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:SREE:
:DEED OF SALE:

for

‘Apartment No. **01.12.04** in 12th Floor of “**Building No.1**” in
Tower No.01 of ‘**SHRIRAM WYT FIELD**’ (PHASE-1)’:

THIS DEED OF SALE IS MADE & EXECUTED ON THIS THE ____DAY OF _____, TWO
THOUSAND TWENTY-FIVE (___/___/2025), AT BANGALORE:

:BY AND BETWEEN:

1. **M/s. GARDENCITY REALTY PRIVATE LIMITED**, A Company incorporated under the Companies Act, 1956, Having its Registered Office at: No. 5AC-510, HRBR Layout, 2nd Block, Kalyan Nagar, Outer Ring Road, Bangalore – 560 043, hereinafter called as “**OWNER NO.1**”.
2. **M/s. GARDEN CITY HOMES**, A Partnership firm, registered under the Indian Partnership Act, having its office at 5AC-510, HRBR Layout, 2nd Block, Kalyan Nagar, Outer Ring Road, Bangalore – 560 043, hereinafter called as “**OWNER NO.2**”.
The OWNER No.1 and OWNER No.2 are hereinafter collectively referred to as ‘**OWNERS**’/ ‘**VENDORS**’.
3. **M/s. SHRIRAM PROPERTIES LIMITED.**, A Company incorporated under the Companies Act, 1956, Having its Registered Office at: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T.Nagar, Chennai - 600 017, and Corporate Office at: No. 31, 2nd Main Road, T.Chowdaiah Road, Sadashivanagar, Bengaluru- 560080, hereinafter called as “**SPL/AGREEMENT HOLDER**”.

The OWNER NO.1, OWNER NO.2 and SPL are represented by their General Power of Attorney Holder: **M/s. SPL TOWERS PRIVATE LIMITED**, Having its Office at: No.31, 2nd Main Road, T.Chowdaiah Road, Sadashivanagar, Bengaluru- 560080, vide General Power of Attorney dated 20/02/2020, registered as Document No.BNS-4-00083-2020-21, Stored in CD No.BNSD1041, Book-IV, in the office of the Sub-Registrar, Banashankari, Bangalore and represented by its Authorized Signatory _____, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees); of the **FIRST PART**;

:AND:

M/s. SPL TOWERS PRIVATE LIMITED, A Company incorporated under the Companies Act, 2013, Having its Office at: No.31, 2nd Main Road, T.Chowdaiah Road, Sadashivanagar, Bengaluru- 560080, Represented by its Authorized Signatory _____, hereinafter called the “**PROMOTER**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees); of the **SECOND PART**.

For SPL Towers Pvt Ltd

For SPL Towers Pvt Ltd

Authorised Signatory
For and on behalf of Owners and SPL

Authorised Signatory
PROMOTER

:IN FAVOUR OF:

Mr. Rishikanta Mohanty, aged about 34 years, son of Mr. Binayaka Mohanty, residing at B1103, Shriram Greenfield, Bangalore-560049, hereinafter referred to as the '**PURCHASER/S**',(which expression wherever it so requires shall mean and include all his/her/their respective heirs, legal representatives, administrators, executors and assigns, etc.,) **OF THE THIRD PART:**

Permanent Account Number of **Mr. Rishikanta Mohanty** is BSUPM0651E

Aadhaar Number of **Mr. Rishikanta Mohanty** is 6873 5854 7082

Hereinafter VENDORS, PROMOTER and PURCHASER/S are individually referred as 'Party' and jointly and collectively referred to as 'Parties'.

WITNESSETH AS FOLLOWS:

WHEREAS, the OWNER NO.1 is the full and absolute owner by title and in actual possession and enjoyment of all that converted lands bearing (i) Survey No. 90/1 admeasuring 1 Acre 22 Guntas (now Sy.No.90/1 measuring 36 guntas and Sy.No.90/6 measuring 26 guntas), (ii) Survey No.90/2 measuring 1 Acre 26 Guntas, (iii) Survey No.90/5 measuring 10 Guntas, (iv) Survey.No.121/1 measuring 30 Guntas, (v) Survey.No.121/2 measuring 01 Acre 36 Guntas, (vi) Survey No.121/2 measuring 10 Guntas, (vii) Survey No. 121/2 measuring 10 Guntas (viii) Survey.No.122/2 measuring 20 Guntas, (ix) Survey.No.122/2 measuring 26 ½ Guntas, (x) Sy.No.123/2 measuring 1 Acre 16 Guntas, (xi) Survey No.126/1 measuring 1 Acre 20 Guntas and 10 guntas kharab.

WHEREAS, the OWNER NO.2 is the full and absolute owner by title and in actual possession and enjoyment of converted land bearing Survey No.122/2 measuring 33½ Guntas situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

WHEREAS, the aforesaid properties are owned by OWNER NO.1 and OWNER NO.2 totally measuring 11 Acres 20 Guntas and 10 Guntas Kharab, all situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, hereinafter referred to as Schedule 'A' hereunder and hereinafter referred to as **Schedule 'A' Property**.

WHEREAS, OWNER NO.1 and OWNER NO.2 have purchased the Schedule 'A' Property from several Owners under the following Sale Deeds:

- A. Sale Deed dated 28.02.2013 executed by Venkataswamy and others in favour of M/s. Gardencity Realty Pvt. Ltd. ("**GRPL**"), registered as Document No. INR-1- 06643/2012-13, Book I, stored in CD No. INRD60, in the office of the Sub-Registrar, Shivajinagar, (Indiranagar), Bangalore in respect of land bearing Survey No. 90/1 admeasuring 1 Acre 22 Guntas (now Sy.No.90/1 measuring 36 guntas and Sy.No.90/6 measuring 26 guntas) situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk which is morefully described as **Item No.1** in the Schedule 'A' hereunder.
- B. Sale Deed dated 25.10.2019 executed by B.N. Shankarappa in favour of M/s. Gardencity Realty Pvt. Ltd. ("**GRPL**"), registered as Document No.BNS-1-12733/2019-20, Book I, stored in CD No.BNSD893, in the office of the Sub-Registrar, Shivajinagar(Banasvadi), Bangalore in respect of land bearing Survey No. 90/2 admeasuring 1 Acre 26 Guntas situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk which is morefully described as **Item No.2** in the Schedule 'A' hereunder.

For SPL Towers Pvt Ltd

For SPL Towers Pvt Ltd

Authorised Signatory
For and on behalf of Owners and SPL

Authorised Signatory
PROMOTER

- C. Sale Deed dated 10.07.2017 executed by Narayanaswamy in favour of M/s. Gardencity Realty Pvt. Ltd. (“GRPL”), registered as Document No. BNS-1- 04974/2017-18, Book I, stored in CD No. BNSD615, in the office of the Sub-Registrar, Shivajinagar(Banasvadi),, Bangalore in respect of land bearing Survey No. 90/1 (now Sy.No.90/5) admeasuring 10 Guntas situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk which is morefully described as **Item No.3** in the Schedule ‘A’ hereunder.
- D. Sale Deed dated 18.10.2012 executed by Venkataswamy and others in favour of M/s. Gardencity Realty Pvt. Ltd. (“GRPL”), registered as Document No. INR-1- 03593/2012-13, Book I, stored in CD No. INRD46, in the office of the Sub-Registrar, Shivajinagar(Indiranagar), Bangalore in respect of land bearing Survey No. 121/1 measuring 30 Guntas situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk which is morefully described as **Item No.4** in the Schedule ‘A’ hereunder.
- E. Sale Deed dated 18.10.2012 executed by M/s. Corporate Leisure and Property Developments Private Limited in favour of M/s. Gardencity Realty Pvt. Ltd. (“GRPL”), registered as Document No. INR-1- 03588/2012-13, Book I, stored in CD No. INRD46, in the office of the Sub-Registrar, Shivajinagar (Indiranagar), Bangalore in respect of land bearing Survey No. 121/2 admeasuring 1 Acre 36 Guntas situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk which is morefully described as **Item No.5** in the Schedule ‘A’ hereunder.
- F. Sale Deed dated 18.10.2012 executed by Mr. Govindachary in favour of M/s. Gardencity Realty Pvt. Ltd. (“GRPL”), registered as Document No. INR-1- 03590/2012-13, Book I, stored in CD No. INRD46 in the office of the Sub-Registrar, Shivajinagar (Indiranagar), Bangalore, in respect of land bearing Survey No. 121/2 admeasuring 10 Guntas situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk which is morefully described as **Item No.6** in the Schedule ‘A’ hereunder.
- G. Sale Deed dated 27.06.2019 executed between by Prithivi Raj in favour of M/s. Gardencity Realty Pvt. Ltd. (“GRPL”), registered as Document No. BNS-1-12747/2019-20, Book I, stored in CD No.BNSD893, in the office of the Sub-Registrar, Shivajinagar(Banaswadi), Bangalore in respect of land bearing Survey No. 121/2 admeasuring 10 Guntas situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk which is morefully described as **Item No.7** in the Schedule ‘A’ hereunder.
- H. Sale Deed dated 09.11.2011 executed by Manjunath Reddy in favour of M/s.Gardencity Homes (“GCH”), registered as Document No. SHV-1-01502/2011-12, Book I, stored in CD No. SHVD132, in the office of the Sub-Registrar, Shivajinagar, Bangalore, in respect of land bearing Survey No. 122/2 admeasuring 33.5 Guntas, situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk which is morefully described as **Item No.8** in the Schedule ‘A’ hereunder.
- I. Sale Deed dated 18.10.2012 executed by M/s. Corporate Leisure and Property Developments Private Limited in favour of M/s. Gardencity Realty Pvt. Ltd. (“GRPL”), registered as Document No. INR-1- 03586/2012-13, Book I, stored in CD No. INRD46, in the office of the Sub-Registrar, Shivajinagar (Indiranagar), Bangalore in respect of land bearing Survey No. 122/2 admeasuring 20 Guntas situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk which is morefully described as **Item No.9** in the Schedule ‘A’ hereunder.

