the Real Estate (Regulation and Development) Act, 2016;
- d) "Regulations" means the Regulations made under the Real Estate (Regulation and Development Act, 2016;
- e) "Section" means a section of the Act.

WITNESSETH AS FOLLOWS:

WHEREAS, the Land Owner No.1 is the absolute owner of the converted Land bearing Sy. No.66/1, **measuring 35 guntas** (converted vide Official Memorandum bearing No. 499698, dated 12.06.2023, issued by the Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru), situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District Bengaluru, same was acquired vide Oral Partition deed/ Panchayath Palupatti dtd. 08.08.1996, As per the said Partition Deed Sri D. M Mohan Babu @ Mohan Babu i.e., Land owner No.1 allotted with Sy No. 66/P measuring 35 guntas along with other property, same was muted in his name vide MR No. 1/96-97. Later Sy No.66 measuring 4 acres 2 guntas the Larger extent which was phoded and divided into 5 portions hence Sy No.66/P was assigned as 66/1 measuring 35 guntas vide MR No.T16/2018-19. Which is more fully described in the schedule hereunder and hereinafter referred to as "**ITEM NO.1 in SCHEDULE 'A' PROPERTY**".

WHEREAS, the Land Owner No.2 is the absolute owner of the converted Land bearing Sy. No.66/2, **measuring 36 guntas** (converted vide Official Memorandum bearing No. 499699, dated 12.06.2023, issued by the Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru), situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District Bengaluru, same was acquired vide Oral Partition deed/

For DSR INFRA PROJECT



*Avinash Kumar
Swati*

Panchayath Palupatti dtd. 08.08.1996, As per the said Partition Deed Sri D. M Nagaraju i.e., Land owner No.2 allotted with Sy No. 66/P measuring 36 guntas along with other property, same was muted in his name vide MR No. 1/96-97. Later Sy No.66 measuring 4 acres 2 guntas the Larger extent which was phoded and divided into 5 portions hence Sy No.66/P was assigned as 66/2 measuring 36 guntas vide MR No.T16/2018-19. Which is more fully described in the schedule hereunder and hereinafter referred to as "**ITEM NO.2 in SCHEDULE 'A' PROPERTY.**

WHEREAS, the Land Owner No.3 is the absolute owner of the converted Land bearing **Sy. No.66/3, measuring 35 guntas** (converted vide Official Memorandum bearing No. 499703, dated 12.06.2023, issued by the Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru), situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District Bengaluru, same was acquired vide Oral Partition deed/ Panchayath Palupatti dtd. 08.08.1996, As per the said Partition Deed Sri M Shashi Kumar i.e., Land owner No.3 allotted with Sy No. 66/P measuring 35 guntas along with other property, same was muted in his name vide MR No. 1/96-97. Later Sy No.66 measuring 4 acres 2 guntas the Larger extent which was phoded and divided into 5 portions hence Sy No.66/P was assigned as 66/3 measuring 35 guntas vide MR No.T16/2018-19. Which is more fully described in the schedule hereunder and hereinafter referred to as "**ITEM NO.3 in SCHEDULE 'A' PROPERTY.**

WHEREAS, the Land Owner No.4 is the sole and absolute owner of the converted land bearing **Sy. No.66/4 (Old Sy No.66) measuring 35 guntas**, (converted vide Official Memorandum bearing No. 499704, dated 12.06.2023, issued by the Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru), situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District same was he acquired vide Oral Partition deed/ Panchayath Palupatti dated 08.08.1996, As per the said Partition Deed Sri M Ashoka @ Ashok i.e., Land Owner No.4 allotted with Sy No. 66/P measuring 35 guntas along with other property, same was muted in his name vide MR.No.1/96-97. Later Sy No.66 measuring 4 acres 2 guntas the larger extent which was phoded and divided into 5 portions hence Sy No.66/P was assigned as 66/4 measuring 35 guntas vide MR. No. T16/2018-19. Which is more fully described in the schedule hereunder and hereinafter referred to as "**ITEM NO.4 in SCHEDULE 'A' PROPERTY.**

WHEREAS, the Land Owner No.5 is the sole and absolute owner of the converted land bearing **Sy. No.66/5 (Old Sy No.66) measuring 21 guntas**, (converted vide Official Memorandum bearing No. 499705, dated 12.06.2023, issued by the Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru), situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District same was he acquired vide Oral Partition deed/ Panchayath Palupatti dated 08.08.1996, As per the said Partition Deed Sri M Vasu i.e., Land Owner No.5 allotted with Sy No. 66/P measuring 21 guntas along with other property, same was muted in his name vide MR.No.1/96-97. Later Sy No.66 measuring 4 acres 2 guntas the larger extent which was phoded and divided into 5 portions hence Sy No.66/P was assigned as 66/5 measuring 21 guntas vide MR. No. T16/2018-19. Which is more fully described in the schedule hereunder and hereinafter referred to as "**ITEM NO.5 in SCHEDULE 'A' PROPERTY.**

WHEREAS, the Land Owner No.5 is the sole and absolute owner of the converted land bearing **Sy. No.65/3 (Old Sy No.65) measuring 14 guntas**, (converted vide Official Memorandum bearing No. 499697, dated 12.06.2023, issued by the Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru), situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District same was he acquired vide Oral Partition deed/ Panchayath Palupatti dated 08.08.1996, As per the said Partition Deed Sri M Vasu i.e., Land Owner No.5 allotted with Sy No. 65/P measuring 14 guntas along with other property, same was muted in his name vide MR.No.1/96-97. Later Sy No.65 measuring 3 acres 31 guntas the larger extent which was phoded and divided into 5 portions hence Sy No.65/P was assigned as 65/3 measuring 21

For DSR INFRA PROJECTS



Arinash Kumar
Seati

guntas vide MR. No. T16/2018-19. Which is more fully described in the schedule hereunder and hereinafter referred to as "**ITEM NO.6 in SCHEDULE 'A' PROPERTY.**

WHEREAS, the Land Owner No. 6 is the sole and absolute owner of the converted land bearing **Sy. No.69/1 measuring 5 Acres** out of 6 Acres 32 guntas, (converted vide Official Memorandum bearing No. 499381, dated 12.06.2023, issued by the Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru), situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, same was acquired by Sri V Ramachenga Reddy i.e., Land Owner No. 6 vide Partition deed dated 19.04.2022, registered as Document bearing No. SRJ-1-00407-2022-23, Book-1, stored in CD No. SRJD1093. Which is more fully described in the schedule hereunder and hereinafter referred to as "**ITEM NO.7 in SCHEDULE 'A' PROPERTY.**

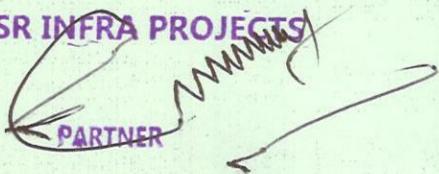
WHEREAS, the Land Owner No. 7 is the sole and absolute owner of the converted land bearing **Sy No. 113/5 (Old No.113/1, earlier No.113)**, measuring **17 Guntas**, (converted vide Official Memorandum bearing No. 499707, dated 12.06.2023, issued by the Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru), situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, same was acquired by Smt Akshitha i.e., Land Owner No.7 from her husband vide Gift deed dated 25.11.2020, registered as Document bearing No. 4433/2020-21, Book-1, stored in CD No. ANKD920, at the Office of Sub-registrar, Anekal. Which is more fully described in the schedule hereunder and hereinafter referred to as "**ITEM NO.8 in SCHEDULE 'A' PROPERTY.**

