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ಈ ದಿನ್ಯಾಚರ್ಯ
ನಂ. 7894 / 18-19 ದೊಡ್ಡದಿನ ಒಂದನೇ ಪುಟ
ಹಿ. ಉ. ನಂ. 1. ವಿವಾಹನಾಮ, ಬೆಂಗಳೂರು.

BKI

7894

2018-19



:SREE:

:DEED OF SALE:

for

:Apartment No.7093 in Level-9/Eighth Floor of "Building No.3 - Calliope" in
Tower '7' of 'Prestige Lakeside Habitat':

THIS DEED OF SALE IS MADE & EXECUTED ON THIS THE SIXTEENTH
DAY OF MARCH, TWO THOUSAND NINETEEN (16/03/2019) AT BANGALORE:

:BY:

- 1) M/s. TRISHUL BUILDTECH & INFRASTRUCTURES PRIVATE LIMITED, (formerly known as M/s. Trishul Developers, a partnership firm) a Joint Stock Company incorporated in accordance with the provisions of the [Indian] Companies Act 1956, with its Registered Office at No.9, 'Asha', Ali Asker Cross Road, Off Cunningham Road, Bangalore-560 052, hereinafter referred to as **SELLER NO.1**;
- 2) Sri. G.R. SRINIVAS REDDY, aged about 51 years, son of late Sri.G.A.Ramaiah Reddy, (2A) SMT.PRAMILA, aged about 47 years, wife of Sri. G.R. Srinivas Reddy, (2B) Sri.RAGHAVA REDDY, aged about 21 years, son of Sri. G.R. Srinivas Reddy, (2C) Sri.MAHENDRA REDDY, aged about 18 years, son of Sri. G.R. Srinivas Reddy, (2D) Sri.NAGENDRA REDDY, aged about 18 years, son of Sri. G.R. Srinivas Reddy. Parties (2) to (2D) are all residing at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore-560 087 and hereinafter collectively referred to as **SELLERS No.2**;
- 3) Sri. G.N. MUNINANJAPPA, aged about 76 years, son of late Sri.Nanjundappa, (3A) Sri.G. RAMPRAKASH, aged about 44 years, son of Sri. G.N. Muninanjappa, (3B) Sri.G. HARIKRISHNA REDDY, aged about 42 years, son of Sri. G.N. Muninanjappa, (3C) Sri. G.M. GIRISH REDDY, aged about 38 years, son of Sri. G.N. Muninanjappa. Parties (3) to (3C) are all residing at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore – 560 087, and hereinafter collectively referred to as **SELLERS NO.3**;

Jed Kumar

Raghava
Reddy

ನೇ ಪ್ರಸ್ತುತಿ 7894 / 18-19 ಮಾರ್ಚ್‌ನೇ
ನೇ ಪ್ರಸ್ತುತಿ 7894 / 18-19 ಮಾರ್ಚ್‌ನೇ



ಹಿ.ಬಿ.ಸೈ. ಶಿಪಾಡಿನಗರ್, ಬೆಂಗಳೂರು

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಲ್ಯಾಂಚ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

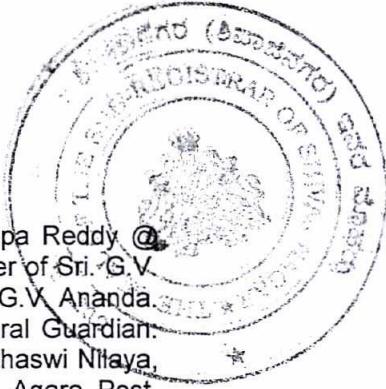
ಶ್ರೀ Mr. Dilip Kumar , ಇವರು 544300.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು
ದೃಢಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವರ್ವರ
ನಗದು ರೂಪ	20.00	Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	494890.00	DD No 568987 Rs.494890/- dated 15/Mar/2019 drawn on CANARA BANK,LAVELLEY ROAD, BANGALORE.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	49390.00	DD No 568946 Rs.49390/- dated 15/Mar/2019 drawn on CANARA BANK,LAVELLEY ROAD, BANGALORE.
ಒಟ್ಟು :	544300.00	

ಫೋಂ : ಶಿಪಾಡಿನಗರ್

ದಿನಾಂಕ : 16/03/2019

ಹಿರಿಷ್ಯಾಮ್ ಮತ್ತು ಬ್ರಿಂದಾವಣಿಕಾರಿ
ಶಿಪಾಡಿನಗರ್ ಬೆಂಗಳೂರು



18-19 ಡಿಸೆಂಬರ್ 2013

- 4) Sri. G. V. ANANDA, aged about 39 years, son of late Sri. Venkatappa Reddy @ Abbaiah, (4A) Kum. YASHASWI ANAND, aged about 8 years, daughter of Sri. G.V. Ananda, (4B) Master. HARSHANAND, aged about 7 years, son of Sri. G.V. Ananda. Nos.4A and 4B are Minors and represented by their Father and Natural Guardian. Sri.G.V.ANANDA, Parties (4) to (4B) all are residing at No. 212, Yashaswi Nilaya, Dr. Raj Kumar Road, Near Venkataramana Swamy Temple, Agara, Agara Post, Sarjapura Road, Bangalore 560 102, and hereinafter collectively referred to as **SELLERS NO.4**;
- 5) Sri. G.V. SRINIVASA REDDY, aged about 59 years, son of late Sri. Venkatappa Reddy @ Abbaiah, (5A) Sri. S. PRADEEP, aged about 33 years, son of Sri. G.V. Srinivasa Reddy, (5B) Sri. S. SOMASHEKAR, aged about 31 years, son of Sri. G.V. Srinivasa Reddy, (5C) Sri. S. VISHWANATH, aged about 29 years, son of Sri. G.V. Srinivasa Reddy. Parties (5) to (5C) are all residing at No. 37, 3rd Cross, Gramadevatha Temple Street, Adugodi, Bangalore-560 030 and hereinafter collectively referred to as **SELLERS NO.5**;

The Seller No.1, Sellers No.2, Sellers No.3, Sellers No.4 and Sellers No.5 are all hereinafter collectively referred to as the "**SELLERS**" represented herein by their Power of Attorney Holder: **M/s. PRESTIGE HABITAT VENTURES**, a Partnership Firm, having its principal place of business at The Falcon House, No.1 Main Guard Cross Road, Bangalore-560 001 and represented herein by its Managing Partner **M/s. PRESTIGE ESTATES PROJECTS LTD.**, acting through its Duly Authorised Signatory and Executive Director-CMD's Office: **Mr. ZAYD NOAMAN**.

(which expression shall mean and include their respective successors in office and interest, legal heirs, representatives, successors, executors and administrators) **OF THE FIRST PART:**

:AND:

M/s. PRESTIGE HABITAT VENTURES, a Partnership Firm, having its principal place of business at The Falcon House, No.1 Main Guard Cross Road, Bangalore 560 001 and represented herein by its Managing Partner **M/s. PRESTIGE ESTATES PROJECTS LTD.**, acting through its Duly Authorised Signatory and Executive Director-CMD's Office: **Mr. ZAYD NOAMAN**.

hereinafter referred to as the "**BUILDER**"

(which expression shall wherever the context so requires or admits, mean and include, all its partners, successors-in- office and interest, and assigns) **OF THE SECOND PART:**

:IN FAVOUR OF:

(1). **Mr. DILIP KUMAR**, Aged about 34 years, Son of Mr. Roopa Ram, and (2). **Mrs. SHILPA JAIN**, Aged about 34 years, Wife of Mr. Dilip Kumar, Both are residing at : Apartment No.B-406, Sai Sri Pride Apartments, Babusapalya, BANGALORE-560 043.

hereinafter referred to as the "**PURCHASERS**"

(which expression shall wherever the context so requires or admits, mean and include all their respective heirs, legal representatives, administrators, executors and assigns etc.,) **OF THE THIRD PART:**

Zayd Noaman
Dilip Jain



7894
1ನೇ ಪ್ರಸ್ತರದ /18-19 ದಿನಗಳೆಂದು..... ನೇ ಪ್ರಸ್ತ
ಹಿ.ಎ.ನೇ. ಶಿವಾಚಿನ್‌ಗೆ, ಬೆಂಗಳೂರು

Print Date & Time : 16-03-2019 12:16:09 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 7894

ಶಿವಾಚಿನ್‌ಗೆ ದೆಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಚಿನ್‌ಗೆ ರವರೆ ಕೆಂಪಿಯಲ್ಲಿ ದಿನಾಂಕ 16-03-2019 ರಂದು 11:39:23 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	98770.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	1470.00
	ಒಟ್ಟು :	100240.00

ಶ್ರೀ Mr. Dilip Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹಬ್ಬಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Mr. Dilip Kumar			

~~ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ~~
~~ಶಿವಾಚಿನ್‌ಗೆ, ಬೆಂಗಳೂರು~~

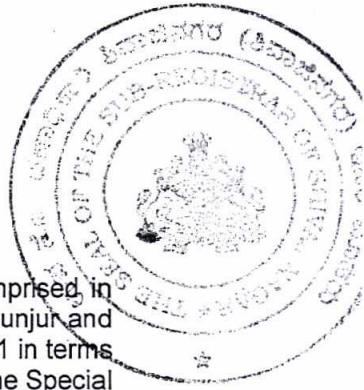
ಬರೆದುಹಾಕಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಬ್ಬಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Mr. Dilip Kumar . (ಬರೆಸಿಹಿಂಡವರು)			
2	Mrs. Shilpa Jain . (ಬರೆಸಿಹಿಂಡವರು)			

~~ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ~~
~~ಶಿವಾಚಿನ್‌ಗೆ, ಬೆಂಗಳೂರು~~

7894
1ನೇ ವಸ್ತು ಕಡೆ / 18-19 ಪಾಲ್ಕೆಡ್ವೆಸ್ ನೇ ಕ್ರಮ
5

ಹಿ.ಎ.ನೋ. ೩೫೦೫೧, ಶಿವಾಂಗಿಕಾರ, ಬೆಂಗಳೂರು



WITNESSETH :

WHEREAS the converted lands, in all admeasuring 92 Acres 35.25 Guntas, comprised in various survey numbers detailed in **Annexure-A** attached hereto and situated in Gunjur and Balagere Villages, Varthur Hobli, Bangalore East Taluk, were acquired by Seller No.1 in terms of Sale Deeds detailed in **Annexure-B** hereto. The Conversion Orders passed by The Special Deputy Commissioner, Bangalore, by which these lands have been converted to non-agricultural use have been detailed in **Annexure-C** hereto.

WHEREAS the land bearing Survey No.207/1, measuring 3 Acres 10 Guntas and Sy.No.208, measuring 1 Acre 11 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, duly converted for non-agricultural residential use by Order of The Special Deputy Commissioner, Bangalore, vide Official Memorandum bearing No. ALN(EVH)SR:188/2010-11 and No.ALN(EVH)SR:189/2010-11, dated 18/10/2010, were acquired by Sellers 2 to 2D having fallen to their share in a partition amongst their family members.

WHEREAS the land bearing Survey No.191/4 (Old Sy.No.191/1) measuring 20 Guntas (excluding 1 Gunta of Kharab) and Sy.No.210/1, measuring 4 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, were acquired by Sellers 3 to 3C in terms of Exchange Deed dated 02/09/2013 registered as Document No.KRI-1-05205/2013-14 in Book-I and stored in C.D.No.KRID488, in the office of the Sub-Registrar, Krishnarajapuram, Bangalore and the same are duly converted for non-agricultural use vide Official Memorandum bearing No.ALN(EVH)SR:392/2012-13 dated 12/03/2013 and No.ALN (EVH) SR: 395/2012-13 dated 12/03/2013 issued by The Special Deputy Commissioner, Bangalore District.