For SPL Towers Pvt Ltd

For SPL Towers Pvt Ltd

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For and on behalf of Owners and SPL

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- J. Sale Deed dated 18.10.2012 executed by M/s. Corporate Leisure and Property Developments Private Limited in favour of M/s. Gardencity Realty Pvt. Ltd. ("GRPL"), registered as Document No. INR-1- 03587/2012-13, Book I, stored in CD No. INRD46, in the office of the Sub-Registrar, Shivajinagar (Indiranagar), Bangalore in respect of land bearing Survey No. 122/2 admeasuring 26.5 Guntas situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk which is morefully described as **Item No.10** in the Schedule 'A' hereunder.
- K. Sale Deed dated 7.10.2005 executed by Thimmarayappa and others along with Manjunatha Reddy as 'confirming party' in favour of M/s. Gardencity Realty Pvt. Ltd. ("GRPL"), registered as Document No. KRI-1- 08219/2005-06, Book I, stored in CD No. KRID156, in the office of the Senior Sub-Registrar, K.R.Puram, Bangalore in respect of land bearing Survey No. 123/2 admeasuring 1 Acre 16 Guntas situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk which is morefully described as **Item No.11** in the Schedule 'A' hereunder.
- L. Sale Deed dated 29.06.2012 executed by T.K. Sreenivasa Setty in favour of M/s. Gardencity Realty Pvt. Ltd. ("GRPL"), registered as Document No. INR-1- 01390/2012-13, Book I, stored in CD No. INRD39, in the office of the Sub-Registrar, Shivajinagar (Indiranagar), Bangalore in respect of land bearing Survey No. 126/1 admeasuring 1 Acre 20 Guntas (excluding 10 guntas of kharab) situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk which is morefully described as **Item No.12** in the Schedule 'A' hereunder.
- M. All the aforesaid lands in Item No.1 to Item No.12 totally measuring 11 Acres 20 Guntas and 10 guntas kharab, adjoin each other and together form a compact block and are described in **Schedule 'A' Property OR Larger Property OR Composite Property**.
- N. The aforesaid properties are converted for non-agricultural residential purposes by order of the Deputy Commissioner, Bengaluru, under the provisions of the applicable law and the details of the conversion orders are provided below:

SL. No.	Survey Number	Acre	Guntas	Kharab in Guntas	Conversion Order Number	Date
1.	90/1	00	36		ALN(EBK)SR:84/12-13	28.02.2013
2.	90/6	00	26		ALN(EBK)SR:65/12-13	28.02.2013
3.	90/2	01	26		APP No.81	31.05.2019
4.	90/5	00	10		ALN(EBK)SR:44/16-19	18.04.2017
5.	121/1	00	30		ALN(EBK)SR:13/12-13	15.09.2012
6.	121/2	01	36		BDS.ALN(E)VB.SR.325/04-05	17.01.2005
		00	10		ALN(EB)SR:64/11-12	20.07.2012
		00	10		ALN(EBK)SR:02/16-17	24.05.2019
7.	122/2	00	33.50		BDS.ALN(E)VB.SR.474/04-05	30.03.2005
		00	20		BDS.ALN(E)VB.SR.94/05-06	25.10.2005
		00	26.50		BDS.ALN(E)VB.SR.93/05-06	25.10.2005
8.	123/2	01	16		BDS.ALN(E)VB.SR.475/04-05	30.03.2005

SL. No.	Survey Number	Acre	Guntas	Kharab in Guntas	Conversion Order Number	Date
9.	126/1	1	20	10.00	ALN(EB)SR:83/07-08 & ALN(EB)SR:83/07-08	17.02.2009 & 28.03.2014
	Total	11	20	10.00		

For SPL Towers Pvt Ltd

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For and on behalf of Owners and SPL

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- O. Gardencity Realty Private Ltd., has executed a relinquishment deed dated 21.11.2019, registered as Document No.BDH-1-04161/19-20, Stored in CD No. BDHD429 in the office of Senior Sub-Registrar, Shivajinagar (Bidarhalli), Bangalore in favour of PDO, Mandur Gram Panchayat, Bidarhalli Hobli, Bangalore East Taluk on behalf of the Hon'ble Governor, Government of Karnataka in connection with obtaining the residential plan sanction has relinquished a portion of land admeasuring 4656.03 square meters for park and open spaces and another portion of land admeasuring 5918.84 square meters for road out of the total extent of 11 acres 20 guntas .
- P. Gardencity Realty Private Ltd., has executed a relinquishment deed dated 21.11.2019, registered as Document No.BDH-1-04163/19-20, Stored in CD No. BDHD429 in the office of Senior Sub-Registrar, Shivajinagar (Bidarhalli), Bangalore in favour of Member Secretary, Hoskote Planning Authority on behalf of the Hon'ble Governor, Government of Karnataka in connection with obtaining the residential plan sanction has relinquished a portion of land admeasuring 2420.34 square meters for civil amenities out of the total extent of 11 acres 20 guntas.
- Q. **WHEREAS**, the Schedule 'A' Property is under the jurisdiction of Mandur Village Panchayath, Bangalore East Taluk having allotted New Katha No.150200401601626324 in the name of OWNERS and the OWNERS have paid upto date taxes in respect of Schedule 'A' Property.
- R. **WHEREAS**, the OWNERS have proposed to construct Residential Apartments and have obtained "Residential Development Plan" for development of the Schedule 'A' Property from the Hosakote Planning Authority bearing No. LAO/32/2018-19 on 27/11/2019 ("**Development Plan**") to construct Residential Apartment consisting of Building-1, Building-2(Club House-1) and Building-3(Club House-2). The Building-1 will comprise of Tower 1 to 9 consisting of total of 1272 Apartments and each Tower shall comprise of Lower Basement Floor, Upper Basement Floor, Ground Floor and Fourteen Upper Floors, Building-2 will comprise of Club House-1 having Lower Basement Floor, Upper Basement Floor, Ground Floor and Two Upper Floors and Building-3 will comprise of Club House-2 having Ground Floor and One Upper Floor, hereinafter referred to as "**PROJECT**".
- S. Accordingly, the OWNERS have secured/obtained Building construction Plan bearing No.CC/60/2019-20 dated 06/12/2019 ("**Building Plan**") from Hosakote Planning Authority, Hosakote for construction of Apartments for the exclusive use and enjoyment of the Allottees Owners/occupants of Apartments in the **Schedule 'A' Property**.
- T. **WHEREAS**, the OWNERS, SPL and the PROMOTER have entered into Development Agreement (hereinafter referred to as "DA") dated 20/02/2020, registered as Document No. BNS-1-02126/2020-21, Book-I, Stored in CD No. BNSD1041 in the office of Sub-Registrar, Banashankari, Bangalore and has also executed the Irrevocable General Power of Attorney (hereinafter referred to as "GPA") dated 20/02/2020, registered as document No. BNS-4-00083-2020-21, Stored in CD No. BNSD1041 Book-IV, in the office of the Sub-Registrar, Banashankari, Bangalore for the development of Schedule 'A' Property into a Multistoried Residential Apartment by constructing Residential Apartment and as per the agreed other terms and conditions between the Parties that are mentioned in the DA. Further, in terms of the said DA, the PROMOTER is entitled to 90% of revenue share in the Schedule 'A' Property and the OWNER NO.1 and OWNER NO.2 are entitled to 5% of revenue share and SPL is entitled to 5% of revenue share from the sale of the apartments developed in the Schedule 'A' Property.

For SPL Towers Pvt Ltd

For SPL Towers Pvt Ltd

Authorised Signatory
For and on behalf of Owners and SPL

Authorised Signatory
PROMOTER

- U. **WHEREAS**, the OWNERS, SPL and PROMOTER have decided to develop the “PROJECT” in two Phases i.e., **PHASE-1** and **PHASE-2**.
- (i) The **PHASE-1** consisting of BUILDING-1 comprising of Tower-1 to 5 (consisting of 680 flats).
- (ii) The **PHASE-2** development shall consist of BUILDING-1 Tower-6 to 9 (consisting of 592 flats) and BUILDING -2 (Club House -1) and BUILDING-3 (Club House -2) hereinafter referred to as PHASE-2.
- V. **WHEREAS**, in terms of the scheme of development propounded by the PROMOTER, the PROMOTER has evolved of ownership of Residential Apartments in Schedule 'A' Property, in terms of which any person desirous of owning an apartment in the “PROJECT” is required to construct and own or purchase the apartment and the proportionate undivided share, right, title, interest and ownership in the land in Schedule 'A' Property. Upon sale in the overall scheme, the entire Schedule 'A' Property will be jointly owned and held by the owners of the apartments through an Association and each of them having a definite undivided share in the Schedule 'A' Property and absolute ownership to the respective Apartments with right to use in common with others, all the common areas, amenities and facilities, within the Schedule 'A' Property. The scheme as described above forms the basis of sale and ownership of the Apartments in “PROJECT”.
- W. **WHEREAS**, pursuant thereto, the PROMOTER herein has already registered Tower 1 to 5 (consisting of 680 flats) out of Tower 1 to 9 forming part of Building-1 as ‘**SHRIRAM WYT FIELD**’, hereinafter called as **PHASE-1** under the Real Estate Regulatory Authority (RERA) vide Registration No.PRM/KA/RERA/1251/446/PR/200323/003368 dated 23-03-2020 in accordance with the provisions of Section-5 of the Real Estate (Regulation and Development) Act, 2016 hereinafter referred to as “**the Act**”.
- X. **WHEREAS**, pursuant thereto, the PROMOTER herein has presently registered Tower 6 to 9 (consisting of 592 flats) out of Tower 1 to 9 forming part of Building-1 and Building -2 comprising of Club House-‘1’and Building- 3 comprising of Club House-2’ as ‘**SHRIRAM WYT FIELD-2**’, hereinafter called as **PHASE-2** under the Real Estate Regulatory Authority (RERA) vide Registration No.PRM/KA/RERA/1251/446/PR/211206/004573 dated 06/12/2021 in accordance with the provisions of Section-5 of the Real Estate (Regulation and Development) Act, 2016 hereinafter referred to as “**the Act**”.
- Y. **WHEREAS**, the PROMOTER though decided to develop the Schedule ‘A’ Property in Two Phases i.e., PHASE-1 & 2, but in all practical purpose the entire development on the Schedule ‘A’ Property shall be considered as single PROJECT and all the amenities, facility to be provided in the Project shall be used in common by PUCHASER/S in the PROJECT. The OWNERS and PROMOTER may execute one or more Deed of Declaration under the Karnataka Apartment Ownership Act 1972 or any Act as directed/implemented by State Government from time to time and/or Deed of Declaration/Byelaws and the respective PUCHASER/S will be governed by respective Deeds of Declarations executed in respect of the Schedule ‘A’ Property.
- Z. **WHEREAS**, the PROMOTER as aforesaid will be developing the Schedule ‘A’ Property in two phases. The OWNERS, SPL and PROMOTER have reserved their right of usage of roads and passages, amenities, facilities and other infrastructure in the Schedule ‘A’ Property for purposes of supporting the development and maintenance of services therein and this right is in the nature of an easement which runs as a covenant with the land in the Schedule ‘A’ Property.