WHEREAS, the Land Owner No's. 8 to 11 are the joint and absolute owners of the converted land bearing **Sy No.113/6 (Old No.113/1, earlier No.113)**, measuring **0.07.12 guntas**, (converted vide Official Memorandum bearing No. 536749, dated 27.09.2023, issued by the Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru), situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, same was acquired by them i.e., Land Owner No. 8 to 11 Sri Sahith Reddy Pellakuru, Smt Devi Reddy Amulya, Smt K Naga Durgeshwari through Absolute Sale Deed dated 29.03.2023, registered as Document No. SRJ-1-10903/2022-23, Book 1, stored in CD No. SRJD1351, registered in the Office of the Senior Sub Registrar Sarjapura Which is more fully described in the schedule hereunder and hereinafter referred to as "**ITEM NO.9 in SCHEDULE 'A' PROPERTY.**

WHEREAS, the Land Owner No's. 8 to 11 are the joint and absolute owners of the converted land bearing **Sy No.113/7 (Old No.113/1, earlier No.113)**, measuring **30 guntas**, (converted vide Official Memorandum bearing No. 499707, dated 12.06.2023, issued by the Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru) situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, same was acquired by them i.e., Land Owner No. 8 to 11 Sri Sahith Reddy Pellakuru, Smt Devi Reddy Amulya, Smt K Naga Durgeshwari through Absolute Sale Deed dated 29.12.2022 registered as Doc No. SRJ-1-08068/2022-23, Book 1, stored in CD No. SRJD1283, registered in the Office of the Senior Sub Registrar Sarjapura Which is more fully described in the schedule hereunder and hereinafter referred to as "**ITEM NO.10 in SCHEDULE 'A' PROPERTY.**

WHEREAS, the Land Owner No's. 8 to 11 are the joint and absolute owners of the converted land bearing **Sy No. 114/11, (Old Sy No. 114, earlier Sy No. 114/1) measuring 2 acres** (converted vide Official Memorandum bearing No. 499707, dated 12.06.2023, issued by the Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru) situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, same was acquired by them i.e., Land Owner No. 8 to 11 Sri Sahith Reddy Pellakuru, Smt Devi Reddy Amulya, Smt K Naga Durgeshwari through an Absolute Sale Deed dated 31.07.2023 registered as Doc No. SRJ-1-03513/2023-24, Book 1, stored in CD No. registered in the Office of the Senior Sub Registrar Sarjapura Which is more fully described in the schedule hereunder and hereinafter referred to as "**ITEM NO.11 in SCHEDULE 'A' PROPERTY.**

For DSR INFRA PROJECTS



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Avinash Kumar
Partner

WHEREAS, the Land Owner No.12 is the sole and absolute owner of the converted land bearing **Sy. No.114/7 measuring 04 guntas**, (converted vide Official Memorandum bearing No. 499709, dated 12.06.2023, issued by the Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru) situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, same was acquired by Sri Vamsi Krishna i.e Land Owner No. 12 vide Absolute Sale deed dated 01.09.2023, registered as Document No. 5450/2023-24, Book -1, registered in the office of the Senior sub-registrar, Anekal, Bangalore Urban Which is more fully described in the schedule hereunder and hereinafter referred to as "**ITEM NO.12 in SCHEDULE 'A' PROPERTY**"

WHEREAS, the Land Owner No.13 is the sole and absolute owner of the converted land bearing **Sy. No.114/10 (114/2), measuring 0-28 ½ guntas** and 01 ½ Guntas of kharab out of 1 Acre 12 ½ guntas, (converted vide Official Memorandum bearing No. 536752, dated 27.09.2023, issued by the Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru) situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District same was acquired by Smt C Divyasree i.e Land Owner No.13 vide the Final Decree passed in OS NO.238/2019 before the Senior Civil Judge and JMFC, at Anekal registered as document No.9777/2018-19, Book -1, stored in CD No.ANKD506, dated 27.03.219 Which is more fully described in the schedule hereunder and hereinafter referred to as "**ITEM NO.13 in SCHEDULE 'A' PROPERTY**".

WHEREAS, which is morefully described in the schedule hereunder and hereinafter referred to as the "**ITEM NO.1 to 13 in SCHEDULE 'A' PROPERTY**".

WHEREAS, E-Khatha of the schedule property was transferred in the name of the owners bearing No.16228909, PID No. 150200100100320559 and up to date tax has been paid to the Schedule property as could be seen from the Tax paid receipt issued by competent Authority.

Up to date tax has been paid to Yamare Gram panchayat in respect of the 'Schedule A property'.

- a) **WHEREAS** the DEVELOPER has obtained at their cost and expenses the Development plan from the Bengaluru Development Authority, for putting up of residential apartments comprising of **1372 units**, with Tower 1: 3 BF+1 GF+30 Upper Floors =275 Units, Tower 2: 3 BF+1 GF+30 Upper Floors =275 Units, Tower 3: 3 BF+1 GF+30 Upper Floors =120 Units, Tower 4: 3 BF+1 GF+30 Upper Floors =275 Units, Tower 5: 3 BF+1 GF+30 Upper Floors =275 Units, Tower 6 (EWS): 3BF+1GF+12 Upper Floors = 152 Units on the Schedule 'A' Property (Composite/Amalgamated Property) and the said authority has granted permission as per Development plan bearing vide No. BDA/TPM/DLP-09/2023-24/23/2023-24, dtd.04.04.2024.
- b) **WHEREAS**, the DEVELOPER has obtained at their cost and expenses the Sanction Plan from the Bengaluru Development Authority, for putting up of residential apartments comprising of **702 units**, with Tower 4: 3 BF+ GF+30 Upper Floors =275 Units, Tower 5: 3 BF+ GF+30 Upper Floors =275 Units, Tower 6: 3 BF+GF+12 Upper Floors =152 Units on the Schedule 'A' Property (Composite/Amalgamated Property) and the BDA has granted permission as per Building License bearing vide No. 18/2024-25, dtd.18.07.2024.
- c) **WHEREAS**, the DEVELOPER will be obtaining at their cost and expenses the Sanction Plan from the Bengaluru Development Authority, for putting up of residential apartments comprising of **341 units**, with Tower 1: 3 BF+ GF+11 Upper Floors =106 Units, Tower 2: 3 BF+ GF+12 Upper Floors =115 Units, Tower 3: 3 BF+ GF+30 Upper Floors =120 Units on the Schedule 'A' Property (Composite/Amalgamated Property).

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- d) WHEREAS, The Promoter has registered the Project under the provisions of the Act with the Karnataka Real Estate Regulatory Authority at Bengaluru under Registration No PRM/KA/RERA/1251/308/PR/050924/006996;
- e. The Landowner No.1 to 13 is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed;
- f. The Promoter has obtained the sanctioned plan, and approvals for the Project and also for the apartment, from the Joint Director Town Planning, BDA Bengaluru. the Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable;
- g. The Allottee had applied/approached for an apartment in the Project and has been allotted apartment No. **103** having carpet area of **805 sq. Ft**, SBA of **1283 sq. Ft**, type **2BHK**, on **1ST floor** in **Block/Tower No 4** in the **DSR THE ADDRESS** residential high rise building along with **UDS** measuring **288sq.ft** and exclusive/reserved **One Covered Car Parking** space, (hereinafter referred to as the Schedule "B" property and more particularly described in **Schedule B**;
- h. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- i. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;
- j. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- k. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment and the covered parking (if applicable) as specified;

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL REPRESENTATIONS, COVENANTS, ASSURANCES, PROMISES AND AGREEMENTS CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE PARTIES AGREE AS FOLLOWS:

1. TERMS:

- 1.1. Subject to the terms and conditions as detailed in this Agreement, the Vendor/Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the Apartment as specified herein.