WHEREAS the land bearing Survey No.190/5 (portion of Old Survey No.190/1), measuring 21 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, was acquired by Seller No.4 under a Partition Deed dated 14/12/2011, registered as Document No.6967/2011-12 in Book-I and stored in C.D. No. VRTD141, in the Office of the Sub-Registrar, Varthur, Bangalore and the said land is duly converted to non-agricultural purposes vide Official Memorandum bearing No.ALN (EVH) SR: 345/2013-14 dated 08/04/2014 issued by The Deputy Commissioner, Bangalore District.

WHEREAS the land bearing Survey No.190/6 (portion of Old Survey No.190/1), measuring 14.5 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, was acquired by Seller No.5 under a Partition Deed dated 14/12/2011 registered as Document No.6967/2011-12 in Book-I and stored in C.D.No.VRTD141, in the Office of the Sub-Registrar, Varthur, Bangalore and the said land is duly converted to non-agricultural purposes vide Official Memorandum bearing No.ALN(EVH)SR:344/2013-14 dated 08/04/2014 issued by The Deputy Commissioner, Bangalore District.

WHEREAS all the aforesaid lands owned by Sellers herein together form a large composite block of land measuring about 98 Acres 35.25 Guntas and collectively described in **Schedule 'A'** hereunder and hereinafter referred to as the **Schedule 'A' Property**.

WHEREAS the Seller No.1 being desirous of getting its/their property developed had entered into a Joint Development/Venture Agreement dated 22/06/2013 with the Builder herein, registered as Document No.2684/2013-14 in Book-I and stored in C.D.No.HLSD84, in the Office of the Sub-Registrar, Shivajinagar (Ulsoor), Bangalore. In terms of the aforesaid Agreement it is agreed between the Seller No.1 and the Builder that the property owned by the Seller No.1 shall be developed as residential apartment buildings and villas by the Builder at its

J. M. Venkatesh
S. J. Rao

ನೇವ್ ಪ್ರಾಕ್ಟಿಕ್ ನಂ. 13-19 ಮಾತ್ರಾದೆಯಲ್ಲ 6... ನೇ ಅಳ್ಳಾ
7894

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಹಿನ್ನೆಲೆ. ಶ್ರೀಮಾನ್. ಚೌಡಿಯ್ಯರ್, ಬೆಂಗಳೂರು	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	M/s. TRISHUL BUILDTECH & INFRASTRUCTURES PRIVATE LIMITED (formerly M/s. Trishul Developers) rep by its PA holder M/S. PRESTIGE HABITAT VENTURES rep by its Managing Partner M/s. PRESTIGE ESTATES PROJECTS LTD., rep by its Authorised Signatory & Executive Director-CMD's Office Mr. Zayd Noaman rep by his SPA holder Mr. T K Thyagaraj (ಒರೆದುಕೊಡುವವರು)			
4	G R Srinivas Reddy, Pramila, Raghava Reddy, Mahendra Reddy & Nagendra Reddy rep by their PA holder M/S. PRESTIGE HABITAT VENTURES rep by its Managing Partner M/s. PRESTIGE ESTATES PROJECTS LTD., rep by its Authorised Signatory & Executive Director-CMD's Office Mr. Zayd Noaman rep by his SPA holder Mr. T K Thyagaraj (ಒರೆದುಕೊಡುವವರು)			
5	G N Muninanjappa, G Ramprakash, G Harikrishna Reddy & G M Girish Reddy rep by their PA holder M/S. PRESTIGE HABITAT VENTURES rep by its Managing Partner M/s. PRESTIGE ESTATES PROJECTS LTD., rep by its Authorised Signatory & Executive Director-CMD's Office Mr. Zayd Noaman rep by his SPA holder Mr. T K Thyagaraj (ಒರೆದುಕೊಡುವವರು)			

ಹಿರಿಯ ಉಪಸಂಘರ್ಷಾಧಿಕಾರಿ
ಶ್ರೀಮಾನ್. ಚೌಡಿಯ್ಯರ್, ಬೆಂಗಳೂರು

1ನೇ ಪ್ರಸ್ತಾವ / 18-19 ಮಾರ್ಚ್ ತಿಂಗಳಲ್ಲಿ ನೇ ಪ್ರಸ್ತಾವ

ಹಿ.ಉ.ನೋ. ೩ಿವಾಡಿನಗರ್, ಬೆಂಗಳೂರು



cost by obtaining the required sanctions and approvals and the Builder shall also market and sell apartments and villas so being constructed to the interested purchasers. The Seller No.1 and the Builder have agreed to share the revenue arising from the sale of the apartments and villas in the agreed ratio as stipulated in the said Agreement i.e. 30% to the Seller No.1 and 70% to the Builder.

WHEREAS the lands owned by Sellers No. 2, Sellers No. 3, Sellers No. 4 and the Sellers No.5 are surrounded by the larger block of land owned by Seller No.1 and hence all the said Sellers also desired to get their respective lands developed along with the lands owned by Seller No.1 and consequently entrusted their respective lands to the Builder for development in terms of the following Agreements:

- (i) The Sellers No. 2 entered into a Joint Development Agreement dated 22/06/2013 with the Builder herein, registered as Document No.2685/2013-14 in Book-I and stored in C.D.No.HLSD84, in the Office of the Sub-Registrar, Shivajinagar (Ulsoor), Bangalore, in terms of which the Builder agreed to develop land belonging to Sellers No.2 as a Residential Apartment Building and deliver 30% of the built-up area in the form of residential apartments to the Sellers No. 2 in consideration of their transferring 70% of undivided share in the land owned by them;
 - (ii) The Sellers No.3 entered into a Joint Development Agreement dated 24/10/2013 with the Builder herein, registered as Document No.4184/2013-14 in Book-I and stored in C.D. No. HLSD87, in the Office of the Sub-Registrar, Shivajinagar (Ulsoor), Bangalore, in terms of which the Builder agreed to develop land belonging to Sellers No.3 as Residential Villas and deliver 9000 sq. ft. of the built-up area to the Sellers No.3 in the form of 3 residential villas in consideration of their transferring the remaining divided/undivided share in the land owned by them;
 - (iii) The Sellers No. 4 entered into a Joint Development Agreement dated 21/04/2014 with the Builder herein, registered as Document No.174/2014-15 in Book-I and stored in C.D.No.SHVD176, in the Office of the Sub-Registrar, Shivajinagar, Bangalore, in terms of which the Builder agreed to develop land belonging to Sellers No. 4 as a Residential Apartment Building and deliver 40% of the built-up area to the Sellers No. 4 in consideration of their transferring 60% of undivided share in the land owned by them; and
 - (iv) The Sellers No. 5 entered into a Joint Development Agreement dated 21/04/2014, with the Builder herein, registered as Document No.173/2014-15 in Book-I and stored in C.D. No. SHVD176, in the Office of the Sub-Registrar, Shivajinagar, Bangalore, in terms of which the Builder agreed to develop land belonging to Sellers No.5 as a Residential Apartment Building and deliver 40% of the built-up area to the Sellers No.5 in consideration of their transferring 60% of undivided share in the land owned by them;

WHEREAS pursuant to the above the Builder had secured following plan approvals for development of the Schedule 'A' Property into Villas and High Rise Apartment Buildings :

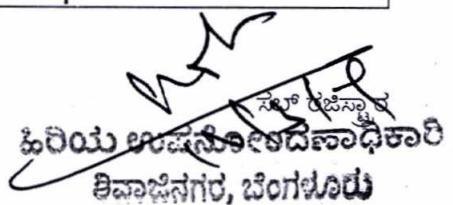
- a) Residential Development Plan from Bangalore Development Authority (BDA) vide No.BDA/TPM/DLP-64/2012-13/3208/2013-14 dated 01/10/2013;
 - b) Detailed Building Construction Plans and License for construction of all the High Rise Apartment Buildings from Bruhat Bangalore Mahanagara Palike (BBMP) vide LP No.BBMP/ADDL.DIR/JDNORTH/0254/2014-15 dated 11/05/2015 ;

John Noaman
Highland
Shores

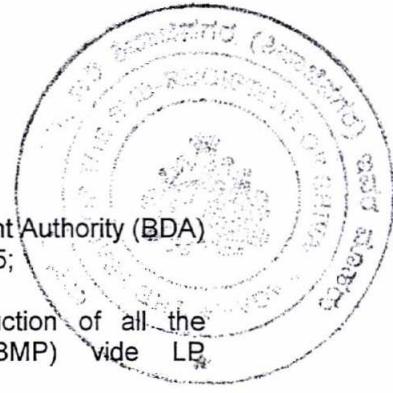
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/18-19 ದಿನಗಳಿಗೆ.....ನೇತ್ತು
ಹಿ.ಎ.ನೋ. ೪೫೨೬೮೯, ಬೆಂಗಳೂರು

6	G V Ananda (for self & as Father and Natural Guardian for Yashaswi Anand & Harshanand rep by their PA holder M/S. PRESTIGE HABITAT VENTURES rep by its Managing Partner M/s. PRESTIGE ESTATES PROJECTS LTD., rep by its Authorised Signatory & Executive Director-CMD's Office Mr. Zayd Noaman rep by his SPA holder Mr. T K Thyagaraj (ಬರೆದುಕೊಡುವವರು)			
7	G V Srinivasa Reddy, S Pradeep, S Somashekhar & S Vishwanath rep by their PA holder M/S. PRESTIGE HABITAT VENTURES rep by its Managing Partner M/s. PRESTIGE ESTATES PROJECTS LTD., rep by its Authorised Signatory & Executive Director-CMD's Office Mr. Zayd Noaman rep by his SPA holder Mr. T K Thyagaraj (ಬರೆದುಕೊಡುವವರು)			
8	M/S. PRESTIGE HABITAT VENTURES rep by its Managing Partner M/s. PRESTIGE ESTATES PROJECTS LTD., rep by its Authorised Signatory & Executive Director . CMD's Office Mr. Zayd Noaman rep by his SPA holder Mr. T K Thyagaraj "Builder" (ಬರೆದುಕೊಡುವವರು)			


 ಸಾರ್‌ ಟಿ.ಕೆ.ತ್ಯಾಗರಾಜ
 ಕರ್ಮಿಯ ಅಧಿಕಾರಿ ಉದ್ದೇಶಾಧಿಕಾರಿ
 ವಿಧಾನಸೌಧ, ಬೆಂಗಳೂರು

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16-19/...../.....ನೇಷನ್



ಕರ್ನಾಟಕ ಸರ್ಕಾರ, ಭವಗಳ ವಿಭಾಗ

- c) Modified Residential Development Plan from Bangalore Development Authority (BDA) vide No. BDA/TPM/DLP-65/2012-13/3492/2015-16 dated 22/12/2015;
- d) Detailed Building Construction Plans and License for construction of all the Villas from Bruhat Bangalore Mahanagara Palike (BBMP) vide LP No.BBMP/ADDL.DIR/JDNORTH/0254/2014-15 dated 14/01/2016;

All the aforesaid plans shall hereinafter be collectively referred to as the "**Sanctioned Plans**" and the Builder had also obtained all other approvals for developing the Schedule 'A' Property as per the Applicable Law.

WHEREAS the Builder allotted to Sellers No.2 & 3 their entitlement of built up areas by entering into Allocation Agreements dated 11/08/2014 and the Sellers No.4 & 5 have been allotted their respective entitlements in terms of the Supplementary Agreements dated 06/12/2016 thereby complying with its obligation of allotment of built up area to all the said owners under the respective Joint Development Agreements referred to above and the Seller No.1 and Builder became entitled to deal with rest of the built up areas in the development as they deem fit without any claims from the said owners.