For SPL Towers Pvt Ltd

For SPL Towers Pvt Ltd

Authorised Signatory
For and on behalf of Owners and SPL

Authorised Signatory
PROMOTER

- AA. In terms of the scheme of development propounded by the VENDORS and PROMOTER, the PROMOTER has evolved a scheme of ownership of residential development consisting of apartments in Schedule 'A' Property, in terms of which any person desirous of owning a Apartment in the "Project" is required to construct and own or purchase the Apartment and the proportionate undivided share, right, title, interest and ownership in the land in Schedule 'A' Property. Upon sale in the overall scheme, the entire Schedule 'A' Property will be jointly owned and held by the owners of the Apartments through an Association and each of them having a definite undivided share in the Schedule 'A' Property and absolute ownership to the respective Apartments with right to use in common with others, all the common areas, amenities and facilities, within the Schedule 'A' Property. The scheme as described above forms the basis of sale and ownership of the Apartments in "Project".
- BB. The PROMOTER as aforesaid will be developing the Schedule 'A' Property in Three Phases. The VENDORS and PROMOTER have reserved their right of usage of roads and passages, amenities, facilities and other infrastructure in the Schedule 'A' Property for purposes of supporting the development and maintenance of services therein and this right is in the nature of an easement which runs as a covenant with the land in the Schedule 'A' Property.
- CC. The PURCHASER/S herein, on being satisfied with the title of the VENDORS to Schedule 'A' Property, understanding the scheme of ownership propounded by the VENDORS, and the PROMOTER by verifying sanctions obtained by PROMOTER for developing the "Project", was desirous of owning an Apartment described in Schedule 'C' hereunder and hereinafter referred to as **Schedule 'C' Apartment** in the "Project" and as per the scheme the PURCHASER/S has/have agreed to purchase the proportionate undivided share in the land in Schedule 'A' Property from the VENDORS and PROMOTER morefully described in Schedule 'B' hereunder and hereinafter referred to as **Schedule 'B' Property**.
- DD. Pursuant to the above, the VENDORS, PROMOTER and the PURCHASER/S has/have entered into an Agreement for Sale dated 12.01.2021 ('Said Agreement') for sale of the Schedule 'B' Property and the Schedule 'C' Apartment in terms of the scheme as aforesaid.
- EE. The PROMOTER has since completed the construction of the consisting of BUILDING-1 comprising of Tower-1 to 5 (consisting of 680 Flats/Apartments) in the '**SHRIRAM WYT FIELD' (PHASE-1)**, in all respects and has secured Partial Occupancy Certificate dated 04.03.2025 from Mandur Grama Panchayat Office.
- FF. Pursuant to completion of the PHASE-1, the PURCHASER/S has/have paid the entire Sale Consideration and all other amounts payable under the 'Said Agreement' referred to above to the PROMOTER and the PROMOTER on its part has delivered the possession of the Schedule 'B' and 'C' Apartment to the PURCHASER/S, complete in all respects, thereby discharging its obligations under the 'Said Agreement'.
- GG. In view of the compliance of the obligations by the VENDORS and PROMOTER under the 'Said Agreement' as aforesaid, the PURCHASER/S approached the VENDORS and PROMOTER and agreed to complete the purchase of the property by agreeing to continue to comply with the terms and conditions incorporated in the 'Said Agreement' in relation to ownership, possession, use and enjoyment of the Schedule 'B' and 'C' Apartment and all the common areas, amenities and facilities in the "Project" and based upon the said assurances, the VENDORS and PROMOTER have come forward to execute this Sale Deed, pursuant to and in continuation of the 'Said Agreement'.

For SPL Towers Pvt Ltd

For SPL Towers Pvt Ltd

Authorised Signatory
For and on behalf of Owners and SPL

Authorised Signatory
PROMOTER

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

That in pursuance of the foregoing and in consideration of the payment of Sale Consideration of **Rs.45,45,399/- (Rupees Forty Five Lakhs Forty Five Thousand Three Hundred and Ninety Nine Only)** towards the Schedule 'B' Property and Schedule 'C' Apartment already paid by the PURCHASER/S to PROMOTER (as directed by the VENDORS), the receipt of which sum the PROMOTER hereby accepts and acknowledges and acquits the PURCHASER/S from paying any further amount and in consideration thereof, the VENDORS and PROMOTER hereby sell, grant, convey, transfer, assign and make over UNTO the PURCHASER/S all that property described in Schedule 'B' and Schedule 'C' herein, free from all encumbrances together with all the rights of way, easements of necessity, water, water courses, drains, privileges, appurtenances, advantages whatsoever pertaining to or belonging to the Schedule 'B' Property and also convey all their rights in the apartment described in Schedule 'C' herein constructed in terms of 'Said Agreement' referred to above with right to enjoy the common areas and facilities in the 'Project', together with all those rights and obligations as are detailed in the 'Said Agreement' TO HAVE and TO HOLD the same ABSOLUTELY AND FOREVER free from all encumbrances and the VENDORS and PROMOTER hereby confirms having transferred all its rights in Schedule 'C' Apartment in favour of the PURCHASER/S for the amounts received.

1) ASSURANCES:

- 1.1) The VENDORS and PROMOTER hereby covenant with the PURCHASER/S that notwithstanding anything done or knowingly suffered, the VENDORS have good title, right and absolute power to sell, transfer and convey all and singular property hereby conveyed, being the Schedule 'B' and 'C' Apartment, to the PURCHASER/S and that the Schedule 'B' and 'C' Apartment and every part thereof shall at all times remain and be UNTO the PURCHASER/S and be quietly entered into, upon, held, possessed and enjoyed by the PURCHASER/S jointly in common with all the other undivided share owners, without any let, hindrance, interruption or disturbance by the VENDORS and PROMOTER or anyone claiming through or in trust for them.
- 1.2) That in view of sale of Schedule 'B' Property, the PURCHASER/S has/have perfected his/her/their title to Schedule 'C' Apartment got constructed by the PURCHASER/S through the VENDORS and PROMOTER in terms of the scheme of development stated above and the PURCHASER/S shall be entitled to own, possess and enjoy the Schedule 'B' Property and Schedule 'C' Apartment as absolute owner/s with full powers of enjoyment and alienation but subject to terms of this Sale Deed.
- 1.3) The Schedule 'A' Property will be subjected to the provisions of the Karnataka Apartment Ownership Act 1972 or any Act as directed/implemented by State Government from time to time and/or Deed of Declaration/Bye-Laws and PURCHASER/S is/are fully aware of the same and agree to be bound by the same and in addition to the rights and obligations conferred upon the PURCHASER/S under this Sale Deed, the PURCHASER/S also agree/s to comply with the Deed of Declaration/Bye-Laws to be executed in accordance with Law.

2) INDEMNITY:

- 2.1) The VENDORS shall keep the PURCHASER/S fully indemnified against all encumbrances, claims, demands, costs and expenses occasioned or made by the VENDORS or any persons having or claiming any estate, right, title or interest in or to the property hereby conveyed.

For SPL Towers Pvt Ltd

For SPL Towers Pvt Ltd

Authorised Signatory
For and on behalf of Owners and SPL

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- 2.2) That in the event of any proceedings are initiated and/or action taken against the VENDORS and/or PROMOTER in respect of any alleged breach of the provisions of law under any enactment including under the provisions of the RERA Act, the PURCHASER/S would protect the VENDORS and PROMOTER therefrom and defend all such actions, proceedings, etc., and keep the VENDORS and PROMOTER indemnified therefrom.

3) TITLE & TITLE DEEDS:

The VENDORS and PROMOTER have already delivered to the PURCHASER/S photocopies of all the documents of title pertaining to the Schedule 'A' Property and the PURCHASER/S has/have purchased Schedule 'B' and 'C' Apartment being satisfied with the VENDORSS' title and PROMOTER right to develop Schedule 'A' Property. It is hereby further declared that all the terms and conditions, covenants and obligations as contained in or referred to in the 'Said Agreement' referred to above constitute documents of title expressing covenants continuing and binding to the extent provided therein on the VENDORS and/or PROMOTER and the PURCHASER/s to the intent that such attendant rights and obligations in respect of Schedule 'B' Property and Schedule 'C' Apartment shall ensure for the benefit of and be binding upon the VENDORS and PROMOTER and the PURCHASER/S in all respects. The original title deeds of the Schedule 'A' Property will be ultimately deposited with the Association/s to be formed by all the owners of the Apartment in the "Project" and other built spaces in Schedule 'A' Property.