1.2. TOTAL COST/SALE CONSIDERATION OF THE FLAT/APARTMENT;

The Total Sale Consideration for the Apartment is **Rs. 1,28,05,503/- (Rupees One Crore Twenty Eight Lakh Five Thousand Five Hundred Three Only)**, which includes Club House, BESCOM, Car Parking and other infrastructure development charges.

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PAYMENT BY THE ALLOTTEE/PURCHASER AND BALANCE PAYMENT BY THE PURCHASER;

The Allottee/PURCHASER/S has/have this day paid a sum of **Rs.12,67,744/- (Rupees Twelve Lakh Sixty Seven Thousand Seven Hundred Forty Four Only)** as 'Booking Amount' at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Apartment as prescribed in the Payment Plan/Schedule E as may be demanded by the Promoter within the time and in the manner specified therein: Provided that if the allottee delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rules. and details of Booking amount is given below;

S.No.	Mode of Payment	Cheque/DD Date	Bank Name	Amount
1	Cheque:000015	08.09.2024	KOTAK MAHINDRA BANK	5,00,000/-
2	Cheque:000016	09.10.2024	KOTAK MAHINDRA BANK	7,67,744/-

Thus, Purchaser has paid the above shown amount (which includes the booking amount) on the execution of this agreement to the Vendor/Promoter. The Allottee(s) has assured the promoter/vendor that the balance of the sale consideration of **Rs.1,15,37,759/- (Rupees One Crore Fifteen Lakh Thirty Seven Thousand Seven Hundred Fifty Nine Only)** shall be payable as per the payment plan.

- (i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards purchase of the Apartment;
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Goods and Service Tax (GST) or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Vendor/Promoter, by whatever name called and the same shall be payable by the Allottee on or before handing over the possession of the apartment/plot to the allottee and the project to the association of allottees or the competent authority, as the case may be, after obtaining the completion certificate/occupancy certificate or in the manner as may be specified by the Promoter and within the ambit of tax laws :

Provided that in case there is any change/modification in the taxes, the subsequent amount payable by the allottee to the promoter shall be increased/reduced based on such change/modification:

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged to the allottee;

- (iii) The Vendor/Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment as demanded by the Vendor/Promoter within the time and in the manner specified therein. In addition, the Vendor/Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- (iv) The Total Price of Apartment payable includes sale consideration of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical circuit system to the apartment, lift, water line and plumbing, finishing with paint, flooring, doors, windows, fire detection and firefighting equipment in the common areas, in terms of the specifications set out in **Schedule 'G'** & maintenance charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project.

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- (v) Tax deduction at source (TDS) of 1% of sale consideration and cost of construction shall be paid by the purchaser if total sale consideration is above Rs.50,00,000/-, as per the provision of Section 194 1A. The purchaser shall issue a certificate of deduction of tax in the prescribed form to the vendor/promoter.

OTHER CHARGES/FEES PAYABLE BY THE ALLOTTEE/S:

The Vendor/Land Owner No.1 and the Allottee mutually agree that apart from the sale consideration stated above, the PURCHASER shall also be liable to pay the following:-

- a) The stamp duty and registration fees for the Schedule "B" Apartment as may be prevailing at the time of registration and Khatha charges will be extra as applicable.
 - b) Legal Fees **Rs.40,000/-** shall be payable to the developer at the time of registration of the sale deed by the developer. Also, this agreement registration charges shall be borne by the allottee separately.
 - c) **Rs.1,45,338/-** towards 2 years maintenance and GST/new Taxes if any for the Flat from the date of possession (or) completion of the Project, whichever is earlier will be paid to **DSR INFRA PROJECTS**. The advance maintenance expenditure shall be used towards recurring common maintenance charges including maintenance of common facilities/amenities. The Purchaser shall pay further amounts towards advance maintenance charges as and when called upon by the DEVELOPER or the maintenance agency. Any delayed payment of amounts in this regard will attract interest payable at the rate of 24 % P.A. by the Purchaser from the date of demand till the date of payment.
 - d) **Rs.38,490/-** towards Corpus fund of the apartment will be paid to DSR Infra Projects, which will be transferred to the DSR THE ADDRESS owner's association after the formation of the same.
 - e) **Rs.1,12,100/- (Rupees One Lakh Twelve Thousand One Hundred Only)*** towards Solar Water heater with 200 ltrs of water supply capacity (**applicable only to the top floor flats**), will be paid to **DSR INFRA PROJECTS**.
 - f) The Third Party shall not be entitled to transfer/assign their rights under this Agreement in favour of anyone else except with the prior written consent and subject to payment of a transfer fee is Rs.150/- per sq. ft on the area of the apartment as per schedule "B" Property. The assignment/transfer would be permitted only if the Second Party assign/transfer its rights under the corresponding Sale agreement executed on this date. However, the purchaser desire to nominate / transfer their rights within their family members, then the purchaser need not pay any extra amount to the OWNER/DEVELOPER.
- 1.3. The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the

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project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the allottee.

1.4. The Allottee(s) shall make the payment as per the payment plan/Schedule as mentioned in **Schedule F** ("Payment Plan/Schedule") without any delay.

1.5. The Vendor/Land Owner may allow, in its sole discretion, a rebate for early payments of instalments payable by the Allottee by discounting such early payments 12% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1.6. It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans and specifications and the nature of fixtures, fittings and amenities described herein at Schedule 'G' (which shall be in conformity with the advertisement, prospectus etc., on the basis of which sale is effected) in respect of the apartment or building, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

1.7. The Promoter shall confirm to the final carpet area that has been allotted to the Allottee after the construction of the building is complete and the occupancy certificate* is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area then the Promoter shall refund the excess money paid by Allottee within sixty days (60) with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area, which is not more than three percent of the carpet area of the apartment, allotted to Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan/Schedule as provided in **Schedule-F**. All these monetary adjustments shall be made at the same rate per square feet as agreed in para 1.2 of this Agreement.

1.8. Subject to para 9.3 the Vendor/Promoter agrees and acknowledges, the Allottee shall have the right to the Apartment as mentioned below:

(i) The Allottee shall have exclusive ownership of the Apartment;

(ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants/owners, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the promoter shall hand over the common areas to the association of allottees after duly obtaining the completion certificate/occupancy Certificate from the competent authority in terms of the existing law;

(iii) That the consideration for sale of the [Apartment/Plot] includes cost of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes and includes cost for

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providing all other facilities, amenities and specifications to be provided within the [Apartment/Plot] and the Project;

(iv) The Allottee has the right to visit the project site to assess the extent of development of the project and his apartment/Apartment, as the case may be.

1.9. It is made clear by the Vendor/Promoter and the Allottee agrees that the Apartment along with parking shall be treated as a single undivided unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of certain infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allotees of the Project.

1.10. The Vendor/Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allotees, which it has collected from the Allotees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges as collected for water or electricity, maintenance charges or other encumbrances and such other liabilities payable to competent authorities, which are related to the project).