WHEREAS pursuant to all the Development Agreements referred to above the Sellers had also executed following Powers of Attorney in favour of the Builder, to enable the Builder to develop the Schedule 'A' Property and to sell its share in the development:

- a) General Power of Attorney dated 22/06/2013, registered as Document No.219/2013-14 in Book-IV and stored in C.D.No.HLSD84 in the Office of the Sub-Registrar, Shivajinagar (Halasuru), Bangalore, executed by Seller No.1 in favour of the Builder;
- b) General Power of Attorney dated 22/06/2013, registered as Document No.220/2013-14 in Book-IV and stored in C.D.No.HLSD84, in the Office of the Sub-Registrar, Shivajinagar (Halasuru), Bangalore, executed by Seller No.2 in favour of the Builder;
- c) General Power of Attorney dated 24/10/2013, registered as Document No.381/2013-14 in Book-IV and stored in C.D.No.HLSD87, in the Office of the Sub-Registrar, Shivajinagar (Halasuru), Bangalore, executed by Seller No.3 in favour of the Builder;
- d) General Power of Attorney dated 21/04/2014, registered as Document No.27/2014-15 in Book-IV and stored in C.D.No.SHVD176, in the Office of the Sub-Registrar, Shivajinagar, Bangalore, executed by Seller No.4 in favour of the Builder;
- e) General Power of Attorney dated 21/04/2014, registered as Document No.24/2014-15 in Book-IV and stored in C.D.No.SHVD176, in the Office of the Sub-Registrar, Shivajinagar, Bangalore, executed by Seller No.5 in favour of the Builder;

WHEREAS the Sellers and the Builder agreed that the entire residential development in or upon the Schedule 'A' Property shall be identified by the name '**PRESTIGE LAKESIDE HABITAT**', hereinafter referred to as '**the Project**'. The Project, as per the Sanctioned Plans, consists of Eleven (11) Residential Apartment Buildings i.e., Building Nos.1 to 11 with Twenty Four (24) Towers, together containing 3426 Residential Apartment Units and 271 Residential Villas with internal roads, driveways, pavements, street lighting, water supply systems, sewerage disposal systems, electricity distribution lines, club houses, parks, open spaces and all other common amenities and facilities.

Jayaraman *S. Biju*

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1 ನೇ ಪ್ರಸ್ತುತಿ /18-19 ದಸ್ತಾವೆಚ್ಚನ ನೇ ವ್ಯಾಪಕ
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ಹ್ಯಾ.ಎ.ನೀಲ. ಶಿವಾಚಿನ್‌ಗೆ, ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Puneeth 20, V M Road, B'llore	<i>Puneet</i>
2	Rajesh 21, I Cross,L C Road,B'llore	<i>Rajesh</i>

ಒಂದು ರೂಪಾಯಿ ಸ್ಟೇಮ್ಪ್ ಕ್ರಿಯೆ ಉತ್ಪನ್ನ ಕೊಂಡಿಕಾರಿ
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I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 8,840/- has been paid thereon vide ADJ No. 4721/15-16 dt 28/08/15 at the office of the Sub Registrar, Shivajinagar, Bengaluru.

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ಶಿವಾಚಿನ್‌ಗೆ, ಬೆಂಗಳೂರು

1 ನೇ ಪ್ರಸ್ತುತಿ ದಸ್ತಾವೆಚ್ಚ
ನಂಬರ್ SHV-1-07894-2018-19 ಅಗ್ರ
ಸಿ.ಡಿ. ನಂಬರ್ SHVD331 ನೇ ದೃಢರ್ಲಿ
ದಿನಾಂಕ 16-03-2019 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಬಿ. ಗುರುರಾಜು ವ್ಯಾಪಕ
ಉಪನಿಷತ್ತಾರ್ಥಿ ಶಿವಾಚಿನ್‌ಗೆ (ಶಿವಾಚಿನ್‌ಗೆ)
ಬೆಂಗಳೂರು



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1ನೇ ಪ್ರಸ್ತಾವ...../10-10 ಮಾರ್ಚ್ 2017.....ನೇ ಪ್ರಸ್ತಾವ
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WHEREAS further each apartment buildings in the Project are named as under:

Building	Name	No. of Towers	No. of Apts.
Building No. 1	Andrina	Tower 1, 2 & 3	533
Building No. 2	Basil	Tower 4, 5 & 6	461
Building No. 3	Calliope	Tower 7 & 8	284
Building No. 4	Duncan	Tower 9, 10 & 11	501
Building No. 5	Elinor	Tower 12 & 13	238
Building No. 6	Figaro	Tower 14	119
Building No. 7	Giselle	Tower 15, 16 & 17	529
Building No. 8	Humbert	Tower 18	119
Building No. 9	Irwin	Tower 19 & 20	145
Building No. 10	Jasper	Tower 21 & 22	205
Building No. 11	Kiara	Tower 23 & 24	292
TOTAL NO. OF APARTMENTS			3426

WHEREAS the Villas consist of different types and each villa type has been separately named as Arista (2 Types), Baylene (2 Types) and Clara (2 Types). Further, considering the total size of the Project, the Builder has provided Common Amenities such as 4 (Four) separate Club Houses and other recreational facilities which are common to all owners of units in the Project.

WHEREAS the Project is registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as '**the Act**') with the Real Estate Regulatory Authority of Karnataka and the Regulatory Authority has registered and granted Registration No.PRM/KA/RERA/1251/446/PR/170915/000176 dated 15/09/2017 to the said Project.

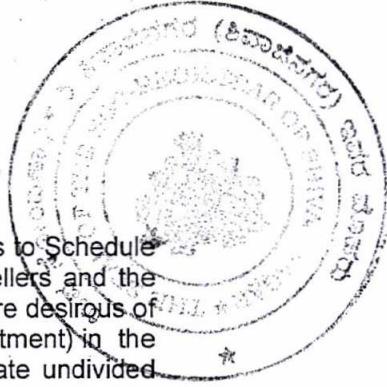
WHEREAS the Project as aforesaid consists of Villas and High Rise Apartments and the Builder had formulated two separate schemes, one for the ownership of Apartments in the Project and other for ownership of Villas in the Project. As per the 'Scheme' of ownership of apartments any person desirous of owning an apartment in any of the aforesaid buildings within the Project is required to purchase from the Sellers proportionate undivided share of land in the Schedule 'A' Property and get constructed the corresponding apartment in the Project selected by the purchaser exclusively through the Builder or alternatively shall purchase the apartment together with the proportionate undivided share, right, title, interest and ownership in the land in Schedule 'A' Property with right to use and enjoy all the common areas and facilities in the Project. In the overall scheme, each of the purchaser of the apartment/villa in the Project will be proportionately owning undivided right, title and interest in the Schedule 'A' Property, absolute ownership over the apartment got constructed, common joint ownership over all the Common Areas and Facilities and the right to exclusively use the car parking space in the basement/surface level. The scheme as stated above forms the basis of the sale. Accordingly the Sellers and the Builder have, based on the overall built up area of the Project, arrived at the proportion of undivided share to be sold/transferred.

WHEREAS as per the 'Scheme' of ownership of Villas in the Project, any person desirous of owning a Villa is required to purchase from the Sellers, the proportionate undivided interest in the Schedule 'A' Property in the form of demarcated plot carved out of the Schedule 'A' Property and get constructed the corresponding Villa in the Project selected by the purchaser through the Builder or alternatively such person shall purchase not only the Villa but also the proportionate undivided share right, title, interest and ownership in the land in Schedule 'A' Property in the form of a demarcated plot, with right to use and enjoy all the common areas and facilities specifically earmarked therein. Further as per the scheme, the Villas will be built in a portion of the demarcated plot area with an exclusive right to own, possess and enjoy the open areas attached to the Villas. The right to exclusively own and use and enjoy the demarcated plot is an integral part of overall development and ownership of Villas in the Project.

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WHEREAS the Purchasers herein, on being satisfied with the title of the Sellers to Schedule 'A' Property, understanding the scheme of ownership propounded by the Sellers and the Builder by verifying sanctions obtained by Builder for developing the Project, were desirous of owning an Apartment described in Schedule 'C' hereunder (Schedule 'C' Apartment) in the Project and as per the scheme the Purchasers agreed to purchase the proportionate undivided share in the land in Schedule 'A' Property from the Sellers morefully described in Schedule 'B' hereunder (Schedule 'B' Property) and also agreed to get constructed the Schedule 'C' Apartment through the Builder in terms of the scheme stated above and own the same.

WHEREAS pursuant to the above, the Sellers, Builder and Purchasers entered into an Agreement to Sell dated **28/08/2015** for sale of the Schedule 'B' Property and Construction Agreement of even date for construction of the Schedule 'C' Apartment in terms of the scheme as aforesaid.

WHEREAS under the Joint Development Agreements and Supplementary Agreements referred to above, the Schedule 'C' Apartment and the Schedule 'B' Property are part of the areas allotted to the share of the Seller No.1 and Builder. However, all the amounts agreed to be paid by the Purchasers under the aforesaid Agreements are payable to Builder in terms of Joint Development Agreement.

WHEREAS the Builder has since completed the construction of the Project in all respects and has secured Occupancy Certificate (as defined below) from BBMP bearing No.BBMP/ADDL.DIR/JDNORTH/0254/14-15 dated 24/07/2018 for the completed Project.

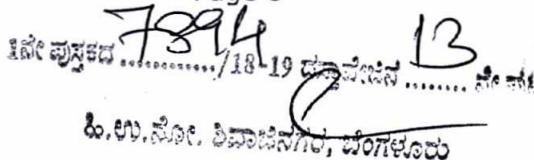
WHEREAS pursuant to the completion of the Project the Purchasers have paid the entire Sale Consideration, Cost of Construction and all other amounts payable under the Agreement to Sell and Construction Agreement referred to above to the Builder and the Builder on its part has delivered the possession of the Schedule 'C' Apartment to the Purchasers, complete in all respects, thereby discharging its obligations under the said Agreements.

WHEREAS the Sellers and Builder, by executing a Deed of Declaration dated 28/11/2018 registered as Document No.5515/2018-19 in Book-I and stored in C.D.No.SHVD283 in the Office of the Sub-Registrar, Shivajinagar, Bangalore, have submitted the Project to the provisions of the Karnataka Apartment Ownership Act, 1972 and Rules made thereunder and have constituted an 'Association' under name and style "**PRESTIGE LAKESIDE HABITAT HOME OWNERS ASSOCIATION**" under the said Karnataka Apartment Ownership Act, 1972.

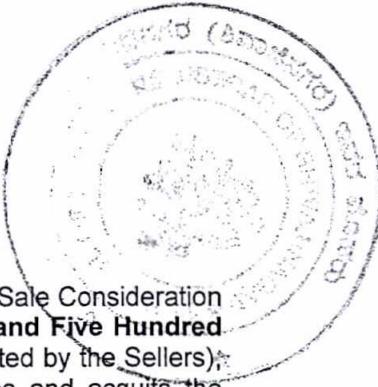
WHEREAS the Purchasers, after having gone through the said Deed of Declaration, Bye-Laws and all other schedules annexed thereto, have agreed to abide by the same in all respects and enjoy all common areas, facilities, amenities and all other areas detailed in the said Deed of Declaration in common with others who are holding similar rights in the Project.

WHEREAS in view of the compliance of the obligations by the Sellers and Builder under the Agreement to Sell and Construction Agreement aforesaid, the Purchasers approached the Sellers and Builder and agreed to complete the purchase of the property by agreeing to continue to comply with the terms and conditions incorporated in the Agreement to Sell and Construction Agreement in relation to ownership, possession, use and enjoyment of the Schedule 'C' Apartment and all the common areas, amenities and facilities in the Project and based upon the said assurances, the Sellers and Builder have come forward to execute this Sale Deed, pursuant to and in continuation of the Agreement to Sell and Construction Agreement.