4) PROPERTY TAXES AND KHATA:

- 4.1) The PURCHASER/S shall hereinafter pay Municipal taxes, other rates and outgoings on the Schedule 'B' Property and Schedule 'C' Apartment. The Schedule 'C' Apartment will be separately assessed to municipal property taxes and the PURCHASER/S shall be liable to pay the municipal property taxes accordingly.
- 4.2) The PURCHASER/S is/are entitled to secure Panchayat Khatha of Schedule 'C' Apartment on purchase at his/her/their cost from the jurisdictional municipal/panchayat office and VENDORS and PROMOTER agree to sign necessary consent letters. In the event of any demand for payment of betterment charges for securing transfer of Khata, the PURCHASER/S agree/s to pay the same in proportion to the Schedule 'B' Property. The PROMOTER has agreed to assist the PURCHASER/S on request, and on acceptance thereof by the PROMOTER, subject to payment of Service Charges to the PROMOTER.

5) POSSESSION:

- 5.1) The VENDORS AND/OR PROMOTER have delivered and put the PURCHASER/S in constructive possession of the Schedule 'B' Property and actual, physical, vacant possession of the Schedule 'C' Apartment pursuant to completion of construction of the same on or before execution of this Deed.
- 5.2) The PURCHASER/S hereby confirm/s having taken possession of the Schedule 'C' Apartment as aforesaid and before taking the possession, the PURCHASER/S has/have inspected and satisfied as to completion of all the works in the Schedule 'C' Apartment and its fitness for occupation and the PURCHASER/S has/have no claims against the VENDORS and/or PROMOTER in respect of the Schedule 'B' Property and Schedule 'C' Apartment including but not limited to the following:
- a) correctness of the area of Schedule 'C' Apartment.
 - b) Common Area and Common Amenities provided in the "Project" as per the agreed Specifications set out in the Agreement.
 - c) quality of construction of "Project" and of the Schedule 'C' Apartment.
 - d) electrification and plumbing etc., in the Schedule 'C' Apartment and in the "Project".

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- e) facilities and services provided in Schedule 'C' Apartment and in the "Project".
 - f) construction in Schedule 'C' Apartment and "Project" being in conformity with Sanctioned / Building Plan.
- 5.3) The PURCHASER/S hereby declares and confirms that he/she/it has no claims (including for any damages/interest etc.) against the VENDORS/PROMOTER in relation to sale of Schedule 'B' Property and construction of Schedule 'C' Apartment and/or the development of the "Project" whatsoever and hereby confirm that the VENDORS/PROMOTER have complied with all their obligations towards the PURCHASER/S under the 'Said Agreement' to the satisfaction of the PURCHASER/S and hereby fully and completely discharge the VENDORS and PROMOTER from all their obligations under the 'Said Agreement'.
- 6) NATURE OF RIGHT OF USAGE:**
- 6.1) That by virtue of the sale herein, the PURCHASER/S shall have the following rights in Schedule 'A' Property:
- a) ownership in undivided proportionate share in the land in Schedule 'A' Property described in Schedule 'B' herein;
 - b) ownership and possession of the Schedule 'C' Apartment with right to use and enjoy for bonafide residential purposes;
 - c) exclusive right to use the parking/garage space attached to Schedule 'C' Apartment for parking cars/light motor vehicles;
 - d) right to use and enjoy the common areas and facilities within the "Project" in terms of this Sale Deed, subject to sharing expenses for maintenance of such common areas and facilities along with all other owners of Apartments;
 - e) right to use the Club and facilities provided therein subject to adhering conditions, rules and regulations that may be prescribed and paying the usage fee for usage of Club and facilities therein from time to time.
- 6.2) It is agreed that the Wings in Schedule 'A' Property shall be held by all the Purchaser/s in the respective Towers/Wings/Buildings and each of them having proportionate undivided share and ownership in the "Project" as per the terms and conditions herein. All passages, water lines, sewerage lines as also other facilities which are used in common by other Apartment holders in the Towers/Wings/Buildings shall belong to and vest in the Apartment owners jointly to be used by all the owners of such Towers/Wings/buildings in common. None of the Apartment owners shall place any obstructions or store or keep any articles in the common areas of the Towers/Wings/buildings.
- 6.3) The PURCHASER/S agrees to own and enjoy Schedule 'B' Property in common with other Purchaser/s of undivided shares and title in Schedule 'A' Property and shall be entitled to all those rights stated in 'Said Agreement' and the PURCHASER/S shall be liable to comply and adhere to the restrictions and obligations imposed on the PURCHASER/S as detailed in 'Said Agreement'. The rights and obligations so detailed in the 'Said Agreement' are common to all PURCHASER/S in the "Project". The PROMOTER, however, shall be entitled to confer additional benefits and rights to specific purchaser/s in the "Project" at its discretion.
- 6.4) The PURCHASER/S further covenants to use and enjoy all the common areas and amenities such as roads, parks and open spaces, common electrical lines and lighting, water lines, sewers, drains, pipes, internal roads, pavements, Club House etc., in the "Project" as and when permitted in common with other Purchaser/s and other occupants of development in Schedule 'A' Property.

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The PURCHASER/S shall not place objects/things/articles which may hinder free use of any common areas, facilities and amenities.

- 6.5) The PURCHASER/S has/have agreed that the Garden Areas and other greenery abutting the buildings in the “Project” are for common use and enjoyment of the Apartment purchaser/s of the said residential buildings in the “Project” and the same shall be kept free from obstructions and constructions at all times and always be kept as garden areas only. None of the Apartment owners of the respective Wing in Schedule ‘A’ Property shall erect any compound or fencing around their respective Wing.
- 6.6) The PROMOTER as aforesaid will be developing the buildings in Schedule ‘A’ Property in Phases. The PURCHASER/S is/are aware that the development in the adjoining buildings and/or in subsequent developments will be continuous and progressive day and night. The PURCHASER/S agrees not to question the said construction or prevent the same by complaining that the activities in the adjoining buildings in the remaining portion of the Schedule ‘A’ Property is causing pollution or noise and/or disturbance and it is one of the essential terms of this Sale Deed.
- 6.7) The PURCHASER/S shall not make any structural alterations to the Schedule ‘C’ Apartment and/or effect any change to the plan or elevation and shall not alter the electricity, water and sewerage layouts in the Apartment and shall not enclose the balconies attached to the Schedule ‘C’ Apartment. The PURCHASER/S shall not undertake any additions/ deletions/ modifications /changes in position etc., of the windows, doors, overall footprints of the Apartment, internal layout of the Apartment, toilets and kitchen, sit outs / balconies / decks (covered or uncovered), architectural features (external/internal), fabrication works (grills, balcony railings, staircase railings etc.) and external facade/painting, other than what is provided.
- 6.8) All interior related works that the PURCHASER/S may take up on his/her/their own only after handing over possession of the Apartment to the PURCHASER/S by the PROMOTER. The PURCHASER/S shall carry out interior works on all days except Sundays during the daytime between 9 A.M. and 6 P.M. The PURCHASER/S shall be fully liable and responsible to clear at her/his/their cost the debris generated. The PROMOTER does not owe any responsibility for any breakages, damages caused to any of the finishing works or to the structure already handed over to the PURCHASER/S but originally carried out by the PROMOTER. The PROMOTER shall not be responsible/liable for any thefts during the course of the interior works.
- 6.9) The PURCHASER/S while carrying on the interior decoration work within the Schedule ‘C’ Apartment shall not cause any nuisance/annoyance to the occupants of the other Apartment in the building and shall not use the common areas, roads, open spaces in the Schedule ‘A’ Property for dumping materials/debris etc., The PURCHASER/S shall strictly observe the rules, regulations, restrictions that may be generally/specifically imposed/prescribed by the PROMOTER and/or Association or the agency appointed periodically for the maintenance of all common areas and facilities in the “Project”.
- 6.10) The PURCHASER/S may undertake temporary partitions, or install any electrical equipment required for PURCHASER/S operations, including but not limited to Computer systems, electronic devices, CCTV, telephones etc. The PURCHASER/S shall carryout, at her/his/its own cost and expenses and without claiming any reimbursement from the PROMOTER, minor non-structural additions or improvements to the Schedule ‘C’ Apartment. The PURCHASER/S shall

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not do any act, which will cause or tend to cause any damage to the structure and facade of the Buildings.

- 6.11) The PROMOTER reserves the right to retain/remove/plant any trees/plants, electrical equipment, road structures, garbage bins etc., in the Schedule 'A' Property, which the PURCHASER/S accepts and consents. The PURCHASER/S has expressly given consent for variations and/or modifications as the Architect/PROMOTER may consider necessary from time to time during the course of construction. The Architect and PROMOTER are the final decision makers on these aspects and the PURCHASER/S shall not interfere or question the design, costs, construction processes etc., implemented by the PROMOTER.
- 6.12) The PROMOTER has the right to make any alterations, improvements, additions, repairs whether structural or non-structural, interior or exterior, ordinary or extra ordinary in relation to any unsold Apartment s in Schedule 'A' Property and/or in other Towers/Wings in the "Project" and the PURCHASER/S shall have no objection/make any claims in respect thereto.
- 6.13) The PURCHASER/S hereby agrees, undertakes and covenants with the PROMOTER that he/she/it shall not at any time hereafter limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved by, or granted to the PROMOTER under this Sale Deed, or any other deed, document or writing that may be entered into and executed between the parties hereto, and the PURCHASER/S shall be bound and liable to render to the PROMOTER, all necessary assistance and co-operation, to enable the PROMOTER to exercise and avail of the same.
- 6.14) The PURCHASER/S agrees that he/she/it shall have no right to seek partition or division or separate possession of the undivided share in the Schedule 'B' Property nor seek partition/division of common areas, amenities and facilities etc., nor object for the construction of Apartment for the other buyers of similar nature and continue to hold the Schedule 'B' Property in the undivided form.
- 6.15) The VENDORS and/or PROMOTER are also entitled to reserve such number of Apartment as they may deem it fit in any of the Towers/Wings for utilizing the same as service/transit Apartment by permitting the use of the same on daily/monthly/annual basis and exploit the income therefrom. None of the purchaser in the development in Schedule 'A' Property shall have the right to object or come in the way of VENDORS AND/OR PROMOTER and by the persons claiming through or under them and the PROMOTER will also appoint any third party to run such activities of service/transit Apartment.
- 6.16) The PURCHASER/S has/have agreed that within the Schedule 'A' Property, all areas comprising of roads, footpaths, open spaces, garden landscapes, Clubhouse, swimming pool, all other facilities, internal road, water tanks, supply networks and sewer networks and sewerage treatment plant, storm water drainage, electric poles, etc., will always remain within the control of the PROMOTER until entire development in Schedule 'A' Property is completed in all the Phases and it is handed over to Owners' Association on such completion. However, the PURCHASER/S is/are allowed on restricted basis to use such areas and benefits of such facilities subject to the PURCHASER/S regularly and promptly paying his/her/its/their proportionate share of the outgoing taxes, costs, maintenance charges, expenses and all other amounts as may be demanded by the PROMOTER.