1.11. The Vendor/Promoter agrees to clear the charge created over the Apartment with banks and financial institutions before conveying or transferring the physical possession of the Apartment and after producing proof thereof (in the form of a discharge letter or no objection letter from the creditor/ credit agency).

1.12. If the Vendor/Promoter fails to pay all or any of the outgoings collected by it from the Allotees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allotees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

2. **MODE OF PAYMENT:**

Subject to the terms of the Agreement and the Vendor abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Vendor, within the stipulated time as mentioned in the Payment Plan through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favour of;

Name of the Account Holder:	DSR INFRA PROJECTS
Account Number	: 369605001229
Bank Name	: ICICI Bank Ltd
IFSC Code	: ICIC0003696

3. **COMPLIANCE OF LAWS RELATING TO REMITTANCES:**

3.1. The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any

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refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

- 3.2. The Vendor/Promoter accepts no responsibility in regard to matters specified in para 3.1 above. The Allottee shall keep the Vendor/Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Vendor/Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

The Allottee authorizes the Vendor/Promoter to adjust/appropriate all payments made by him/ her under any head (s) of dues against lawful outstanding of the allottee against the Apartment, if any, in his/ her name and the Allottee undertakes not to object/ demand/ direct the Promoter to adjust his payments in any manner.

5. TIME IS ESSENCE:

The Promoter shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the Apartment to the Allottee and the common areas to the association of allottees or the competent authority, after receiving the completion certificate/occupancy certificate as the case may be. The buyer/PURCHASER/ALLOTTEE on his/her part shall also adhere to the schedule of payment and such other conditions as laid down in this Agreement of Sale.

6. CONSTRUCTION OF THE PROJECT/APARTMENT:

The Allottee has seen the proposed Building Plan, specifications, amenities and facilities of the Apartment and accepted the floor plan, payment plan and the specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the Government of Karnataka, and shall not have an option to make any variation/alteration /modification in such plans and breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE APARTMENT:

7.1 Schedule for possession of the said Apartment - The Vendor/Promoter agrees and understands that timely delivery of possession of the Apartment to the allottee and the

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common areas to the association of allottees or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to hand over possession of the Apartment along with **ready and** complete common areas with all specifications, amenities and facilities of the project in place on 12.06.2029, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount **save** and except the taxes and other Government dues received by the Promoter from the allotment within 60 days from that date. The promoter shall intimate the allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2 Procedure for taking possession - The Promoter, upon obtaining the completion certificate/occupancy certificate/partial occupancy Certificate/final approval letter for/ layout from the competent authority shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within two months from the date of issue of completion certificate/occupancy certificate/partial occupancy certificate/final approval letter for layout. [Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the promoter within 3 months from the date of issue of completion certificate/occupancy certificate/partial occupancy certificate/final approval letter for layout]. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee, after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be after the issuance of the completion certificate/occupancy certificate/partial occupancy certificate/final approval letter for layout for the project. The promoter shall hand over the copy of completion certificate/occupancy certificate/partial occupancy certificate/final approval letter for layout of the apartment/plot, as the case may be, to the allottee at the time of conveyance of the same.

7.3 Failure of Allottee to take Possession of Apartment - Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the to the allottee. In case the Allottee fails to take possession within the time provided in para 7.2, such Allottee shall continue to be liable to pay maintenance charges as specified in para 7.2 and interest on outstanding payment.

7.4 Possession by the Allottee - After obtaining the completion certificate/occupancy certificate/partial occupancy certificate/final approval letter for layout and handing over physical possession of the [Apartment/Plot] to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of Allottees or the competent authority, as the case may be, as per the local laws, with respect to the Project or the specific Phase registered as Project. [Provided that, in the absence of any local law, the promoter shall handover the necessary documents and plans, including common areas, to the association of allottees or the competent authority, as the case may be, within thirty days after obtaining the completion certificate/occupancy certificate/partial occupancy certificate/final approval letter for layout].

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7.5 Cancellation by Allottee – The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act: Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 60 days of such cancellation.

7.6 Compensation – The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the Apartment (i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within sixty days of it becoming due. Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the Apartment, which shall be paid by the promoter to the allottee within Sixty (60) days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants to the Allottee as follows;

- (i) The Vendor/Promoter has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project;
- (iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the Apartment except those disclosed in the schedule to the Agreement of Sale;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and Apartment and common areas;
- (vi) The Vendor/Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- (vii) The Vendor/Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the said Land, including the Project or the Phase of the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Allottee and

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- the common areas to the association of allottees or the competent authority, as the case may be;
- (x) In the event the Land is not connected to HUF and minor rights:- The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property; In the event the Land is connected to HUF:- The sale of the Schedule Property is made for benefit of the HUF and all its members including minor members of the HUF.
 - (xi) The Promoter has duly paid and shall continue to pay in good faith and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project or respective phase of the Project to the competent Authorities till the date of obtaining completion certificate/occupancy certificate/partial occupancy certificate/final approval letter for layout has been issued and possession of apartment, plot or building, as the case may be, along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the allottee and the association of allottees or the competent authority, as the case may be;
 - (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project except those disclosed in this Agreement of Sale.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

9.1 Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:

- (i) Promoter fails to provide completed possession of the Apartment to the Allottee within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which completion certificate/occupancy certificate/partial occupancy certificate, as the case may be, has been issued by the competent authority;
- (ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

9.2 In case of Default by Promoter under the conditions listed above, Allottee is entitled to the following:

- (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest; or
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate prescribed in the Rules within forty-five days of receiving the termination notice:

Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate prescribed in the Rules,

For DSR INFRA PROJECTS

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Anil Kumar
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for every month of delay till the handing over of the possession of the Apartment, which shall be paid by the promoter to the allottee within sixty (60) days of it becoming due.

9.3 The Allottee shall be considered under a condition of Default, on the occurrence of the following events:

(i) In case the Allottee fails to make payments for 3 consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate prescribed in the Rules;

(ii) In case of Default by Allottee under the condition listed above continues for a period beyond 3 Months consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Apartment in favour of the Allottee and refund the money paid to him by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated. Provided that the promoter shall intimate the allottee about such termination at least thirty days prior to such termination.

10. CONVEYANCE OF THE SAID APARTMENT:

The Promoter, on receipt of Total Price of the Apartment as per para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Apartment together with proportionate undivided share in the Common Areas within 3 months from the date of issuance of the occupancy certificate / partial occupancy certificate and the completion certificate, as the case may be, to the allottee. [Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate]. However, in case the Allottee fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the Promoter is made by the Allottee. In case there is any increase in the guidance value of the apartment due to which the promoter suffers any additional tax, the allottee shall also be liable to pay such increased tax.

11. MAINTENANCE OF THE SAID BUILDING OR APARTMENT OR PROJECT:

The Promoter/Builder shall be responsible to provide and maintain essential services in the Project till the handing over of the maintenance of the project to the association of the allottees. That the Apartment and the amenities/facilities can be used in terms of the rules and regulations formulated by the Developer as well as the association of the owners and terms set out in the Association agreement/Deed of Declaration and Byelaws executed with the association of allottees and the operator of the common areas if any, Amenities and facilities of the Residential Project "**DSR THE ADDRESS**". And all Apartment owners shall be bound to observe and obey the rules and regulations of the Apartment owners Association. After the completion of Initial period the maintenance agency shall be nominated by the owners Association by conducting general body meeting of all the owners of the Apartment. The allottees undertake to become the member of the Association formed by the owners of the Apartment development for the management and maintenance of all the common areas if any, common amenities, facilities etc., of the residential Project "**DSR THE ADDRESS**". And also, the Apartment Owners Association has undertaken to maintain the Electrical or any other sign boards which are indicating of Promoter/Builder company name compulsorily.