Zafar Noaman *Dipali*



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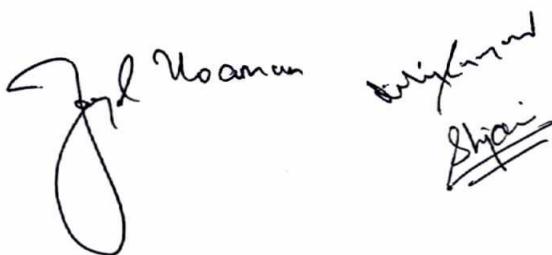


NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

That in pursuance of the foregoing and in consideration of the payment of Sale Consideration of **Rs.41,37,500/- (Rupees Forty One Lakhs Thirty Seven Thousand and Five Hundred Only)** already paid by the Purchasers to the Builder (as desired and directed by the Sellers), the receipt of which sum the Builder hereby accepts and acknowledges and acquires the Purchasers from paying any further amount and in consideration thereof, the Sellers and the Builder hereby sell, grant, convey, transfer, assign and make over UNTO the Purchasers all that Property described in Schedule 'B' 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 Construction Agreement referred to above with right to enjoy the common areas and facilities in the Project, together with all those rights as are detailed in Schedule 'D' hereunder and subject to all those obligations as are detailed in Schedule 'E' hereunder TO HAVE and TO HOLD the same ABSOLUTELY AND FOREVER free from all encumbrances and the Builder hereby confirms having transferred all its rights in Schedule 'C' Apartment in favour of the Purchasers for the amounts received.

1) ASSURANCES:

- 1.1) The Sellers and Builder hereby covenant with the Purchasers that notwithstanding anything done or knowingly suffered, the Sellers and Builder have good title, right and absolute power to sell, transfer and convey property hereby conveyed and every part thereof shall at all times remain and be UNTO the Purchasers and be quietly entered into, upon, owned, held, possessed and enjoyed by the Purchasers and enjoy Schedule 'B' Property jointly in common with all the other undivided share owners without any let, claim, hindrance, interruption or disturbance by the Sellers and Builder or anyone claiming through or in trust for them and enjoy Schedule 'B' Property in common with other owners of Schedule 'A' Property and exclusively own, possess and enjoy Schedule 'C' Property for residential purposes.
- 1.2) That by virtue of sale herein, the Purchasers have also perfected title to Schedule 'C' Apartment got constructed by the Purchasers through the Builder in terms of the aforesaid Construction Agreement under the scheme of development stated above and the Purchasers shall be entitled to own, possess and enjoy the Schedule 'B' Property together with Schedule 'C' Apartment as the absolute owner with full powers of enjoyment and alienation, subject to terms of this Sale Deed.
- 1.3) By a Deed of Declaration dated 28/11/2018 registered as Document No.5515/2018-19 in Book-I and stored in C.D.No.SHVD283 in the Office of the Sub-Registrar, Shivajinagar, Bangalore, the Schedule 'A' Property and the Project are subjected to the provisions of the Karnataka Apartment Ownership Act 1972. The Purchasers, by virtue of becoming the owners of the Schedule 'C' Apartment are fully bound by the provisions of the said Deed of Declaration and the bye-laws annexed thereto. The Purchasers along with this Sale Deed have also executed and registered a Declaration in Form "B" under the Karnataka Apartment Ownership Act, 1972, adopting the Deed of Declaration and becoming members of the Owners' Association formed thereunder.

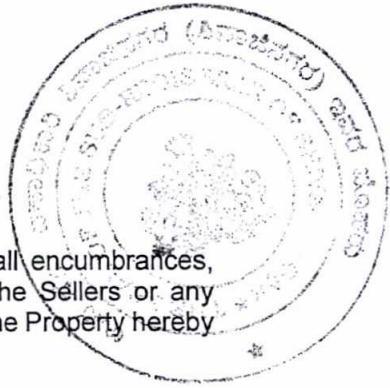


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2) INDEMNITY: ಹ.ಿ.ಸಿ.ನಿ.ಎ. ಪಾರಿಸ್ಥಿತಿಕ, ಬೆಂಗಳೂರು

The Sellers shall keep the Purchasers fully indemnified against all encumbrances, claims, demands, costs and expenses occasioned or made by the Sellers or any persons having or claiming any estate, right, title or interest in or to the Property hereby conveyed.



3) TITLE & TITLE DEEDS:

The Sellers and Builder have already delivered to the Purchasers photo copies of all the documents of title pertaining to the Schedule 'A' Property including copies of Sanctioned Plans and all approvals taken for construction of the Project. The Purchasers have purchased the property hereby conveyed after being satisfied with the Sellers' title and Builder's 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 Agreement to Sell and Construction Agreement referred to above constitute documents of title expressing covenants continuing and binding to the extent provided therein on the Sellers/Builder and the Purchasers to the intent that such attendant rights and obligations in respect of Schedule 'B' and 'C' Properties shall enure for the benefit of and be binding upon the Sellers/Builder and the Purchasers in all respects. The original title deeds of the Schedule 'A' Property will be ultimately deposited with the Association in terms of the Act, on completion of sale of all units in the entire development and till then the Sellers/Builder shall hold the same.

4) PROPERTY TAXES AND KHATA:

- 4.1) The Sellers/Builder shall pay municipal taxes, rates and other outgoings in respect of the Schedule 'B' Property and Schedule 'C' Apartment upto the date of receipt of Occupancy Certificate. Thereafter, the Purchasers shall be liable to pay the municipal taxes, rates and other outgoings in respect of the same to Bruhat Bangalore Mahanagara Palike.
- 4.2) The Purchasers are entitled to secure Municipal Khata of Schedule 'C' Apartment from the jurisdictional municipal office of Bruhat Bangalore Mahanagara Palike and Sellers/Builder agree to sign necessary consent letters. In the event of any demand for payment of betterment charges for securing transfer of Khata, the Purchasers agree to pay the same in proportion to the Schedule 'B' Property.

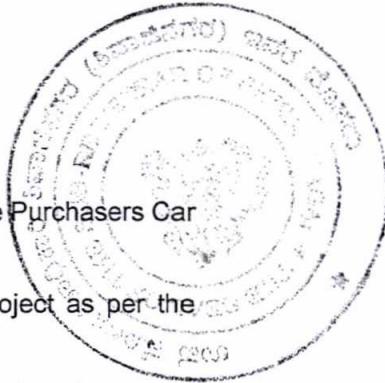
5) POSSESSION:

- 5.1) The Sellers and Builder have delivered and put the Purchasers 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 Purchasers hereby confirm having taken possession of the Schedule 'C' Apartment and before taking the possession, the Purchasers have inspected and satisfied as to completion of all works in the Schedule 'C' Apartment and its fitness for occupation and the Purchasers have no claims against the Sellers/ Builder in respect of the Schedule 'C' Apartment including but not limited to the following:

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- a) correctness of the area of the Schedule 'C' Apartment and the Purchasers Car Park allotted.
 - b) Common Area and Common Amenities provided in the Project as per the agreed Specifications set out in the Construction 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.
 - e) facilities and services provided in Schedule 'C' Apartment and in the building and in the 'Project'.
 - f) construction in Schedule 'C' Apartment and the Project being in conformity with Sanctioned Plans.
- 5.3) The Purchasers hereby declare and confirm that they have no claims (including for any damages/Interest etc.) against the Sellers and Builder in relation to Schedule 'B' Property and Schedule 'C' Apartment and/or the development of the Project whatsoever and hereby confirm that the Sellers and Builder have complied with all their obligations towards the Purchasers under the Agreement to Sell and Construction Agreement to the satisfaction of the Purchasers and hereby fully and completely discharge the Sellers and the Builder from all their obligations under the said Agreement to Sell and Construction Agreement.

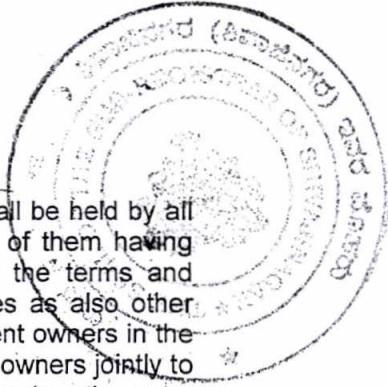
6) NATURE OF RIGHT AND USAGE:

- 6.1) That by virtue of the sale herein, the Purchasers 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) absolute ownership to the Schedule 'C' Apartment;
 - c) exclusive right to use the parking 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 Schedule 'A' Property 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.
 - f) to recognize and agree that buyers/owners of the Villas shall be entitled to exclusively enjoy the private garden areas attached to the Villas notwithstanding the fact that buyers of both Apartments and Villas will be proportionately owning the undivided interest in land in Schedule 'A' Property.

J. M. Amarnath

Rishabh Shrivastava

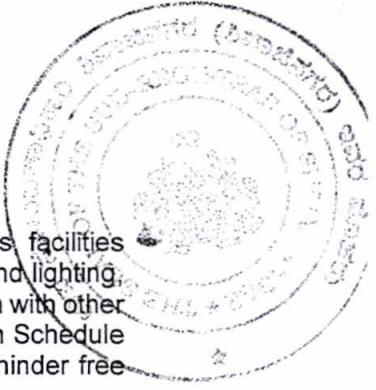
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- 6.2) It is agreed that the apartment buildings in Schedule 'A' Property shall be held by all the apartment owners in the respective towers/buildings and each of them having proportionate undivided share and ownership in the land as per the terms and conditions herein. All lobbies, lifts, staircases, electricity, water lines as also other amenities and facilities which are used in common by all the apartment owners in the respective towers/buildings shall belong to and vest in the apartment owners jointly to be used by all the owners of such building in common. None of the apartment owners shall cause any obstruction or store or keep any articles in the common areas of the building.
- 6.3) The Purchasers shall not seek partition or division or separate possession of Schedule 'B' Property and the Purchasers shall always own the Schedule 'B' Property in undivided form in Schedule 'A' Property.
- 6.4) As per the layout plan of '**PRESTIGE LAKESIDE HABITAT**', all the villas have been allotted in demarcated portions of the Schedule 'A' Property. The purchasers of the villas shall be entitled to exclusively own, occupy and enjoy such demarcated portions without changing them or putting up any constructions on the open areas within such demarcated portions and maintaining such open areas as private garden spaces. All the purchasers of villas and apartments shall recognize and agree that buyers of the villas shall be entitled to exclusively enjoy the demarcated portions of the Schedule 'A' Property notwithstanding the fact that buyers of both apartments and villas will be proportionately owning the undivided interest in land in Schedule 'A' Property.
- 6.5) The Schedule 'A' Property described within the boundaries mentioned herein is inclusive of parks, open spaces and civic amenity sites as shown in the Sanctioned Plans. As per rules, these areas have been relinquished in favour of the Bangalore Development Authority. The undivided share in Schedule 'A' Property i.e., Schedule 'B' Property is calculated after deducting land portions earmarked for parks and civic amenity areas relinquished in favour of the Bangalore Development Authority. The purchasers of apartments of all blocks of Residential Apartment Buildings shall retain/maintain all these areas relinquished in favour of the Bangalore Development Authority without changing/altering their nature or usage. Notwithstanding transfer of undivided interest in the Schedule 'A' Property, the Purchasers acknowledge that the Builder shall be entitled to allot exclusive car parking rights at the surface level in the setbacks left open after construction of apartment blocks to the buyers who specifically apply for the same or reserve them as visitor parking area and the Purchasers herein shall not have any right to object to such allotment/reservation or raise any claim in relation thereto.
- 6.6) The parks, open spaces and civic amenity sites earmarked in the Development Plan approved by Bangalore Development Authority have been relinquished to the said authority as per the plan sanctioning rules and bye laws and can be commonly used and enjoyed by the owners of the residential apartment blocks and villas in the Schedule 'A' Property. The said parks, open spaces and civic amenity sites shall be kept free from obstructions and constructions at all times and always be kept as parks, open spaces and civic amenity sites. All other open spaces other than those mentioned above shall also be maintained as open spaces and neither the Purchasers herein nor any of the buyers of Apartments/Villas in Schedule 'A' Property shall have any right to erect compound or fencing around the blocks of apartment buildings other than what have been provided by the Builder as part of overall development of Schedule 'A' Property.