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- 6.17) It is expressly agreed and recorded that the specific and general rights arising out of this Sale Deed in favour of the PURCHASER/S is confined only with respect to the land on which the building consisting of Schedule 'C' Apartment in Schedule 'A' Property is envisaged. The PURCHASER/S shall not be entitled to claim any right or interest or title of whatever nature in respect of balance portion of the land and/or areas or development in Schedule 'A' Property. The PROMOTER is free and entitled to carry on development activities in PHASE-2 day in and day out and the PURCHASER/S agrees not to object to such development or claim any interest therein. The PROMOTER has reserved the right of usage of roads and passages and facilities in the Schedule 'A' Property in perpetuity for purposes of completing remaining development and maintenance of services therein. The perpetual easementary right of access created in favour of the PROMOTER or their nominees/employees/agents or persons claiming under them at all times and further the PURCHASER/S agrees and undertakes to execute any separate writings required by the PROMOTER, confirming unfettered easementary right in favour of the PROMOTER, at anytime hereinafter.

7. CAR PARKING REGULATIONS:

The PROMOTER shall allot the garage space in Schedule 'C' Apartment.

- 7.1) The parking/garage space earmarked to PURCHASER/S is for exclusive use and enjoyment by PURCHASER/S and the PURCHASER/S shall not have the right to put up any construction in the parking space or enclose the same or use/convert it for any purpose other than as car parking space.
- 7.2) The PURCHASER/S agrees that he/she/they shall park their cars/vehicles only at the specific Car Park space specifically allocated to them and not at any other place, around the building.
- 7.3) The PURCHASER/S on allotment of the car parking area, other than use of the same, shall not have any power or authority to transfer the same other than with the Apartment. In addition, thereto the PURCHASER/S shall not allow the use of the car parking/s allotted for use and enjoyment of the same by any person who does not own or occupy an Apartment in the development in Schedule 'A' Property.
- 7.4) The PURCHASER/S shall not bring into the Purchaser's Car Parks at any time any petroleum or other inflammable volatile oil or substance other than petroleum in the fuel tank of any motor vehicle and will not cause any nuisance, damage, obstruction, annoyance or inconvenience to the car parking spaces of other Apartment Owners.

8) PROMOTER'S RIGHT TO DEVELOP THE SCHEDULE 'A' PROPERTY:

- 8.1) The PROMOTER reserves the exclusive and absolute right, power and authority to develop the remaining portions of the Schedule 'A' Property in the "Project" from time to time and retain portions thereof and exploit the same now or later and deal with the same in the manner they deem it fit in which none of the Purchaser/s of PHASE-I in Schedule 'A' Property shall have any right or objection or concern therein.
- 8.2) The PURCHASER/S shall have no right or authority or interest of any nature whatsoever in the development envisaged in PHASE-2 of the Schedule 'A' Property and the same is specifically excluded from the scope of this Sale Deed except where it is specifically agreed otherwise. The PURCHASER/S acknowledges that the ownership of such land, areas, facilities and amenities shall vest solely with the PROMOTER and/or their transferees and they alone shall have absolute right and authority to deal with the same, including their usage and manner/method of use, disposal etc., creation of rights in favour of any other person/s by way of sale.

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- 8.3) The PROMOTER reserves easementary rights in perpetuity in the roads and other passages leading to each of the buildings and other development/s in PHASE-2 of Schedule 'A' Property. The perpetual easementary right of access created as aforesaid, is a restrictive covenant which runs with the land and is irrevocable under any circumstances whatsoever and the PURCHASER/S shall not have the right to question such use and enjoyment of roads and passages and other amenities and facilities in Schedule 'A' Property by the PROMOTER and/or their workmen/staff/contractors during construction and/or by their transferees and/or persons claiming through or under them.
- 8.4) The PURCHASER/S shall not obstruct and/or interfere in the development/ construction processes in PHASE-2. The development/construction shall be in progress at all times of day and night and even on holidays and will not raise any issue or objection to the same.

9) CLUB HOUSE:

- 9.1) The 'PROMOTER is developing as part of the "PROJECT" Club Houses in Building -2 and Building-3 of the "PROJECT" (hereinafter referred to as the "Club"). All the Owners/Occupants of Apartment of the "Project" shall be entitled to make use of Club on availability basis and by paying a onetime user/subscription charges as may be prescribed at the time of sale by the PROMOTER or the Agency appointed for the maintenance of the common areas and facilities in the "Project" or the Agency operating the Club, from time to time.
- 9.2) The Club is for the exclusive use of Owners/occupants in Schedule 'A' Property in "PROJECT" and the PROMOTER may provide such facilities therein which they in their sole and absolute discretion consider necessary and viable. The facilities may include a hall, sports area, and or any other facilities as may be decided by the PROMOTER.
- 9.3) The Ownership and possession of the buildings and the fittings and fixtures in "Club" including movable assets will be transferred to the Apartment Owners Association to be formed by Apartment Owners and till then it will be exclusively with the PROMOTER and/or their associate concerns, agents, nominees, assignees and they alone shall be entitled to: -
- (i) admit either the Owners or the tenants in possession as members. Such membership shall be restricted to either the Owners or the tenants of apartments/built spaces in Schedule 'A' Property.
 - (ii) fix the rates and charges for use of its facilities and amenities, and to revise the aforesaid from time to time.
 - (iii) frame the rules and regulations regarding usage of the facilities in the Club House.
- 9.4) The ALLOTTEE/S as long as he/she/they remain occupant of the apartment/built spaces in the "PROJECT", shall be entitled to use the 'Club', subject to (i) strict observance of the rules of the Club, framed by the PROMOTER, their agents/assigns, from time to time; (ii) the payment of the subscriptions as may be fixed from time to time by the PROMOTER and/or their agents/assigns; (iii) the payment of charges for usage as may be fixed from time to time by the PROMOTER and their agents/assigns, (iv) and are entitled for the following:-
- (a) The ALLOTTEE/S and in case of more than one ALLOTTEE/S, any one of them is entitled to be enrolled as member of the Club. In the event of Schedule 'C' Apartment being let out to tenants on rent and/or lease, such tenants shall also be entitled to use and enjoy benefits of the Club as long as they are residents at the "PROJECT".
 - (b) Membership of the Club entitles a member to use and enjoy the facilities at the Club, subject to strict observance of rules framed by the PROMOTER and/or Association and their

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agents/assign/ and subject to the payment of the monthly subscriptions as may be fixed by PROMOTER and/or Association and their agents subject to payment of charges for usage of facilities in Club.

- 9.5) The facilities of the Club are available for the benefit of the ALLOTTEE/S of the Apartments in the "PROJECT" and also for the benefit of the ALLOTTEE/S, Owners/Occupants of the apartments and other spaces in the remaining portion of Schedule 'A' Property and in the event of transfer of Ownership, the transferee shall be entitled to the benefits of the Club and the transferor shall cease to be the member of the Club.
- 9.6) The PROMOTER may run the Club and/or engage any person/s to run the Club and its activities till it is handed over to the association of apartment Owners envisaged in this Agreement. After handing over the possession of the Club to the Owners Association the PROMOTER is not responsible for maintenance of the Club, quality of services being rendered or the cost at which services are provided in the Club.
- 9.7) That as aforesaid the Club and facilities provided therein shall be common to all the Owners and occupants in Schedule 'A' Property and PROMOTER is providing clinic within the clubhouses premises with an external operator appointed by PROMOTER.
- 9.8) That on completion of entire development in Schedule 'A' Property and sale of the same, the PROMOTER agrees to hand over the Club House and facilities therein to the Owner's Association to be formed by all the owners of Apartment in the "Project" in Schedule 'A' Property and until such time, the PROMOTER shall be liable to retain the said Club House. However, they may agree to handover the Club to the Residents Association in the "Project" any time before sale, if they so desire.

10) OWNER'S ASSOCIATION:

- 10.1) The PROMOTER has assured the PURCHASER/S that the "Project" in its entirety is in accordance with the provisions of the Karnataka Apartment Ownership Act, 1972(Karnataka Act 17 of 1973) and the Karnataka Ownership Flats (Regulation of the Promotion of the Construction, Sale, Management and Transfer) Act, 1971 or any Act implemented by State Government of Karnataka. The PROMOTER shows compliance of various laws/regulations as applicable in the State of Karnataka and its revision thereafter from time to time (hereafter referred to as 'Association').
- 10.2) The PROMOTER shall enable the formation of the Association of Purchaser/s /Owners' Association, by whatever name called, within a period of three months of the majority of PURCHASER/S having purchased their apartments in the "Project". The PURCHASER/S hereby agree/s and undertake to become a member of the Association of PURCHASER/S as and when formed by the PROMOTER and/or by the PURCHASER/S of all the apartments and sign and execute all applications for Membership and other papers, bye-laws and documents as may be necessary to form the Association bye-laws and all the rules and regulations of the said Association of Purchaser/s and proportionately share the expenses for running the 'Association' and its activities referred to herein.
- 10.3) The Owners' Association will be governed by a Deed of Declaration or any Act implemented by State Government of Karnataka to be executed by the PROMOTER and later by the Association and all Owners and occupants are bound by the terms thereof without there being any right to question or modify the same.