Avinash Kumar
Gauri

12. DEFECT LIABILITY:

The Promoter shall rectify any structural defects or defect in workmanship, quality or provision of services with respect to the Apartment (normal wear and tear is exempted), which shall not be as the result of any commission or omission of the Allottee, any damages caused due to the acts of god or natural calamities or fire accidents, any will full or accidental damages caused, any damages caused due to tampering by the Allottee, any product that has been installed by the Promoter and brought to the notice of the Promoter within 5 years from the date scheduled for delivery or possession through an intimation/notice by the Promoter, or intimating the readiness to handover the Apartment, subject to Promoter having obtained completion certificate / occupancy certificate / partial occupancy certificate / final approval letter for layout, and thereafter no claim shall be entertained against the Promoter in respect of any alleged defective work in the Agreement and / or Project under any circumstances. Structural defects shall not include plastering hairline crack. The above liability of the Promoter shall be restricted only to rectify/repair the above defects without charge within 30 days and any consequential damages will not be covered under this Agreement. In the event of Promoter's failure to rectify such defects within such time, the aggrieved allottee shall be entitled to receive / recover appropriate compensation in the manner as provided under the Act.

13. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

The Vendor/Promoter/maintenance agency/association of allottees shall have rights of unrestricted access of all Common Areas, garages/closed parking's and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/or maintenance agency to enter into the Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

14. USAGE:

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the **DSR THE ADDRESS**, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of allottees formed by the Allottees for rendering maintenance services.

15. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

15.1. Subject to para 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Apartment at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Apartment/Building, staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment and keep the Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

15.2 The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face/facade of the building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the building.

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The Allottee shall also not remove any wall, columns, beams including the outer and load bearing wall of the Apartment.

15.3 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

15.4 In case of phased developments, the clauses which require to reflect the aspect of phased development to be suitably modified to ensure the inclusion and disclosure of the phased developments and consequential changes that may be required in such clauses. Such changes which reflect the aspect of phased developments, are not in derogation of or inconsistent with any aspect of the Project, or the Act and the Rules and Regulations made there under.

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC., BY PARTIES:

The Parties are entering into this Agreement for the allotment of a Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the project.

17. ADDITIONAL CONSTRUCTIONS:

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority(ies) and disclosed, except for as provided in the Act. Provided the Promoter hereby declares that the Floor Area Ratio (FAR) availed as on date in respect of the project land is 1:2.25 only and the Promoter has planned to utilize additional FAR of 1:0.41 and availing of TDR or FAR available on payment of premiums or FAR available as incentive FAR by implementing various schemes as mentioned in the Zoning Regulations or based on expectation of increased FAR which may be available in future on modification to Zoning Regulations, which are applicable to the said Project. The Promoter has disclosed the FAR of 1:2.65 as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed constructions and sale of apartments to be carried out by the Promoter by utilizing the proposed FAR and on the understanding that the declared proposed FAR shall belong to Promoter only.

Such modification shall be attained before obtaining completion certificate or Occupancy certificate or Partial Occupancy Certificate subject to Section 14(2) and 15(1) of Real Estate (Regulation and Development) Act, 2016.

18. VENDOR/LAND OWNER/PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Vendor/Land Owner/Promoter executes this Agreement, he/they shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

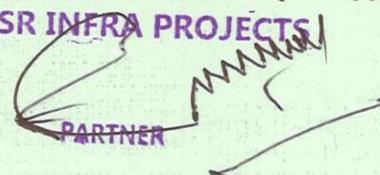
19. THE KARNATAKA APARTMENT OWNERSHIP ACT, 1972:

The Promoter shall register the Apartment owner's association under Karnataka Apartment of Ownership Act, 1972 (Karnataka Act 17 of 1973) by registering Deed of Declaration and Bye-laws. Purchaser/s shall sign and execute Form - B at their cost on their own.

20. BINDING EFFECT:

Forwarding this Agreement to the Allottee by the Vendor does not create a binding obligation on the part of the Vendor or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and

For DSR INFRA PROJECTS



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Anil Kumar
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secondly, appears for registration of the same before the concerned Sub-Registrar, Bengaluru as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within **30 (thirty)** days from the date of its receipt by the Allottee and/or appear before the Sub Registrar for its registration as and when intimated by the Vendor, then the Vendor shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

21. ENTIRE AGREEMENT:

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

22. RIGHT TO AMEND:

This Agreement may only be amended through written consent of the Parties.

23. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE OR SUBSEQUENT ALLOTTEES:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Apartment and the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

24. WAIVER NOT A LIMITATION TO ENFORCE:

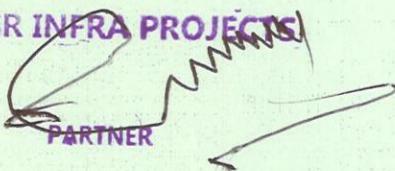
24.1. The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

24.2. Failure on the part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

25. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

26. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT.

For DSR INFRA PROJECTS

PARTNER

Arvind Kumar
Srivastava

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the Apartment bears to the total carpet area of all the Apartments in the Project.

27. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

28. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Bengaluru after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered by the Allottee at the office of the Sub-Registrar, Bengaluru.

29. NOTICES:

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post at their respective addresses. It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

30. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

31. SAVINGS

Any application letter, allotment letter, agreement, or any other document signed by the allottee, in respect of the apartment, plot or building, as the case may be, prior to the execution and registration of this Agreement for Sale for such apartment, plot or building, as the case may be, shall not be construed to limit the rights and interests of the allottee under the Agreement for Sale or under the Act or the rules or the regulations made there under.

32. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and the Rules and Regulations made there under including other applicable laws of India for the time being in force.

33. DISPUTE RESOLUTION

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.

SCHEDULE 'A' PROPERTY

(Description of the Project entire Land)

For DSR INFRA PROJECTS



Amrash Kumar
Satti

ITEM NO.1:-

ALL THAT PIECE AND PARCEL of the converted land bearing **Sy. No.66/1 (old Sy no.66)** measuring **35 guntas**, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru, converted vide Official Memorandum dtd.12.06.2023 bearing No.499698 issued by the Special Deputy Commissioner (Revenue), Bengaluru District and bounded on the;

East by : land in Sy. No.66/2,
West by : Land in Sy. No.112,
North by : Land in Sy. No.113/5
South by : Land in Sy. No.114/7

ITEM NO.2:-

ALL THAT PIECE AND PARCEL of the converted undeveloped land bearing **Sy. No.66/2 (old Sy. No.66)** measuring **36 guntas**, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru, converted vide Official Memorandum dtd.12.06.2023 bearing No.499699 issued by the Special Deputy Commissioner (Revenue), Bengaluru District and bounded on the;

East by : land in Sy. No.66/3,
West by : Land in Sy. No.66/1,
North by : Land in Sy. No.113/5
South by : Land in Sy. No.114/7 and 114/1.