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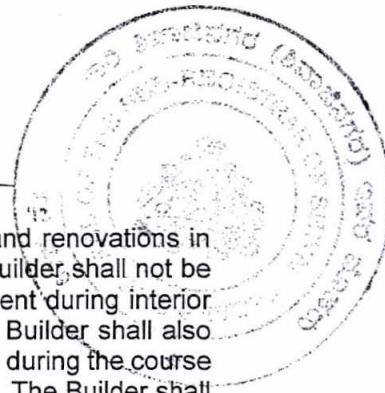
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- 6.7) The Purchasers further covenant to use and enjoy all other common areas, facilities and amenities such as internal roads/driveways, common electrical lines and lighting, water lines, sewers, drains, pipes, pavements, etc., in the Project in common with other owners and other occupants of Residential Apartment Towers and Villas in Schedule 'A' Property. The Purchasers shall not place objects/things/articles which hinder free use of any of these common areas, facilities and amenities.
- 6.8) The Purchasers shall have no objection to the Sellers/Builder carrying on with construction in the remaining portions of the Schedule 'A' Property and finishing the development of the Project, for which purposes the Sellers/Builder shall have access to all the driveways, internal roads, passages and other areas of common use within the development without any limitations or restrictions.
- 6.9) The Purchasers hereby acknowledge that the Apartment along with the parking space attached to same as described in Schedule 'C' hereunder shall be treated as a single indivisible unit for all purposes and cannot be transferred or dealt with separately. Other than the parking spaces attached to the Schedule 'C' Apartment, the Purchasers shall not have any claim, right or interest whatsoever in respect of the remaining parking spaces either in the same Tower or elsewhere in the Schedule 'A' Property and unallotted parking spaces whether in basement or at the surface level shall be retained by the Builder and the Builder shall be entitled to deal with the same and earmark the parking spaces in the manner in which the Builder may deem it fit.
- 6.10) The Purchasers agree to own and enjoy Schedule 'B' Property in common with other owners or purchasers of undivided shares in Schedule 'A' Property and enjoy Schedule 'C' Property for Purchasers' bonafide residential use and shall be entitled to such rights stated in Schedule 'D' herein and the Purchasers shall be liable to comply with and adhere to the restrictions and obligations imposed on the Purchasers as detailed in Schedule 'E' herein. The rights and obligations so detailed in Schedules 'D' and 'E' hereunder are common to all apartment owners. The Builder, however, shall be entitled to confer additional benefits and rights to specific purchasers at their discretion in respect of which the Purchasers have no objection.
- 6.11) The Purchasers shall not require or 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 painting other than what is provided for in the design by the Builder.
- 6.12) The Purchasers 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 and/or disturb the electricity, water and sanitary lines in Schedule 'C' Apartment and shall not enclose the balconies forming part of the Apartment. The Purchasers, however, while carrying on any interior decoration work/repairs/renovations within the Apartment shall not cause any nuisance/annoyance to the occupants of the other apartments in the building and shall not use the common areas, roads, open spaces in the Schedule 'A' Property for dumping materials/debris etc. The Purchasers shall strictly observe the rules, regulations, restrictions that may be generally/specifically imposed/prescribed by the Builder or the Maintenance Agency/Company appointed by the Builder or the Owners' Association, as the case may be.

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- 6.13) The Purchasers shall undertake all interior related works, repairs and renovations in the Apartment only on week days during 9 A.M. and 7 P.M. The Builder shall not be held responsible for any breakages and/or damages to the Apartment during interior works, renovation/repair works undertaken by the Purchasers. The Builder shall also be not responsible for any accidents, injury or loss of life, or pilferage during the course of the interior works of any materials belonging to the Purchasers. The Builder shall not be liable/responsible for any thefts during the course of interior works.

7) CLUB AND MEMBERSHIP TO THE CLUB:

- 7.1) The Builder has constructed as part of the Project, four Club Houses in various parts of the Schedule 'A' Property as detailed below:

- A. Leroy Club
- B. Malina Club
- C. Elliot Club
- D. Zephyr Club

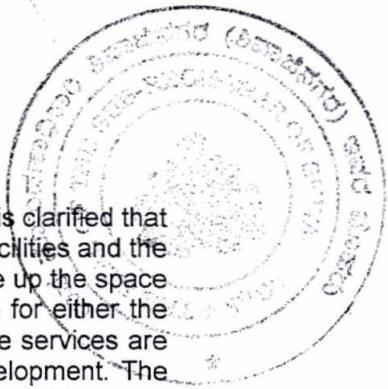
Each of the above club houses provide various recreational facilities such as badminton court, squash court, table tennis, party hall, gymnasium, health club, card room, billiards and swimming pool, children play area etc. (hereinafter collectively referred to as the Club Facilities). All the owners/occupants of the Project shall be entitled to make use of Club Facilities on availability basis and by paying user/subscription charges as may be prescribed by the Builder or the Owners Association or the Agency operating the Club Facilities from time to time, towards various facilities. All the above Club houses shall be Common Amenities for the entire Project and all owners/occupants of the Project shall be entitled to make use of the same as stated above.

- 7.2) The owners/occupants of Apartments and Villas in the Project are not required to pay any membership fee to get admitted to the Club Facilities. However, as aforesaid, owners/occupants are liable to pay the user charges/subscription charges as may be prescribed from time to time. No owner of an apartment and villa in the Project shall claim any exclusive right or ownership over the Club Facilities and its assets. The Purchasers and their immediate family are entitled to be enrolled as members of the Club Facilities without payment of any additional consideration. In the event the Schedule 'C' Apartment is leased/rented out by the Purchasers, the occupant/s of the Schedule 'C' Apartment shall be entitled to make use of the Club Facilities and the Purchasers shall not be entitled to use the Club Facilities.
- 7.3) The owners/occupants of the Apartments and Villas in the Project shall follow the rules and regulations that may be prescribed for the purposes of operating, maintaining and running the Club Facilities by the Builder/Agency/Owners Association operating the Club Facilities, from time to time.
- 7.4) The Builder/Owners Association shall also be entitled to appoint an independent outside agency to manage and operate the Club Facilities and provide necessary services to the owners/occupants of Apartments and Villas.
- 7.5) The Builder, apart from the Club Facilities is putting up a Retail Centre in a portion of the Schedule 'A' Property for the convenience and benefit of owners/occupants of the Apartments/Villas in the Project. The Retail Centre will have a convenience store and other shopping facilities. The Retail Centre will be an independent commercial venture and the Builder shall be entitled to lease this space to any person desirous of operating

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the same on such terms and conditions as the Builder may deem fit. It is clarified that the Builder is only providing the space required for operation of these facilities and the services are being provided by outside operators/agencies who will take up the space from the Builder. It is also clarified that the Builder is not responsible for either the quality of services provided by such operator/s or the price at which the services are provided to the owners/occupants of the Apartments/Villas in the development. The rent and other income arising out of the Retail Centre shall accrue to the Builder.

- 7.6) The Club Facilities are available for the benefit of the owners/occupants of the Apartments and Villas in the development and in the event of transfer of ownership of the Apartment/Villa, the transferee of the Apartment/Villa will be entitled to the benefits of the Club and the transferor shall cease to be the member of the Club.
- 7.7) The Purchasers shall be bound to observe all the rules and regulations of the Club laid down by the Builder or the Agency operating the Club from time to time for using the facilities therein including payments of necessary charges.

8) OWNERS ASSOCIATION AND MEMBERSHIP:

- 8.1) The Purchasers have become members of Owners Association by executing this Deed of Sale and agree to abide by the terms thereof and participate in the administration and other aspects of the Project constructed on the Schedule "A" Property and accordingly the Purchasers have also executed the Form 'B' under the provisions of the Karnataka Apartment Ownership Act, 1972 along with the execution of this Deed of Sale as aforesaid.
- 8.2) Apart from the objectives and functions stated in the Deed of Declaration, the said Owners Association shall also be responsible for managing and maintaining the Common Areas, Amenities and Facilities in the Project and for collecting common expenses/maintenance charges.

8A) COMMON MAINTENANCE & MAINTENANCE CHARGES:

- 8A.1) The Purchasers shall, from the date the Schedule "C" Apartment being ready for occupation, for which a notice is served on the Purchasers, whether possession of the same is taken or not, shall pay proportionate share of all outgoings and maintenance costs and general expenses such as insurance, municipal taxes/expenses and cesses, electrical and water tax and all other maintenance charges of the Common Areas of the Project and Common Amenities in the Project as determined by the Builder and/or Association of Apartment Owners on its formation.
- 8A.2) The Builder or the agency appointed by Builder will be the exclusive maintenance service provider for the maintenance to be provided to the Common Areas, the Common Amenities and Facilities of the Project until the Association of Owners takes over the maintenance of the Project. The charges for such services and maintenance shall be paid by the Purchasers and other owners of the apartments and villas in the Project. The Purchasers and other owners of the apartments and villas in the Project shall not make arrangements with any outside agency other than as defined in the Deed of Declaration till the completion of one year from the date of grant of occupation certificate to the Project.
- 8A.3) 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 Schedule 'C' Property. However it is the primary responsibility of Purchasers to pay the same.

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- 8A.4) No apartment/villa owner including Purchasers 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.
- 8A.5) The Purchasers in the event of leasing the Schedule 'C' Property shall keep informed the Builder or Agency maintaining the common areas or Owners Association about the tenancy of the Schedule 'C' Property and giving all the details of the tenants and occupants. Notwithstanding the leasing, the primary responsibility to adhere to all the rights and obligations of the Purchasers contained herein shall be that of the Purchasers and it shall be the responsibility of the Purchasers 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' in Schedule 'A' Property.
- 8A.6) The Purchasers shall observe and abide by all the Bye-laws, Rules and Regulations prescribed by the Bruhat Bangalore Mahanagara Palike/Bangalore Development Authority or State/Central Government Authority, in regard to ownership or enjoyment of Schedule "C" Apartment apart from the terms of Deed of Declaration and also rules and regulations of the Association of Owners.
- 8A.7) The Purchasers shall permit the Association and/or Maintenance Agency to enter into the Schedule "C" Apartment or any part thereof, after due notice and during the normal hours, unless the circumstances warrant otherwise, with a view to set right any defect.
- 8A.8) The Purchasers shall permit the Builder and/or Owners Association, 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 disconnecting 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 and also for non-compliance of the terms of aforesaid Agreements and/or this Sale Deed.