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- 10.4) It is specifically made clear that the said Owners' Association on its formation is not only for the purpose of attending to the social activities of its members consisting of the Owners/occupants of the development in the "Project" but also for the management, administration and control of the Infrastructure and for collecting common expenses/Maintenance charges for up-keep and maintenance of common areas/amenities/ facilities etc., and will function in terms of Act & Rules thereunder.
- 10.5) That on the "Project" being handed over to the Association of PURCHASER/S, the PROMOTER shall not be responsible for any consequence or liability on account of failure, negligence, act or omission, obstruction, alteration, modification, restraint or improper use by any or all the Owners, service providers or their agents with regards to the Common Areas, Amenities and Facilities as well as the fire safety equipment, fire protection systems, their supporting equipment, pollution control and other general safety equipment, related facilities and services.
- 10.6) The PURCHASER/s shall become and remain a member of any Association of Apartment for the purpose of attending to the matters of common interest, including repairs, maintenance, whitewashing, painting etc., in respect of the residential Apartment and to maintain the roads, compound walls and all other common areas. The PURCHASER/S will observe and perform the terms and conditions, byelaws and the rules and regulations prescribed by such 'Association'.
- 10.7) The PURCHASER/S will use all sewers, drains and water lines now in or upon or hereafter to be erected and installed in the "Project" in common with the other owners and permit free passage of water, sanitary, electrical lines, through and along the same or any of them and to share with the other owners, the cost of repairing and maintaining all such sewers, drains and water lines as also the cost of maintaining and repairing all common amenities such as common roads, etc. and to use the same as aforesaid and/or in accordance with the Rules, Regulations, Bye-laws and terms of the Association to be formed by or among the owners in the "Project".
- 10.8) The said 'Association' shall also be responsible for managing and maintaining the Common Areas, Amenities and Facilities within the "Project" and shall be entitled to charge and collect Common Area Maintenance Charges (CAM Charges for short) from the owners of the Apartment in the "Project".
- 10.9) The 'Association' will be formed and governed in accordance with Deed of Declaration/s and or any act directed/implemented by Karnataka State Government and later by the Association and all owners and occupants are bound by the terms thereof without there being any right to question or modify the same.
- 10.10) It is specifically made clear that the said 'Association' on its formation is not only for the purpose of attending to the social activities of its members consisting of the owners/occupants of the development in the "Project" but also for the management, administration and control of the Infrastructure and for collecting common expenses/ Maintenance charges for up-keep and maintenance of common areas/amenities/facilities etc., and will function in terms of Act & Rules thereunder.
- 10.11) That on the "Project" being handed over to the 'Association' of PURCHASER/S, the VENDORS/ PROMOTER shall not be responsible for any consequence or liability on account of failure, negligence, act or omission, obstruction, alteration, modification, restraint or improper use by any or all the owners, service providers or their agents with regards to the Common Areas, Amenities and Facilities as well as the fire safety equipment, fire protection

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systems, their supporting equipment, pollution control and other general safety equipment, related facilities and services.

- 10.12) The PURCHASER/S is/are aware that the PROMOTER will be maintaining the “Project” for a period of One year from the date of the Occupancy Certificate/Release or on the ‘Association’ taking over the Common Areas and Common Amenities and Facilities of the “Project”, whichever is earlier. On and from the expiry of One year from the date of Occupancy Certificate or from the date of handing over the Common Areas and the Common Amenities and Facilities of the “Project”, whichever is earlier, the maintenance of the “Project” shall be the responsibility of the ‘Association’. It is hereby clarified that the PROMOTER shall not be responsible, accountable or liable in any manner whatsoever to any person including the Owners Association for consequence or liability on account of failure, negligence, act or omission, obstruction, alteration, modification, restraint or improper use by any or all the Owners, service providers or their agents with regards to the entire plant and machinery and entire infrastructure for upkeep and maintenance of the “Project” and for providing common amenities and facilities which will also include fire equipment, fire protection systems, their supporting equipment, pollution control and other general safety equipment, related facilities and services or failure to maintain and keep in currency all the annual maintenance contracts, certificates, licenses, permits, permissions, insurances. The PURCHASER/S along with the ‘Association’ shall ensure that periodical inspections of all such equipment and facilities are made by them so as to ensure proper functioning of all such equipment.

11) MAINTENANCE OF THE COMMON AREAS OF APARTMENT/“PROJECT”:

- 11.1) There are two kinds of maintenance charges payable by each of the owners/occupants of the Apartment in the “Project”. One set of maintenance charges viz., Core Maintenance Charges are payable in respect of upkeep and maintenance of the common areas, amenities and facilities in the respective Wings/Buildings in the “Project” in Schedule ‘A’ Property. The other being the ad-hoc maintenance charges i.e., the General Maintenance Charges for upkeep and maintenance of all the common roads, entry scape, street lighting, drainages, electricity and water consumption charges and also maintenance of common areas, amenities and facilities other than the respective Wing/building maintenance. The owners/occupants of the Apartment shall be liable to pay both the maintenance charges. The Promoter will undertake the upkeep and maintenance of the common areas and facilities in the respective buildings and also all the common amenities and facilities, roads, drainages, street lighting, etc., other than in the buildings referred to above. The Promoter may also entrust the general maintenance/core maintenance to one or more Maintenance Company/ies of their choice for such period from the date of issuance of letter or communication by the Promoter to the Purchaser for readiness of Schedule ‘C’ Apartment or to the Owners’ Association, whichever is earlier. The Purchaser shall be liable to bear and pay both the general maintenance charges and core maintenance charges for a period of 12 (Twelve) months in advance commencing from the date of obtaining Occupancy Certificate OR from the date of intimation of the readiness of the Schedule C Apartment whichever is earlier.
- 11.2) The PURCHASER/S will be required to pay the PROMOTER and /or the agency appointed by the PROMOTER for maintenance of the “Project” in advance a sum equivalent to 12 (Twelve) months core maintenance and general maintenance charges, which charges shall be intimated before taking possession of the Schedule ‘C’ Apartment. Any tax liability arising out of this shall be borne by the PURCHASER/S. The maintenance charges are payable by the PURCHASER/S as aforesaid on issue of a notice of completion of Schedule ‘C’ Apartment. With this amount the PROMOTER/Maintenance Agency will maintain the common areas and the facilities in the “Project” for a period of 12 (Twelve) months from the date of completion of construction of the

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buildings and any deficit shall be made good by the Purchaser proportionately. After the expiry of 12 (Twelve) months or such other earlier period as determined by the Promoter and Association of PURCHASER/S, the PROMOTER agrees to transfer to the 'Association' the maintenance of the "Project" along with the unspent common expenses and Corpus Fund collected from PURCHASER/S and thereafter 'Association' will run the maintenance accordingly. During the 12 (Twelve) months of maintenance by the PROMOTER, in the event PROMOTER find the aforesaid sums being insufficient to meet the common maintenance charges for any reason including in case of escalation in the cost of labour and other materials used for Common Area Maintenance, the PROMOTER are entitled to seek proportionate increase in Common Maintenance Charges.

- 11.3) The PURCHASER/S has/have paid agreed sums towards "Corpus Fund". The whole of the "Corpus Fund" made up of the contributions by the Purchaser/s of the Apartment in the "Project" shall be retained by PROMOTER till the formation of 'Association' and transfer the same to the 'Association' so formed in the "Project". The PURCHASER/S of the respective Apartment in the "Project" or the 'Association' shall have no right or authority to claim the refund/transfer of the "Corpus Fund" on sale/transfer before the formation of 'Association'. The contribution towards "Corpus Fund" is collected to ensure funds availability for any major repairs or maintenance works in the "Project" other than such defects in the "Project" covered under defect liability under the Agreement.
- 11.4) The PROMOTER by itself or through a Maintenance Agency/ies appointed by it may undertake maintenance and upkeep of common areas and facilities and Club House till handing over to 'Association' formed by the Purchasers of the Apartment. The PURCHASER/S shall pay to PROMOTER or 'Association' proportionate share of all outgoings and maintenance expenses such as insurance, municipal taxes and cesses and all other expenses which are incurred for upkeep and maintenance of common areas, amenities and facilities.
- 11.5) The PURCHASER/S shall permit the PROMOTER and/or 'Association' if formed, their agents, with or without workmen at all reasonable times to enter into and upon the Schedule 'C' Property or any part thereof for the purpose of repairing, maintaining, re-building, cleaning and keeping in order and condition all services, drains, or other conveniences belonging to or servicing or used for the Schedule 'A' Property and also for the purpose of laying, maintaining, repairing and testing drainage, water pipes and electric wires and for similar purposes and also for the purpose of cutting off the supply of water and electricity and other facilities etc., to the Schedule 'C' Property who have defaulted in paying their share of the water, electricity and other charges and common expenses.
- 11.6) It is hereby clarified and agreed that the expenses relating to common areas and common facilities shall be borne by the actual users of the Apartment. However, it is the primary responsibility of PURCHASER/S to pay the same.
- 11.7) No Apartment owner including PURCHASER/S can get exempted from liability for contribution towards common expenses by waiver of the use or enjoyment of any common areas and facilities or by abandonment of Apartment and/or facilities in Schedule 'A' Property.
- 11.8) The PURCHASER/S in the event of leasing the Schedule 'C' Apartment shall keep informed the PROMOTER or Agency maintaining the common areas or 'Association' about the tenancy of the Schedule 'C' Apartment and giving all the details of the tenants and occupants. Upon leasing, only the tenant/lessee shall be entitled to make use of the club facilities in the place of PURCHASER/S as Temporary Members. Notwithstanding the leasing, the primary responsibility

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to adhere to all the rights and obligations of the PURCHASER/S contained herein shall be that of the PURCHASER/S and it shall be the responsibility of the PURCHASER/S to ensure that the tenant/lessee follows all the rules and regulations that may be prescribed for the occupants of the buildings in the "Project".