ITEM NO.3:-

ALL THAT PIECE AND PARCEL of the converted undeveloped land bearing **Sy. No.66/3 (old Sy. No.66)** measuring **35 guntas**, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru, converted vide Official Memorandum dtd.12.06.2023 bearing No.499703 issued by the Special Deputy Commissioner (Revenue), Bengaluru District and bounded on the;

East by : land in Sy. No.66/4;
West by : Land in Sy. No.66/2;
North by : Land in Sy. No.113/5;
South by : Land in Sy. No.114/1.

ITEM NO.4

ALL THAT PIECE AND PARCEL of the converted undeveloped land bearing **Sy. No.66/4 (old Sy no.66)** measuring **35 guntas**, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru, converted vide Official Memorandum dtd.12.06.2023 bearing No.499704 issued by the Special Deputy Commissioner (Revenue), Bengaluru District and bounded on the;

East by : land in Sy. No.66/5;
West by : Land in Sy. No.66/3;
North by : Land in Sy. No.113/5;
South by : Land in Sy. No.114/1.

ITEM NO.5

ALL THAT PIECE AND PARCEL of the converted undeveloped land bearing **Sy. No.66/5 (old Sy. No.66)** measuring **21 guntas**, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru, converted vide Official Memorandum dtd.12.06.2023 bearing No.499705 issued by the Special Deputy Commissioner (Revenue), Bengaluru District and bounded on the;

For DSR INFRA PROJECTS
PARTNER

Anilash Kumar
Sach

East by : land in Sy. No.65/3;
West by : Land in Sy. No.66/4;
North by : Land in Sy. No.113/5;
South by : Land in Sy No.114/1 & 114/2.

ITEM NO.6

ALL THAT PIECE AND PARCEL of the converted undeveloped land bearing **Sy. No.65/3 (old Sy No.65)** measuring **14 guntas**, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru, converted vide Official Memorandum dtd.12.06.2023 bearing No. 499697 issued by the Special Deputy Commissioner (Revenue), Bengaluru District and bounded on the;

East by : land in Sy. No.65/1,2;
West by : Land in Sy. No.66/5 i.e., item No.2 herein,
North by : Land in Sy. No.113/1;
South by : Land in Sy. No.114/2.

ITEM NO.7

ALL THAT PIECE AND PARCEL of the converted undeveloped land bearing **Sy. No.69/1** measuring **5 acres out of 6 acres 32 guntas**, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru, converted vide Official Memorandum dtd.12.06.2023 bearing No. 499381 issued by the Special Deputy Commissioner (Revenue), Bengaluru District and bounded on the;

East by : Land in Sy. No.114/1 and 114/7;
West by : Dommasandra Village Boundary;
North by : Land in Sy. No.112;
South by : Remaining portion of the land in Sy no. 69/1 measuring 1 Acre 32 guntas and
Sy
No.69/7.

ITEM NO.8

ALL THAT PIECE AND PARCEL of the converted undeveloped land bearing **Sy. No.113/5 (old Sy. No. 113/1)**, measuring **17 guntas**, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru, converted vide Official Memorandum dtd.12.06.2023 bearing No. 499707 issued by the Special Deputy Commissioner (Revenue), Bengaluru District and bounded on the;

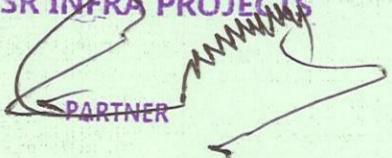
East by : The remaining portion of the Sy No.113/1 belonging to Mr. C Ashwin;
West by : Land in Sy. No.112;
North by : Chikkavaderapura Village Boundary;
South by : Land in Sy. No.65/3, 66/5, 66/4, 66/3, 66/2 and 66/1.

ITEM NO.9

ALL THAT PIECE AND PARCEL of the converted undeveloped land bearing **New Sy No. 113/6, (old Sy. No.113/1)**, measuring **0.07.12 Guntas**, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru converted vide Official Memorandum dated 27.09.2023 bearing No. 536749 issued by the Special Deputy Commissioner (Revenue), Bengaluru District and bounded on the;

East by : Dommasandra – Gunjur Main Road;
West by : Land in Sy. No.113/5;
North by : Property belongs to Sahith Reddy and others;
South by : Remaining portion in Land bearing Sy. No.113/1 belonging to Mr. C Ashwin.

For DSR INFRA PROJECTS



Anirash Kumar
Gupta

ITEM NO.10

ALL THAT PIECE AND PARCEL of the converted undeveloped land bearing **New Sy No. 113/7, (old Sy. No.113, measuring 30 guntas excluding 1 Gunta 'kharab' land**, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru converted vide Official Memorandum dated 27.09.2023 bearing No. 536755 issued by the Special Deputy Commissioner (Revenue), Bengaluru District and bounded on the;

East by : Dommasandra - Gunjur Main Road;
West by : Land in Sy. No.113/5;
North by : Chikkavaderapura Village Boundary;
South by : Land bearing Sy. No.113/1 in Block I belonging to Mr. C Ashwin.

ITEM NO.11

ALL THAT PIECE AND PARCEL of the converted undeveloped land bearing **New Sy No. 114/11, (old Sy. No.114 earlier 114/1), measuring 2 acres**, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru converted vide Official Memorandum dated 27.09.2023 bearing No. 536754 issued by the Special Deputy Commissioner (Revenue), Bengaluru District and bounded on the;

East by : Property bearing Sy No.114/2;
West by : Property bearing Sy No. 69 & 114/7;
North by : Property bearing Sy No. 114/7 & 66;
South by : Remaining portion in same Survey number (114/1).

ITEM NO.12

ALL THAT PIECE AND PARCEL of the converted undeveloped land bearing **New Sy No. 114/7, measuring 04 Guntas**, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru converted vide Official Memorandum dated 12.09.2023 bearing No.499709 issued by the Special Deputy Commissioner (Revenue), Bengaluru District and bounded on the;

East by : Land bearing Sy No.114/11;
West by : Land bearing Sy No. 69/1;
North by : Land bearing Sy No. 66/1;
South by : Land bearing Sy No. 114/11.

ITEM NO.13

ALL THAT PIECE AND PARCEL of the converted undeveloped land bearing **Sy. No.114/10 measuring 0-28 ½ guntas and 01 ½ Guntas of kharab out of 1 Acre 12 ½ guntas**, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District Bengaluru converted vide Official Memorandum dated 27.09.2023 bearing No. 536752, issued by the Special Deputy Commissioner (Revenue), Bengaluru District and bounded on the;

East by : Land bearing Sy No.114/3;
West by : Land bearing Sy No. 114/1;
North by : The remaining portion of the same survey number belonging to D V Murali;
South by : Land bearing Sy No. 69/7.

COMPOSITE SCHEDULE PROPERTY

(Amalgamated)

All that piece and parcel of the undeveloped converted Land in Sy.Nos. 66/1, measuring 0-35 guntas, Sy.No. 66/2, measuring 0-36 guntas, Sy.No. 66/3, measuring 0-35 guntas, Sy.No.