9) THE SELLERS COVENANT WITH THE PURCHASERS AS FOLLOWS:

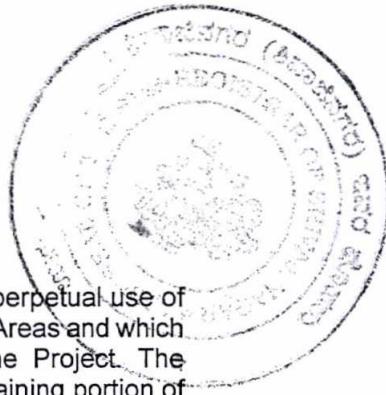
- (a) The Sellers are the absolute owners of the Property Hereby Conveyed and no person other than the Sellers have any right (legal or beneficial), claim, interest or demand in any manner whatsoever to or in respect of the Property Hereby Conveyed;
- (b) The Schedule "A" Property is not subject matter of any acquisition proceeding or any notice for acquisition, or any other notice which may adversely affect the marketability of title of the Property Hereby Conveyed;
- (c) There is no order of restraint by any court or order from any Authority prohibiting or restraining the alienation of the Property Hereby Conveyed in the manner herein contemplated;
- (d) All approvals, licenses and permits issued by the Authorities with respect to the Project are valid and subsisting and have been obtained by following due process of law;
- (e) The Sellers have the absolute and unconditional right to sell, transfer or otherwise alienate the Property Hereby Conveyed;

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10) THE PURCHASERS COVENANT AND UNDERTAKE AS UNDER:

- (a) The Purchasers shall not interfere with or obstruct the exclusive and perpetual use of the Common Areas of the Project and any part of the Limited Common Areas and which may be allotted to any other purchaser/s of the Apartments in the Project. The Purchasers shall not be entitled to claim any right or title over the remaining portion of the car parking area except the car park area exclusively earmarked/allotted to the Purchasers i.e. Purchasers Car Parks;
- (b) That the Purchasers shall be entitled to the rights and bound by the obligations imposed upon the Purchasers under this Sale Deed and that the Purchasers shall abide by all the rules and regulations imposed by the Builder or the Owners Association in regard to the Project;
- (c) That the Purchasers hereby accept to conform to the rules and regulations that have been framed while subjecting the Schedule "A" Property and the Property Hereby Conveyed under the provision of the Karnataka Apartment Ownership Act, 1972;
- (d) That the Purchasers are in full knowledge of the Applicable Laws, applicable to the Project and that the Purchasers hereby undertake that the Purchasers shall comply with and carry out all the requirements, requisitions, demands and repairs which are required by any Authority in respect of the Property Herby Conveyed at the Purchasers' own cost;
- (e) The Purchasers covenant that the Purchasers shall comply with all the rules, regulations, laws, notifications under Applicable Law, applicable to the Project in general and Project in particular, as may be prescribed by the Statutory Authority and/or the Association of Owners.
- (f) The Purchasers along with the other Owners of the Project shall at all times ensure that all necessary certificates, licenses, permits, permissions, and insurances are renewed and kept valid and subsisting.
- (g) After the maintenance of the Project is handed over to the Owners Association that has been formed or one year from the date of Occupancy Certificate, whichever is earlier, the Builder 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 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 Purchasers along with the Association of Owners 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.
- (h) The Purchasers shall use the Purchasers Car Parks allotted to them as per the rules and obligation set out in Schedule "E" below;
- (i) The Purchasers cannot hold the Builder responsible for any breakages caused to any of the finished works in the Schedule "C" Apartment being handed over to the Purchasers during the course of the interior works.

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- (j) The Purchasers covenant that the Purchasers shall comply with all the rules and regulations pertaining to Common Areas, Common Amenities and Facilities of the Project as may be prescribed by the Sellers and the Owners Association from time to time. The Purchasers will not place any material or obstruction in any Common Areas of the Project.
- (k) The Purchasers shall be solely responsible to keep the Property Hereby Conveyed at their own cost the walls, drains, pipes and other fittings in good and habitable condition in particular so as to support and protect the parts of the building, and to carry out any internal works or repairs as may be required by the Association;
- (l) The Purchasers agree not to alter or subscribe to the alteration of the name of the Project, "PRESTIGE LAKESIDE HABITAT" and any names assigned to any Buildings/Towers there in, it being acknowledged that neither the Purchasers nor the Owners Association have any right to seek such change.
- (m) That in terms of the Scheme of development stated above, all Villas in the Project will be built upon demarcated plots carved out of the Schedule 'A' Property. The Owners of the Villas are entitled to exclusively enjoy private garden and other open spaces within the demarcated plots and other Owners shall not have any rights over the same. The Purchasers shall not object to such exclusive use and enjoyment by the Owners of the Villas in the Project.
- (n) That the Purchasers have no objection whatsoever to the Sellers/Builder revising/modifying the Development Plan/Sanctioned Plans by adding adjoining lands and taking modified sanctioned plans with additional buildings without affecting the Carpet Area of the Schedule 'C' Apartment and the Purchasers agree not to claim any compensation from the Sellers/Builder for revising/modifying the Development Plan/Sanctioned Plans. The internal roads and driveways are entitled to be extended to the adjoining lands and therefore the Builder shall be entitled to make use of these as roads and driveways for the purposes of developing the adjoining lands and also to extend the connectivity to the adjoining lands through the roads and driveways in the Schedule 'A' Property by sharing the common expenses for the facilities utilised. The Purchasers shall be deemed to have given their consent for the above.
- (o) The Purchasers hereby agree, undertake and covenant with the Builder that they 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 Builder under this Sale Deed, or any other deed, document or writing that may be entered into and executed between the parties hereto and the Purchasers shall be bound and liable to render to the Builder, all necessary assistance and co-operation, to enable the Builder to exercise and avail of the same.

11) DEFECT LIABILITY PERIOD:

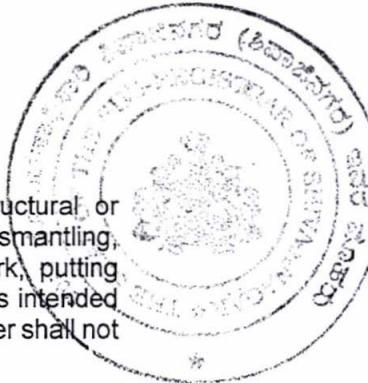
- (a) In the event of any Structural Defects being informed by the Purchasers in writing within the period of five years from the date of the Occupancy Certificate/Partial Occupancy Certificate having been issued to the Building or Tower or the Project, the Builder agrees to attend the same within 30 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 Purchasers or any other purchaser/s or the Purchasers' agents or structural defects

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caused or attributable to the Purchasers 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 Purchasers, then the Builder shall not be liable for the same.

- (b) The Builder 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 non-homogeneous 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 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 damages caused to glass, ceramic, vitrified, porcelain materials shall not come under the defect liability after accepting possession of the Apartment.
- (c) The Builder 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.

12) RIGHT TO REBUILD:

In the event of destruction of building in which Schedule 'C' Property is a portion 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 the owners of Schedule 'A' Property shall together have the right to rebuild their respective apartments 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 Purchasers will have the right to construct and own the same area as is owned by them prior to the date of destruction. However if the area sanctioned is more/less, the Purchasers will have right to construct and own only proportionate area. Whenever the owners are rebuilding the building after such destruction, the foundation 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.

13) APPLICABILITY:

The Agreement to Sell and Construction Agreement between the Sellers, Builder and the Purchasers and this Sale Deed, shall together constitute documents of title to the Schedule 'B' Property and Schedule 'C' Apartment for the Purchasers and in the event of there being any inconsistency in terms, conditions, covenants, rights and obligations of the parties detailed in these three documents, the terms, conditions, covenants, rights and obligations mentioned in this Sale Deed shall prevail over the said Agreements, as otherwise Agreement to Sell, Construction 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.

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14) STAMP DUTY AND REGISTRATION FEES:

This Sale Deed has been made, executed and registered at the cost of the Purchasers and the Purchasers 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 be borne by the Purchasers only. The Sellers and Builder shall have no liability in respect thereof.

15) PERMANENT ACCOUNT NUMBER:

The Permanent Account Number of Parties are as follows:-

- | | | |
|----------------------|---|--------------|
| (a) First Seller | : | AADCT 3672 P |
| (b) Builder | : | AAOFP 5729 K |
| (c) First Purchaser | : | AKAPD 8872 D |
| (d) Second Purchaser | : | AGKPJ 0974 E |

:SCHEDULE 'A' PROPERTY:
(Description of the Land on which Project is developed)

ALL THAT piece and parcel of property being non-agricultural converted vacant lands in Sy.Nos. 176/1, 178/2, 178/3, 179, 180/1, 180/2, 181/1, 181/2, 181/3, 181/4, 182, 183/1, 183/3, 183/2, 183/4, 184/1, 184/2, 186/1, 187/2, 188/2, 188/5A, 188/5B, 189/1 190/1, 190/2, 190/5 (old No.190/1) 190/6, (old No.190/1) 191/1, 191/3, 191/4 (old No.191/1) 192/1, 195/1, 196, 197/1, 197/2, 197/3A, 198/1, 198/2, 199, 200/2, 203/1, 203/2, 204/1, 204/2, 204/3, 204/4, 204/5, 204/6, 204/7A, 204/7B, 205/1, 205/2, 205/3, 205/4, 205/5, 207/1, 207/2, 207/3, 207/4, 207/5, 207/6, 208, 210/1, 210/3, 210/4, 210/6B, 210/7A, 7B, 210/8, 210/9, 210/10, 210/11, 210/12, 210/13B, 210/13A, 210/15A, 210/15B, 210/16, 210/18, 210/1 (210/19) 211/1, 211/2, 211/6A, 211/7, 220/1, of Gunjur Village and Sy. Nos. 28/5, 28/11, 28/13, 28/14, 28/16 of Balagere Village both are of Varthur Hobli, Bangalore East Taluk, measuring an extent of 98 Acres 35.25 Guntas (less area surrendered to Bangalore Development Authority) and the entire Property is presently bearing Municipal No.52 in Sy.Nos.210/4, 207/3, 207/6 and other survey numbers at Sl.No.617 (in the records of Bruhat Bangalore Mahanagara Palike) and situated in Gunjur in Municipal Ward No.149 of Varthur, Bangalore and entire Property is bounded on the:

East by	:	Road and Lands in Sy.No.220/3, 220/4 and 207/6 in Gunjur Village;
West by	:	Lands in Sy.No.28 of Balegere Village and Sy.No.136, 194, 195, 191 of Gunjur Village and Private Properties;
North by	:	Lands in Sy.No.206, 202, 201 of Gunjur Village and Sy.No.25 of Balagere and Private Properties; and
South by	:	Lands in Sy.No.179, 176, 177, 178, 185, 189 of Gunjur Village and Private Properties.

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

778 Sq. Feet of undivided share, right, title, interest and ownership in land in Schedule "A" Property.

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

All that Residential Apartment bearing No.7093 in Level-9, Eighth Floor of Building No.3, 'Calliope' in Tower 7, in the Project viz., 'PRESTIGE LAKESIDE HABITAT', developed on Schedule 'A' Property and measuring 1126 Sq. Ft., of carpet area and 529 Sq. Feet of proportionate share in common areas such as passages, lobbies, lifts, staircases and other areas of common use and totally measuring 1655 Sq. Feet of super built-up area, with ONE Covered Car Parking Space in the Basement Floor and the apartment is bounded by:

- East** : Open towards Open Space in Tower 7 of "Prestige Lakeside Habitat";
West : Corridor in Level-9, 8th Floor of Building No.3, 'Calliope' in Tower 7 of "Prestige Lakeside Habitat";
North : Open towards Open Space in Tower 7 of "Prestige Lakeside Habitat"; and
South : Apartment No.7094 in Level-9 8th Floor of Building No.3, 'Calliope' in Tower 7 of "Prestige Lakeside Habitat";

The walls are built out of Solid Brick and Cement with RCC Roofing and Vitrified/Ceramic Flooring and it has electricity, water and sanitary connections. The wood used is Teak and windows of UPVC sliding Panels.