12) NOT TO ALTER NAME:

The PURCHASER/S shall not alter or subscribe to the alteration of the name of the "Project" in Schedule 'A' Property and/or alter the names assigned to the Wings therein.

13) DEFECT LIABILITY PERIOD:

13.1) The PROMOTER/S is constructing the building and the Apartment with good workmanship using standard and approved materials, labor, tools, scaffoldings, ladders, materials, machinery and stores and other equipments required for the purpose of construction of the Apartment, and by appointing contractors, engineers, supervisors, workmen and such other persons so required. The PROMOTER shall take all steps and do all acts for the completion of the development of the Schedule 'C' Apartment.

13.2) The defect liability period in respect of, in case any structural defect or quality or provision of services in relation to sanitation and electricity shall be for a period of not exceeding 5 (Five) years from the date of and/or occupancy certificate from the statutory authorities. It is however agreed by the PURCHASER/S that from the date of handing over of the possession of the Schedule 'C' Apartment and till completion of the Defect Liability Period, the PURCHASER/S shall maintain the Schedule 'C' Apartment in the same state and condition in which it will be handed over to the PURCHASER/S by the VENDORS/PROMOTER. Further, the PURCHASER/S shall, not during such period change/amend/ modify or carry out any repairs/ renewals in the Schedule 'C' Apartment in any manner whatsoever. All defects that are caused due to normal wear and tear, abuse and improper usage / negligence / omission / act / commission on the part of the Purchasers/others, are excluded from this clause and for which the PROMOTER is neither liable nor responsible. Additionally, in relation to all moveables and fixtures forming part of the Specifications of the Schedule 'C' Apartment have third-party vendor warranties and the same are to be assigned to the PURCHASER/S. Also, the manner in which the Schedule 'C' Apartment and its fixtures forming part of Specifications are to be maintained shall be in accordance with the user/handover manual provided by the PROMOTER.

13.3) In the event of any Structural Defects, being informed by the PURCHASER/S in writing within the period of five years from the date of the Occupancy Certificate/Partial Occupancy having been issued to the "Project", the PROMOTER agrees to attend to the same within 30 days of such notice or such other time period as may be reasonably required to rectify the defect at its cost. Provided always, if any defect or damage is found to have been caused due to the negligence of the PURCHASER/S or any other purchaser or the Purchaser/s agents or structural defects caused or attributable to the PURCHASER/S including by carrying out structural or architectural changes from the original design attributes, demolition, dismantling, making openings, removing or re-sizing the original structural framework, putting excess or heavy load or using the Schedule 'C' Apartment other than for its intended purpose or such other reasons attributable to the PURCHASER/S, then the PROMOTER shall not be liable for the same.

13.4) The PROMOTER shall not be responsible for issues such as difference in shades of tiles, tolerances as per IS and building codes, Air Pockets beneath tiles, Separation cracks/gaps between nonhomogeneous building components, slopes considered for water drainage, reduction in carpet area due to plaster thickness and skirting, minor tile chipping, places where welding is done, shall

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not be considered as defects. Defects arising from natural wear and tear/forced/intentional/accidental damages do not come under the scope of maintenance under defect liability. Any defects or damage caused to glass, ceramic, vitrified, porcelain materials shall not come under the defect liability after accepting possession of the Apartment.

- 13.5) The PROMOTER shall not be responsible for routine/non-structural cracks resulting from differential co-efficient of thermal expansion, non-monolithic joints, seasoning effects, sweating of walls, etc. and such other defects caused due to normal wear and tear, abuse and improper usage.

13.6) RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

The PROMOTER/Maintenance Agency/‘Association’ shall have rights of unrestricted access of all Common Areas for providing necessary maintenance services and the PURCHASER/S agrees to permit the PROMOTER /Maintenance Agency/ ‘Association’ to enter into the Schedule ‘C’ 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) RIGHT TO REBUILD:

In the event of destruction of buildings in Schedule ‘A’ Property or any portions thereof, irrespective of whether such destruction is due to natural calamities, rioting, fire, inundation of water or natural deterioration due to aging or for any reason of whatsoever nature, all owners of Schedule ‘A’ Property shall together have the right to rebuild their respective Apartment in the same place as is now situated, subject to taking required approvals and sanctions from the concerned authorities. If the total area sanctioned by the authorities is equivalent to the present area, then the PURCHASER/S will have the right to construct and own the same area as is owned by him prior to the date of destruction. However, if the area sanctioned is more/less, the PURCHASER/S will have right to construct and own only proportionate area. Whenever the owners rebuild the Apartment after such destruction, the foundations of new construction shall be of such that it shall support the number of floors, including the basement that existed prior to its destruction or demolition. All the owners shall bear the cost of rebuilding in proportion to the area in their occupation, accordingly.

15) APPLICABILITY:

The ‘Said Agreement’ between the VENDORS, PROMOTER and the PURCHASER/S and this Sale Deed, shall together constitute documents of title to the Schedule 'B' Property and Schedule ‘C’ Apartment for the PURCHASER/S and in the event of there being any inconsistency in terms, conditions, covenants, rights and obligations of the parties detailed in these two documents, the terms, conditions, covenants, rights and obligations mentioned in this Sale Deed shall prevail over the ‘Said Agreement’, as otherwise ‘Said Agreement’ and this Sale Deed shall all form part of one transaction between the Parties hereto and shall collectively define the rights and obligations of the Parties.

16) STAMP DUTY AND REGISTRATION FEES:

This Sale Deed has been made, executed and registered at the cost of the PURCHASER/S and the PURCHASER/S has/have borne the stamp duty, registration fee payable on this deed and if any further stamp duty and registration fee is demanded by the registration authorities under whatever proceedings, the same shall only be borne by the PURCHASER/S. The VENDORS and PROMOTER shall have no liability in respect thereof.

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SCHEDULE 'A' PROPERTY
(Description of Entire Property)

Item No. 1:

All that piece and parcel of the residentially converted land bearing Survey No.90/1 in all measuring 1 Acre 22 guntas (now Sy.No.90/1 measuring 36 guntas and Survey No.90/6 measuring 26 guntas) converted vide Order passed in Official Memorandum bearing No. ALN(EBK)/SR 84/2012-13 dated 28.2.2013 and Order bearing No. ALN(EBK).SR 65/2012-13 dated 28.2.2013 passed by the Deputy Commissioner, Bangalore District, Bangalore situated at Bommenahalli village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District and bounded on:

- East by : Land in Survey Nos.121/1 and 121/2 and portion of land in Survey Number 90/5 (Old Survey Number 90/1);
- West by : Land in Survey No.90/2;
- North by : Land belonging to Chikka Muniyappa;
- South by : Land in Survey No.126/1 and portion of land in Survey No.90/5 (Old Survey Number 90/1);

Item No. 2:

All that piece and parcel of the residentially converted land in Survey No.90/2, measuring 1 Acre 26 guntas duly converted from agricultural to non-agricultural residential purposes vide the Order dated 31.05.2019 bearing No. 81 passed by the Deputy Commissioner, Bangalore District, Bangalore situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded by:

- East by : Land belonging to Sri. Juttappa(in Sy.No.90/1);
- West by : Road & land belonging to Sri. B.C. Kempaiah;
- North by : Thoti Enamthi land (Private Property Sy.No.88 & 89);
- South by : Land belonging to Smt. Mariyamma (in Sy.No.126/1).

Item No. 3:

All that piece and parcel of the residentially converted land bearing Survey No.90/5 (old Survey No.90/1) measuring 10 guntas converted vide Order dated 18.4.2017 bearing No. ALN(EBK) SR 44/2016-17 passed by the Deputy Commissioner, Bangalore District, Bangalore situated at Bommenahalli village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District and bounded on:

- East by : Land in Survey No.121/2;
- West by : Remaining portion of Land in Survey No.90/1;
- North by : Remaining portion of Land in Sy.No.90/6 (earlier portion of Sy.No.90/1);
- South by : Remaining Land in Survey No.126/1.

Item No. 4:

All that piece and parcel of the residentially converted land bearing Survey No.121/1 measuring 30 guntas converted vide Order dated 15.9.2012 bearing No. ALN(EBK)/SR 13/2012-13 passed by the Deputy Commissioner, Bangalore District, Bangalore situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District and bounded on:

- East by : Road (Sy.No.123/2);
- West by : Land in Survey No.90/6 (Old Sy.No.90/1);
- North by : Land in Survey No.88 (Private Property);
- South by : Land in Survey No.121/2.

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Item No.5:

All that piece and parcel of the residentially converted land in Survey No.121/2 measuring 1 acre 36 guntas converted vide Order dated 17.1.2005 bearing No. BDS.ALN(E) VB.SR 325/04-05 passed by the Deputy Commissioner, Bangalore District, Bangalore situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded on:

East by : Land in Survey No.123/2;
West by : Land in Survey No.90/5 and 90/6 (Old Sy.No.90/1);
North by : Land in Survey No.121/1;
South by : Remaining land in Survey No.121/2.

Item No. 6:

All that piece and parcel of the residentially converted land in Survey No.121/2 measuring 10 guntas converted vide Order dated 20.7.2012 bearing No. ALN(EB)K.SR 64/11-12 passed by the Deputy Commissioner, Bangalore District, Bangalore situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded on:

East by : Remaining land in Survey No.121/2;
West by : Land in Survey No.90/1;
North by : Remaining land in Survey No.121/2;
South by : Remaining land in Survey No.121/2.