For DSR INFRA PROJECTS



Arvind Kumar
Gauti

66/4 measuring 0-35 guntas, Sy.No. 66/5 measuring 0-21 guntas, Sy.No. 65/3 measuring 0-14 guntas, Sy.No. 69/1 measuring 5 acres, Sy.No. 113/5 measuring 0-17 guntas, Sy.No. 113/6 measuring 0-8 guntas, Sy.No. 113/7 measuring 0-31 guntas, Sy.No. 114/7 measuring 0-04 guntas, Sy.No. 114/10 measuring 0-28 $\frac{1}{2}$ guntas, Sy.No. 114/11 measuring 2 acres, totally ad-measuring 13 Acres 23.25 guntas (54,961.43 Sq.mtrs), situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District and bounded as follows;

East by : Road & Sy Nos. 65/1, 65/2, 114/2, 114/3;
West by : Dommasandra Village Boundary & Sy.No.112;
North by : Chikkavaderapura Village Boundary;
South by : Sy Nos. 69/1(P) & 69/2.

SCHEDULE "B" PROPERTY
(Description of the apartment to be constructed and sold &

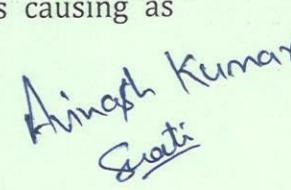
Undivided share in Schedule 'A' Property)

A 2BHK apartment bearing No. 103, on the **1ST Floor** in **Tower 4**, in the Residential building known as "**THE ADDRESS**", having Carpet area is **805 Sq. ft**, Balcony & utilities area is **105 Sq. ft**, External Walls area **62 Sq. ft** (the SBA of **1283 Sq. ft**, the SBA includes Common Areas) with **One Covered Car Parking and 288 Sq. ft.**, of an undivided share, right, title and interest in the Schedule "A" Property.

SCHEDULE "C" PROPERTY
RIGHTS OF THE PURCHASER/S:

- 1) The Purchaser shall be entitled to the use and occupation of Schedule 'B' Unit/Apartment, subject to the terms and conditions contained in this Agreement and Association Agreements;
- 2) The Purchaser and all persons authorized by the Purchaser (in common with all other persons entitled, permitted or authorized to a similar right) shall have the right at all times and for all purposes, to use the Common Areas;
- 3) The right to subjacent, lateral, vertical and horizontal support for the Schedule 'B' Unit/Apartment from the other parts of the Block;
- 4) The right to free and uninterrupted passage of water, gas, electricity, sewerage etc., from and to the Schedule 'B' Unit/Apartment through the pipes, wires, sewer lines, drain and water courses, cables which are or may at any time hereafter be, in, under or passing through the Block and the Schedule "A" Property or any part thereof;
- 5) The right to lay cables or wires for radio, television, telephone and such other installations through designated conduits, ducts and shafts, in any part of the Block, however, recognizing and reciprocating such rights of the other owners;
- 6) The right of entry and passage for the Purchaser and agents or workmen of the Purchaser to other parts of the Block at all reasonable times after notice to enter into and upon other parts of the Blocks for the purpose of repairs or maintenance of the Schedule 'B' Unit/Apartment or for repairing, cleaning, maintaining or renewing the water tanks, sewer, drains and water courses, cables, pipes and wires causing as

For DSR INFRA PROJECTS


Aman Singh
Kumar
Scoti

little disturbance as possible to the other owners and making good any damage caused;

SCHEDULE "D" PROPERTY

OBLIGATIONS OF THE PURCHASER/S:

- 1) The Purchaser shall give to the other Unit/Apartments in the Block the necessary vertical, horizontal and lateral support and reciprocate and recognize the rights of the other owners in the Block;
- 2) The Purchaser shall comply with all the rules and regulations pertaining to electrical installations, fire safety equipment and services, pollution control and general safety equipment and services as may be provided in which the Schedule "B" Unit/Apartment is located and also in the Common Areas.
- 3) The Purchaser shall not at any time, carry on or suffer to be carried on in the Schedule 'B' Unit/Apartment or any part thereof in, any noisy, offensive or dangerous trade or pursuit which may be or become in any way a nuisance, annoyance or danger to the other owners of the other Unit/Apartments or which may tend to depreciate the value of or any thereof;
- 4) Except for leasing or rental permitted under this Schedule, the Purchaser shall use the Schedule 'B' Unit/Apartment only for private residential purposes and shall not be put to use for any kind of commercial or semi commercial use or serviced Apartment;
- 5) The Purchaser understands and agrees that any time after the sale of the Schedule "B" Property and the handover of the Schedule "B" Unit/Apartment, if the Purchaser leases or sells it to any third party, the Purchaser has to intimate the same in advance with the details of the transferee/buyer/lessee and ensure that the entire sum of money, if any due to the Association, is cleared before the said lease or transfer. Further, it shall be the obligation of the Purchaser to bind the transferee to the obligations of the Purchaser under this Agreement and the Sale Deed in relation to the rest of the owners and the Association of Owners. Such new purchaser shall join the Owners Association.
- 6) The Purchaser will use all sewers, drains and water lines now in or upon or hereafter to be erected and installed in the Block in common with the other Unit/Apartments and to permit free passage of water, sanitary, electrical lines, through and along the same or any of them and to share with the other Unit/Apartments;
- 7) The Purchaser shall duly and punctually pay the proportionate share of insurance charges, cost of maintenance and **management OF COMMON AMENITIES**, all out-goings and annual maintenance charges and general expenses of Common Amenities and Facilities and the Common Areas. The liability for such share shall commence from the Sale Date.
- 8) That the Purchaser shall also become liable to pay proportionate share of municipal taxes, rates and cesses, electrical, domestic and non-domestic water charges, insurance charges, cost of maintenance, management of Common Amenities and Facilities and the Common Areas and all other charges for the Common Areas, from the **date of intimation of the Schedule "B" Unit/Apartment being ready for possession.**
- 9) The Purchaser shall not put up any hoarding, name plates, signboards, graffiti etc., in place other than that demarcated and allotted by the Vendor;

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Avinash Kumar
Soni

10)The Purchaser shall carry out their interior works in the Schedule "B" Unit/Apartment only during 9 am to 1 pm and thereafter 4 pm to 6 pm on all working days and there will be no work allowed during any public holidays and Sundays.

11)The Purchaser agrees to pay all the Statutory Payments pertaining to the Schedule "B" Unit/Apartment from the date on which the Schedule "B" Unit/Apartment is ready for possession and upon intimation of the same by the Vendor, whether possession is taken or not.

12)Any new Statutory Payments by the Central, the State Government and local authorities which are levied at the moment but after the Schedule 'B' Unit/Apartment is handed over, shall be borne and paid by the Purchaser.

13)That if any development and/or betterment charges or other levies are charged, levied or sought to be recovered by the BDA or any other Authority in respect of the Schedule "B" Property, the same shall be borne and paid by the Purchaser.

14)The Purchaser covenants that the Purchaser shall comply with all the rules and regulations pertaining to Common Amenities and Facilities.

15)The Purchaser shall ensure that the Association is at all times compliant with the Association Agreements. That the Purchaser with the other owners of the Unit/Apartments, through the Owners Association, shall at all times keep the annual maintenance contracts with regards to all the Common Amenities and Facilities and the Common Areas valid, and shall pay the amounts of annual maintenance contract and Association Agreements as and when demanded by the maintenance agency appointed. The Purchaser is fully aware that non-payments towards the annual maintenance contracts will adversely affect all the equipment installed by the Vendor in and non-payment of maintenance charges shall also affect such maintenance of the general and safety equipment installed and shall ensure periodical renewal of the same and that same is kept in current and also maintain necessary certificates, licenses, permits, permissions, insurance renewal thereof.