:SCHEDULE 'D':
:RIGHTS OF THE PURCHASERS:

The Purchasers shall, in the course of ownership of Schedule 'B' Property and Schedule 'C' Apartment have the following rights:

- 1) The right to own the Apartment described in the Schedule 'C' above for residential purposes.
- 2) The right and liberty to the Purchasers and all persons entitled, authorized or permitted by the Purchasers (in common with all other persons entitled, permitted or authorized to a similar right) at all times, and for all purposes, to use the staircases, passages and common areas in the Building for ingress and egress and use in common;
- 3) The right to subjacent lateral, vertical and horizontal support for the Schedule 'C' Apartment from the other parts of the Building;
- 4) The right to free and uninterrupted passage of water, electricity, sewerage, etc., from and to the Schedule 'C' Apartment through the pipes, wires, sewer lines, drain and water courses, cables, pipes and wires which are or may at any time hereafter be, in, under or passing through the Building or any part thereof by the Schedule 'A' Property;
- 5) Right to lay cables or wires for Radio, Television, Telephone, Data Cable and such other installations, in any part of the Building, however, recognizing and reciprocating such rights of the other owners;
- 6) Right of entry and passage for the Purchasers with/without workmen to other parts of the Building at all reasonable times after notice to enter into and upon other parts of the Building for the purpose of repairs to or maintenance of the Schedule 'C' Apartment or for repairing, cleaning, maintaining or removing the water tanks, sewer, drains and water courses, cables, pipes and wires causing as little disturbance as possible to the other owners and making good any damage caused.

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- 7) Right to use along with all other owners all common facilities and amenities provided therein on payment of such sums as may be prescribed from time to time by the Builder or the Owners' Association or the Agency looking after the maintenance of common areas and amenities.
- 8) Right to use and enjoy the common areas, amenities and facilities in the Project in accordance with the purpose for which they are installed without endangering or encroaching upon the lawful rights of other owners/users.
- 9) Right to make use of all the common roads, driveways and passages provided in Schedule 'A' Property and the adjoining lands to reach the Schedule 'C' Apartment without causing any obstruction for free movement therein.

: SCHEDULE 'E':
:OBLIGATIONS ON THE PURCHASERS:

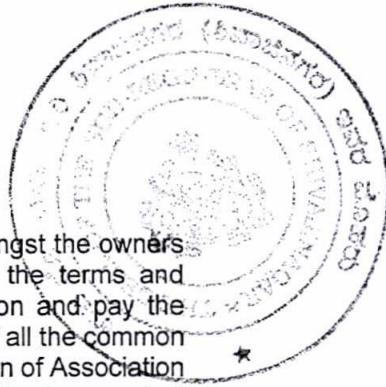
The Purchasers hereby agree, confirm and undertake the following obligations towards the Builder and other Apartment and Villa Owners in the Project. The obligations herein contained are in addition to the obligations contained elsewhere in this Sale Deed.

- 1) The Purchasers shall be bound by the following obligations:
 - a. Not to raise any construction in addition to that mentioned in Schedule 'C' above.
 - b. Not to use or permit the use of the Schedule 'C' Apartment in such manner which would diminish the value of the utility in the property described in the Schedule 'A' above.
 - c. Not to use the space in the land described in Schedule 'A' Property for parking any vehicles or to use the same in any manner which might cause hindrances to or obstruct the movement of vehicles parked in the parking spaces or for users of adjoining properties.
 - d. Not to default in payment of any taxes or government levies to be shared by all the owners of the property described in the Schedule 'A' Property.
 - e. Not to decorate the exterior part of the Schedule 'C' Apartment to be constructed otherwise than in the manner agreed to by at least two thirds majority of the owners of Apartments in 'The Project'.
 - f. Not to make any arrangements for maintenance of the building and for ensuring common amenities therein for the benefit of all concerned other than that agreed to by two thirds majority of all apartment owners.
- 2) The Purchasers shall have no objection whatsoever to the Builder managing the building in Schedule 'A' Property by themselves or handing over the common areas and the facilities to the common organization or Association as soon as it is formed and pending formation of the same, the Builder shall retain the same and the Purchasers have given specific consent to this undertaking.

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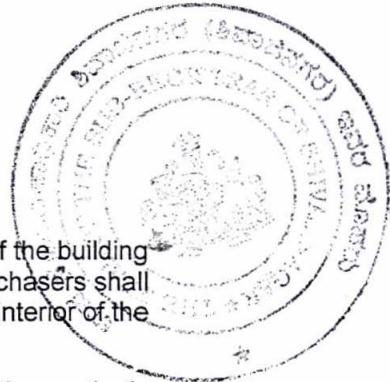
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- 3) The Purchasers as Members of the Owners' Association formed amongst the owners of apartments/villas in the Project agree to observe and perform the terms and conditions and bye-laws and rules and regulations of the Association and pay the admission fee and other fees that may be agreed. The maintenance of all the common areas and facilities in the Project shall be done by Builder until formation of Association and/or by the Maintenance Company appointed by the Builder and the Purchasers shall pay all common expenses and other expenses, taxes and outgoings in terms of this deed to the Builder or the Maintenance Company engaged by the Builder. On Owners Association taking over the maintenance, the Purchasers shall pay the common expenses and other expenses, taxes and outgoings to the Association.
- 4) It is hereby clarified and agreed that all expenses relating to maintenance of common areas, amenities, open spaces, parks, gardens (other than private gardens) and facilities shall be borne by the owners of Apartments in 'the Project' proportionately. No owner of an apartment or villa in 'the Project' is exempted from payment of common area maintenance expenses by waiver of the use or enjoyment of all or any common areas and facilities or by non-occupation of the apartment and villa.
- 5) The Purchasers shall use the apartment only for residential purposes and the car-parking space for parking a light motor vehicle/s and no other purposes. The Purchasers shall not use the Schedule 'C' Apartment as service apartment or transit accommodation or let it out on temporary basis.
- 6) The Purchasers shall not alter the elevations of the apartment buildings.
- 7) The Purchasers shall maintain the apartment at their cost in a good and habitable condition and shall not do or suffer to be done anything in or to the said apartment and/or common passages or the compound which may be against the rules and bye-laws of the Bangalore Development Authority/Bruhat Bengaluru Mahanagara Palike (BBMP) or any other Authority. The Purchasers shall keep the apartment, walls, floor, roof, drains, pipes and appurtenances thereto belonging in good condition so as to support, shelter and protect the parts of the entire development and shall not do any work which jeopardizes the soundness or safety of the building or the property or reduce the value thereof or impair any assessment and shall not add any structure or excavate any basement or cellar. The Purchasers shall promptly report to the Builder/Maintenance Company /Association of Apartment Owners, as the case may be, of any leakage/seepage of water/sewerage and the like through the roof/floor/wall of the said apartment and especially with regard to the external and common walls shared by the owners.
- 8) It is a specific term and condition of this Sale Deed and of the rights to be created in favour of the prospective buyers of the apartments in 'The Project' that:
 - a) the name of the owner and/or apartment number shall be put in standardized letters and colouring only at the spaces designated by the Builder in the entrance lobby and at the entrance door of the particular apartment but at no other place in the building and the number allotted to any apartment shall not be altered.
 - b) no sign board, hoarding or any other logo or sign shall be put up by the purchasers on the exterior of the building or on the other wall/s of the apartment.

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- c) the Purchasers shall not alter the colour scheme of the exterior of the building or of the exterior lobby wall of the said apartment though the Purchasers shall be entitled to select and carry out any decoration/painting of the interior of the said apartment.
 - d) the Purchasers shall not do anything that may adversely affect the aesthetic appearance/beauty of the building, nor do anything within the compound of 'The Project' which may cause any nuisance or obstruction or hindrance to the other owners.
 - e) any further or other construction that may be permitted hereafter over and above the construction already sanctioned as aforesaid such construction may be carried out only by the Builder. The Purchasers shall not be entitled to object to the same or to cause any obstruction or hindrance thereof, nor to ask for any discount and/or debate and/or abatement in the above mentioned consideration.
- 8A) The Purchasers shall at all times be bound by the terms and conditions of use of the Purchasers' Car Parks as listed under:
- a) The Purchasers will not object to the rights of the Builder in allotting the car parking space for the Schedule 'C' Apartment in the Project. The decision of the Sellers in this regard shall be final and binding on the Purchasers.
 - b) The parking space earmarked to Purchasers is for exclusive use and enjoyment by Purchasers and the Purchasers 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.
 - c) The Purchasers shall not allow the use of the car parking allotted for use and enjoyment of the same by any person who does not own or occupy an apartment in the Tower in which Schedule 'C' Property is situated.
 - d) This car parking arrangement is only a right of use granted to the Purchasers, giving the Purchasers no property interest in the Purchasers Car Parks.
- 9) The Purchasers shall, from time to time, do and execute all further acts, deeds, matters and things as may be reasonably required by the Builder or the Association for duly implementing the terms and intent of this deed.
- 10) The Builder has provided to the Purchasers access in the Schedule 'A' Property through the driveways/internal roads to the building where the Apartment is situated and the Purchasers shall not hinder free movement of people/vehicles and materials through these common driveways and internal roads for other owners/occupants in the Project.
- 11) The cost of repairing and maintaining the internal/feeder/access and drive-ways and parks and open areas and other common areas and facilities and cost of upkeep and maintenance of infrastructure will be borne and paid proportionately by the purchasers of apartment/s comprised in residential development in the Project.
- 12) As the Purchasers will be one of the owners of the apartments in 'The Project', the Purchasers shall be entitled to use in common with all the other purchasers/ owners in 'The Project' the common areas and facilities listed below:

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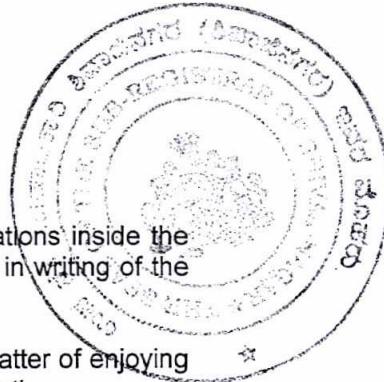
- a) driveways, roads, passages, entry and exits;
 - b) entrance lobby, staircase and corridors in apartment towers;
 - c) elevators, pumps, generators;
 - d) open spaces, common gardens, parks as designated by the Builder/Sellers i.e., (other than private garden);
 - e) facilities in club houses including the swimming pool/s ;
 - f) any/all other common facilities and amenities in 'The Project';
- 13) The Purchasers shall be entitled to exclusively use the parking space specifically allotted to the Purchasers either in the basement or at the surface level only for the purpose of parking cars and light motor vehicles. The Purchasers shall not have any right to object for allotment of parking spaces to the other apartment owners, nor shall they have any right to encroach or use other car parking spaces allotted or otherwise.
- 14) The Purchasers shall not at any time cause any annoyance, inconvenience or disturbance or injury to the occupiers of other apartments in the development by:-
- a. closing the lobbies, stairways, passages and parking spaces and other common areas.
 - b. making any alterations in the elevation or both faces of external doors and windows of the apartment/parking space to be acquired by Purchasers which in the opinion of the Builder or the Owners' Association, differ from the scheme of the building.
 - c. making any structural alterations inside the apartment or making any fresh openings;
 - d. defaulting in payment of any taxes or levies to be shared commonly by all the owners or common expenses for maintenance of the development.
 - e. creating nuisance or annoyance or damages to other occupants and owners by allowing pounding, running machinery and causing similar disturbances and noises.
 - f. installing machinery, store/keep explosives, inflammable/prohibited articles which are hazardous, dangerous or combustible in nature.
 - g. using the common corridors, staircases, lift lobbies, angan area and other common areas either for storage or for use by servants at any time.
 - h. bringing inside or park in the Schedule "A" Property any lorry or any heavy vehicles without the prior approval of the Builder/Maintenance Company/Association of Owners.
 - i. using the apartment or portion thereof for purpose other than for residential purposes and using for any illegal or immoral purposes.
 - j. draping clothes in the balconies and other places of building;
 - k. entering or trespassing into the parking areas, garden areas and terrace not earmarked for general common use.
 - l. throwing any rubbish or garbage other than in the dustbin/s provided in the property.