Item No. 7:

All that piece and parcel of the residentially converted land bearing Survey No.121/2 measuring 10 Guntas converted from agricultural to non-agricultural residential purposes vide the Order dated 24.05.2019 bearing No. ALN(EBK) S.R/02/2016-17 passed by the Deputy Commissioner, Bangalore District, Bangalore situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded on:

East by : Land in Survey No.123/2;
West by : Remaining portion of land in Survey No.121/2;
North by : Remaining portion of land in Survey No.121/2;
South by : Remaining portion of land in Survey No.122/2.

Item No. 8:

All that piece and parcel of the residentially converted land in Survey No.122/2 measuring 33½ guntas converted vide Order dated 30.3.2005 bearing No. BDS.ALN(E).VB SR 474/04-05 issued by the Deputy Commissioner, Bangalore District, Bangalore situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded on:

East by : Property belongs to Sri. Moogappa;
West by : Property belongs to Sri. Jutappa;
North by : Property belongs to Sri. Veerappa;
South by : Government Oni.

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Item No. 9:

All that piece and parcel of the residentially converted land in Survey No.122/2 measuring 20 guntas converted vide Order dated 25.10.2005 bearing No. BDS.ALN(E).VB SR 94/05-06 passed by the Deputy Commissioner, Bangalore District, Bangalore situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded on:

East by : Land in Survey No.122/1;
West by : Remaining portion of Survey No.122/2;
North by : Land in Survey No.121;
South by : Land in Survey No.96.

Item No. 10:

All that piece and parcel of the residentially converted land in Survey No.122/2 measuring 26 ½ guntas converted vide Order dated 25.10.2005 bearing No. BDS.ALN(E) VB.SR 93/05-06 issued by the Deputy Commissioner, Bangalore District, Bangalore situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded on:

East by : Remaining portion of land in Survey No.122/2;
West by : Land in Survey No.96;
North by : Land in Survey No.121;
South by : Land in Survey No.96.

Item No. 11:

All that piece and parcel of the residentially converted land in Survey No.123/2 measuring 1 acre 16 guntas converted vide Order dated 30.3.2005 bearing No. BDS.ALN(E). VB SR 475/04-05 passed by the Deputy Commissioner, Bangalore District, Bangalore situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk and bounded as follows:

East by : Property belonging to Dodda Giriyappa;
West by : Property belonging to ChikkaMuniyappa;
North by : Property belonging to Chikka Muniyappa;
South by : Property belonging to Venkataramaiah.

Item No. 12:

All that piece and parcel of the residentially converted land in Survey No.126/1 measuring 1 acre 20 guntas (excluding 10 guntas kharab) vide Order dated 17.2.2009 & 28.03.2014 bearing No. ALN(P).B/SR 83/2007-08 issued by the Deputy Commissioner, Bangalore District, Bangalore situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk and bounded on:

East by : Hanumantharayappa's property/ Land in Survey No.96;
West by : Road and remaining property of B.Rudrappa;
North by : Venkataramanappa's land/Land in Survey No.90;
South by : Remaining land in Survey No.126/1 belonging to Smt. Gowramma.

An extent of land admeasuring 2420.34 square meters relinquished for civic amenities

An extent of land admeasuring 4656.03 square meters relinquished for park and open spaces and

An extent of land admeasuring 5918.84 square meters relinquished for road

Totally admeasuring 12995.21 square meters of land relinquished out of 11 acres 20 guntas

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:SCHEDULE 'B' PROPERTY:
(Description of Undivided Share)

0.0957% of Undivided Share in right, title, interest and ownership in Schedule 'A' Property.

:SCHEDULE 'C' APARTMENT:
(Description of the Apartment)

All that Residential Apartment bearing **No.01.12.04** in **Twelfth Floor** of **Tower No.01** in **Building-1** in the Project viz., '**SHRIRAM WYT FIELD'(PHASE-1)'**, built in Schedule 'A' Property and containing **Two Bedrooms and One Study Room Type-1** having super built-up area measuring **1055 Sq. Ft., (98.01 Sq. Mtrs.)** which includes proportionate share in common areas such as passages, lobbies, lifts, staircases, consisting of {Carpet Area measuring **672.70 Sq. Ft., (62.50 Sq. Mtrs.)** and Balcony area measuring **56.60 Sq. Ft., (5.26 Sq. Mtrs.)** both Carpet Area and Balcony Area together measuring **729.29 Sq. Ft., (67.75 Sq Mtrs.)**} with exclusive right to use **One Covered** Car Parking Space in the Basements Floor (Lower / Upper) and the apartment is presently bearing e-Khata No._____ in the records of Mandur Grama Panchayath, Anekal Taluk, Bangalore and the Apartment is bounded by:

East by : Open Space ;
West by : Lobby & Staircase ;
North by : Flat No.01.12.03 ; and
South by : Open Space.

The Apartment Floor Plan is shown in **ANNEXURE** attached hereto.

The walls are built out of RCC Walls with RCC Roof and Vitrified Flooring and it has electricity, water and sanitary connections. The main door is Engineered Wooden doors with ornamental beading & polishing. The internal doors are Engineered laminated shutters and windows are of upvc Sliding Panels.

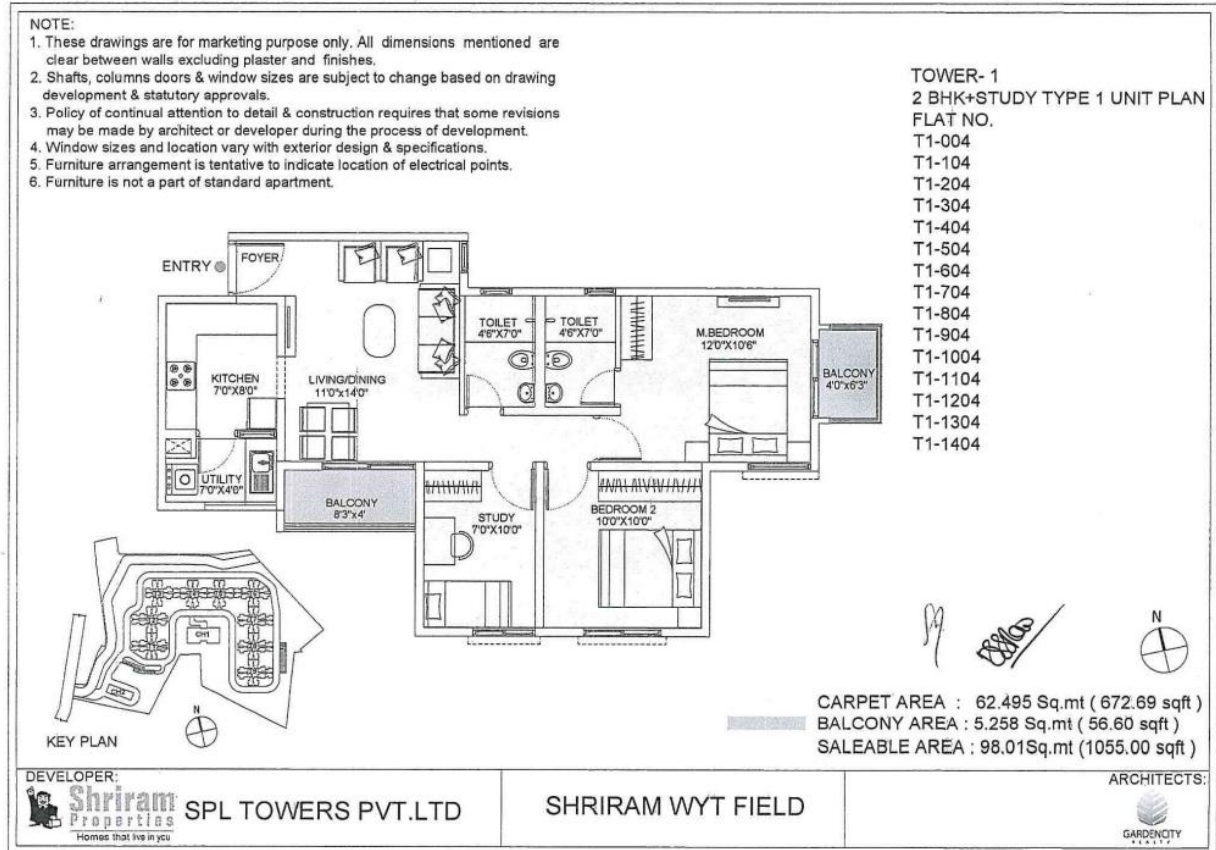
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ANNEXURE
(APARTMENT FLOOR PLAN)



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IN WITNESS WHEREOF THE PARTIES ABOVENAMED HAVE SIGNED AND EXECUTED THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN:

<p style="text-align: center;">For SPL Towers Private Limited</p> <p style="text-align: center;">Authorised Signatory (M/s. Gardencity Realty Pvt Ltd and M/s. Garden City Homes represented by its registered General Power of Attorney Holder M/s. SPL Towers Private Limited)</p>			
<p style="text-align: center;">‘OWNERS’/ ‘VENDORS’</p>			
<p style="text-align: center;">For SPL Towers Private Limited</p> <p style="text-align: center;">Authorised Signatory (M/s. Shriram Properties Limited represented by its registered General Power of Attorney Holder M/s. SPL Towers Private Limited)</p>			
<p style="text-align: center;">“SPL/AGREEMENT HOLDER”</p>			
<p style="text-align: center;">For SPL Towers Private Limited</p> <p style="text-align: center;">Authorised Signatory PROMOTER</p>			
<p style="text-align: center;">Rishikanta Mohanty PURCHASER/S</p>			
<p><u>WITNESSES:</u></p>			
1.	Signature: _____ Name: _____ Address: _____	2.	Signature: _____ Name: _____ Address: _____

Drafted by: -