16)The Purchaser agrees that the Purchaser shall pay regularly without default the charges as per the Association Agreement. In the event of any default in payment by the Purchaser, the Operators will be entitled to withdraw all or any of the services rendered under the Association Agreement. The Purchaser is liable to pay GST levied by the State or the Central Government on such charges as may be applicable. The Purchaser shall contribute to the sinking fund for any Capital expenditure as provided in the Association Agreements.

17)The Purchaser shall plan and usage the electrical load in conformity with the electrical systems installed by the Vendor and thereafter the Association of Owners or maintenance agency appointed by Association of Owners;

18)The Purchaser shall ensure that no rubbish/refuse shall be thrown out of the Schedule 'B' Unit/Apartment into the common areas and passages;

19)The Purchaser will not dry clothes outside on the balconies of the Schedule 'B' Unit/Apartment;

20)That the Purchaser shall not install any additional tanks in the Unit/Apartments.

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Seati

21) That the Purchaser shall not in any manner obstruct or cause obstruction to any of the entries or exits of the Project and or obstruct any open place meant to be retained as open place or obstruct free movement of vehicles including fire tenders, and such other vehicles required to ensure safety and statutory compliance.

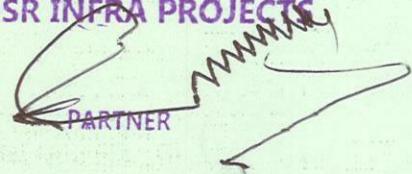
22) The Purchaser shall keep the Schedule "B" Unit/Apartment walls, drains, pipes and other fittings in good and habitable condition and in particular so as to support and protect the parts of the Block, and to carry out any internal works or repairs as may be required by the Association;

23) The Purchaser shall not make any additions or alterations or cause damage to any portion of the Building or the Schedule 'B' Unit/Apartment and nor change the location of the toilets, kitchens or plumbing lines, outside colour scheme, outside elevation/façade/décor of the Block. The Purchaser at no point of time any of the balconies of bedroom, living room/kitchen are enclosed with glass or grill or otherwise. The air-conditioner outdoor units shall be placed only at the areas designated by the Vendor.

SCHEDULE "E"
(PAYMENT PLAN/SCHEDULE)

SL. NO.	Activity Name	Activity Percentage
1	On Flat Booking	10%
2	within 10days from the date of signing the Sale agreement	10%
3	On Completion of Foundation	10%
4	On the Completion of 3RD Basement Floor Slab	3%
5	On the Completion of 2ND Basement Floor Slab	4%
6	On the Completion of 1ST Basement Floor Slab	3%
7	On the Completion of Ground Floor Slab	4%
8	On Completion of 3RD Floor Slab	5%
9	On Completion of 6TH Floor Slab	5%
10	On Completion of 9TH Floor Slab	5%
11	On Completion of 12TH Floor Slab	5%
12	On Completion of 15TH Floor Slab	5%
13	On Completion of 18TH Floor Slab	5%
14	On Completion of 21ST Floor Slab	5%
15	On Completion of 24TH Floor Slab	5%

For DSR INFRA PROJECTS



16	On Completion of 27TH Floor Slab	5%
17	On Completion of 30TH Floor Slab	5%
18	On Completion of Flooring of the unit	2%
19	On Completion of Internal Electrical & Plumbing Works of the Unit	2%
20	On Possession / Before Registration	2%

SCHEDULE 'F'

SPECIFICATIONS

SUPER STRUCTURE:

RCC 'Shear Wall Structural System' to withstand Wind and Seismic loads as per the relevant IS Codes

DOORS & WINDOWS:

Main Door and Internal Doors: Factory Moulded Engineered Wood door frame, flush door shutter with laminated finish on both sides with hardware of reputed make.

Toilets & Utility Doors: Factory Moulded Engineered Wood door frame and flush door shutter with water proofed phenol bonded resin with enamel finish over resin on one side & laminated finish on the other side with hardware of reputed make.

French Doors: UPVC door frame with Sliding glass shutters and mosquito mesh.

Windows: UPVC windows with Sliding glass shutters and mosquito mesh.

Ventilator: UPVC / Aluminium Ventilators with provision for exhaust fan.

BALCONY RAILING:

Aluminium seamless glass railing system with laminated glass

PAINTING:

External: Textured finish with Exterior Emulsion Paint.

Internal: Smooth putty finish with Premium acrylic emulsion paint.

FLOORING:

All Bedrooms, Living, Dining & Kitchen: Vitrified Tiles

Bathrooms: Anti-skid Ceramic Tiles

Balconies, Utility area: Anti-skid Ceramic Tiles

Corridor: Vitrified/Ceramic tile flooring

Staircases: Polished Kota/Tandoor Stone/Granite

TILES CLADDING & DADOING:

Bathrooms: Ceramic tiles dado of reputed make up to door height

Utilities/Wash: Ceramic tiles dado of reputed make up to 3ft height

KITCHEN AND UTILITY:

Kitchen: Treated water connection and provision for water purifier, provision of inlet and outlet for kitchen sink.

Utility: Provision for washing machine and SS single bowl sink with granite counter.

BATHROOMS:

For DSR INFRA PROJECTS



Avinash Kumar
Soni

All Bathrooms shall consist of:

1. Wash Basin with half pedestal of Vitra or equivalent make with basin mixer
2. EWC with concealed Flush tank/Flush valve of Vitra or equivalent make.
3. Hot and Cold concealed single lever diverter with head shower and hand shower
4. Provision for geyser in all bathrooms.
5. All C.P. fittings are chrome plated Vitra or equivalent make.

ELECTRICAL:

1. Concealed copper wiring of Polycab/Anchor or equivalent make.
2. Power outlets for Air-Conditioners in all bedrooms
3. Power outlets for geysers in all bathrooms
4. Power outlets for chimney, refrigerator, microwave oven, mixer grinder and Water purifier in kitchen.
5. Provision for television in Drawing/Living and Master bedroom.
6. Miniature Circuit Breakers (MCB) & ELCB for each distribution boards of Schneider's or equivalent make.
7. Elegant designer modular electrical switches of Anchor/Schneider's or equivalent make.
8. Provision for EV charger in Car park area
9. Bescom Power Supply Through HT 4 for multi storied Residential Apartments

TELE-COMM. & INTERNET:

Telephone point: Drawing/living room and Master Bedroom.

DTH/Cable TV: Provision for cable connection in Master Bed room and Drawing/Living room.

Internet point: Drawing/Living room

SECURITY:

Provision for Intercom facility to all units connecting security, club house and other common areas

Stand alone video door phone for every unit.

CCTV surveillance at project entry, exit, driveways, lifts and GF lift lobby for each block

ELEVATORS:

Branded automatic elevators with Granite/Vitrified cladding

GENERATOR:

100% power backup for common areas and flats



Arvind Kumar
Soni

IN WITNESS WHEREOF parties herein above named have set their respective hands and signed this Agreement on the day, month and year first **above** written in the presence of following witnesses.

WITNESSES:

1.

For DSR INFRA PROJECTS
PARTNER

(Land Owner No's. 1 to 13 are represented by their GPA Holder, **M/S.DSR INFRA PROJECTS**, by its Authorized Signatory, Mr.K.S.Satyanarayana Reddy,)

2.

For DSR INFRA PROJECTS
PARTNER

M/S. DSR INFRA PROJECTS
(Rep. by its Partner K.S. Satyanarayana Reddy)
(PROMOTER/DEVELOPER)

Avinash Kumar

Surat

(PURCHASER/S)