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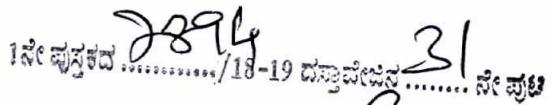
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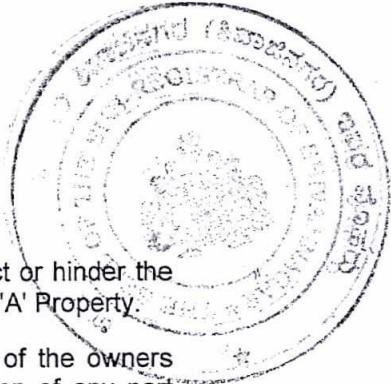


- m. undertaking any interior decoration work or additions, alterations inside the apartment involving structural changes without prior consent in writing of the Builder/Maintenance Company/Owners Association.
 - n. creating any nuisance or disturbance or misbehave in the matter of enjoying the common facilities provided to all the owners in 'The Project'.
 - o. refusing to pay the common maintenance expenses or user charges or such sums as are demanded for use and enjoyment of common facilities and club house facilities in 'The Project'.
 - p. Tress pass into other residential buildings in 'The Project' or misuse the facilities provided for common use.
- 15) The use of the club house, swimming pool and other facilities by the Purchasers during tenure of membership shall be without causing any disturbance or annoyance to the other users and without committing any act of waste or nuisance which will affect the peace of the development and shall not default/refuse/avoid paying the subscription and other charges for the use of the facilities therein
- 16) The Purchasers shall park vehicles only in the parking space/area specifically acquired by the Purchasers and earmarked for the exclusive use of the Purchasers.
- 17) The Purchasers shall not throw garbage/used articles/rubbish in the common areas, parks and open spaces, roads and open spaces left open in the Schedule 'A' Property. The Purchasers shall strictly follow the rules and regulations for garbage disposal as may be prescribed by the Builder or Agency maintaining the common areas and facilities in 'The Project' or by the Owners Association.
- 18) The Purchasers shall keep all the pets confined within the Schedule 'C' Apartment and shall ensure that the pets do not create any nuisance/disturbance to the other owners/occupants in the building.
- 19) The Purchasers shall use all sewers, drains and water lines now in or upon or hereafter to be erected and installed in Schedule 'A' Property and in the Apartment Building in common with the other Apartment Owners and to permit free passage of water, sanitary, electricity and electrical lines, through and along the same or any of them and to share with the other Apartment Owners the cost of maintaining and repairing all common amenities such as common accesses staircases, lifts, generator, etc., and to use the same as aforesaid and/or in accordance with the Rules, Regulations, Bye-Laws and terms of the Association formed by or among the Owners in the Project.
- 20) The Purchasers shall permit the Builder and/or Maintenance Company and/or Owners' Association and/or their agents with or without workmen at all reasonable times to enter into and upon the Apartment/Parking Space or any part thereof for the purpose of repairing, maintaining, re-building, cleaning and keeping in order and condition all services, drains, structures or other conveniences belonging to or servicing or used for the said apartment and also for the purpose of laying, maintaining, repairing and testing drainage, water pipes and electric wires and for similar purposes and also for the purpose of cutting off the supply of water and electricity etc., to the Apartment/Parking space or other common areas of the building or to the occupiers of such Apartment/Parking space as the case may be, who have defaulted in paying their share of the water, electricity and other charges.

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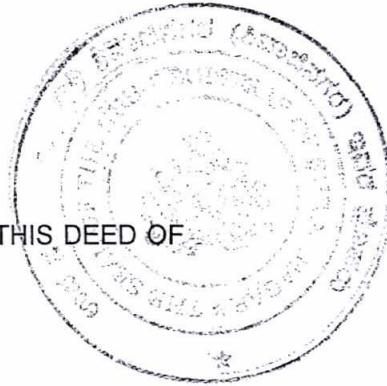


- 21) The Purchasers shall have no right at any time whatsoever to obstruct or hinder the progress of development and construction of the buildings in Schedule 'A' Property.
- 22) All common areas and facilities shall be used commonly and none of the owners including the Purchasers shall bring any action for partition or division of any part thereof.
- 23) The Purchasers, in the event of leasing the Schedule 'C' Apartment, shall keep informed the Maintenance Company/Owners Association about the tenancy of the Schedule 'C' Apartment and giving all the details of the tenants. Upon leasing, only the tenant/lessee shall be entitled to make use of the club facilities and the Purchasers shall not be entitled to make use of the Club facilities. Notwithstanding the leasing, the primary responsibility to adhere to all the rights and obligations of the Purchasers contained herein shall be that of the Purchasers and it shall be the responsibility of the Purchasers to ensure that the tenant/lessee follows all the rules and regulations that may be prescribed for the occupants of 'The Project'. The Purchasers shall not lease/rent the Schedule 'C' Apartment for period less than 11 months.
- 24) The Purchasers shall be liable to pay to Builder/Maintenance Company/Owners' Association, as the case may be, the following expenses proportionately:
 - a. expenses incurred for maintenance of all the landscaping, gardens and open spaces, white-washing and painting the exteriors and the common areas, the repair and maintenance of lifts, pumps, generators and other machinery, water, sanitary and electrical lines, electricity and water charges of the common areas, including the cost of AMC's for these equipments, replacement of fittings and provision of consumables of all common areas and places;
 - b. all taxes payable, service charges and all other incidental expenses in general.
 - c. salaries, wages paid/payable to property manager, security, lift operators, plumbers, electricians, gardeners and other technicians etc.;
 - d. all other expenses incurred for proper upkeep and maintenance of common areas and facilities within the development including expenses/costs incurred for replacement of worn out equipments, machinery such as generators, elevators, pumps, motors etc.





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32.



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

WITNESSES:

1) Chethan

CHETHAN

No. 20 Vittal Mallya Road
Bangalore - 560001

for M/s. PRESTIGE HABITAT VENTURES,

Represented by its Managing Partner:

M/s. PRESTIGE ESTATES PROJECTS LTD.,

Authorised Signatory/Executive Director-
CMD's Office.

Power of Attorney Holder for
SELLERS.

2)

Sanjay M
Davithal mallya Road
Bangalore - 560001

for M/s. PRESTIGE HABITAT VENTURES,

Represented by its Managing Partner:

M/s. PRESTIGE ESTATES PROJECTS LTD.,

Authorised Signatory/Executive Director-
CMD's Office:

BUILDER.

Drafted By:

D. L. Srinivasan
Advocate,
Bangalore.

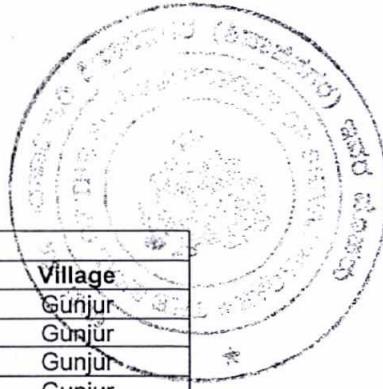
1)

2)

PURCHASERS.

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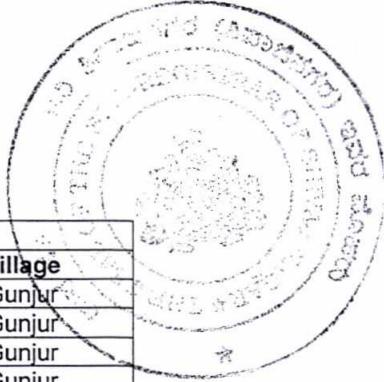
ANNEXURE-A
(Details of Survey Numbers)

Sl.No	Sy. No.	Extent		Village
		Acre	Guntas	
1	211/6A	1	14	Gunjur
2	211/7	2	4.75	Gunjur
3	211/2	1	0	Gunjur
4	210/13A	0	30	Gunjur
5	210/13B	0	30	Gunjur
6	188/5A	0	15	Gunjur
7	188/5B	0	14	Gunjur
8	188/2	1	6	Gunjur
9	204/7A	0	39	Gunjur
10	204/5	1	36	Gunjur
11	200/2	2	26	Gunjur
12	199	1	19	Gunjur
13	199	0	35	Gunjur
14	197/2	1	9	Gunjur
15	203/1	1	29	Gunjur
16	205/4	2	8	Gunjur
17	205/5	2	8	Gunjur
18	220/1	0	10	Gunjur
19	220/1	0	7	Gunjur
20	211/1	0	14	Gunjur
21	211/1	0	10	Gunjur
22	207/4	1	27	Gunjur
23	189	1	2	Gunjur
24	207/2	1	13	Gunjur
25	28/13	0	22	Balagere
26	28/14	0	19	Balagere
27	197/3A	0	35	Gunjur
28	28/5	0	15.5	Balagere
29	28/16	0	15.5	Balagere
30	28/11	1	30.5	Balagere
31	190/2	1	27	Gunjur
32	178/2	0	24	Gunjur
33	178/3	0	16	Gunjur
34	181/1	1	0	Gunjur
35	181/2	0	15	Gunjur
36	181/3	0	15	Gunjur
37	181/4	0	33	Gunjur

Jyoti Naamur

Rishabh
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Page 29
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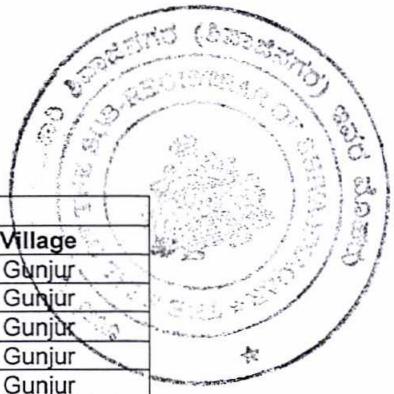


Sl.No	Sy. No.	Extent		Village
		Acre	Guntas	
38	182	0	26	Gunjur
39	183/3	0	13	Gunjur
40	186/1	0	10	Gunjur
41	187/2	0	35	Gunjur
42	184/2	0	35	Gunjur
43	204/2	2	25	Gunjur
44	210/18	0	3	Gunjur
45	184/1	0	39	Gunjur
46	207/3	0	26	Gunjur
47	207/6	0	31	Gunjur
48	192/5 (Old No: 192/1)	0	33.75	Gunjur
49	191/1	0	4.75	Gunjur
50	210/3	0	32	Gunjur
51	210/3	0	2.75	Gunjur
52	210/4	0	2	Gunjur
53	210/12	0	2	Gunjur
54	210/12	0	2	Gunjur
55	210/16	0	3	Gunjur
56	210/9	0	2	Gunjur
57	210/6B	0	2.5	Gunjur
58	210/7	0	2	Gunjur
59	210/3	0	2	Gunjur
60	210/3	0	2	Gunjur
61	210/3	0	1	Gunjur
62	210/3	0	1	Gunjur
63	210/7	0	4	Gunjur
64	179	1	5	Gunjur
65	179	1	10	Gunjur
66	176/1	0	14	Gunjur
67	191/1	0	9.5	Gunjur
68	211/2	1	9	Gunjur
69	210/3	0	14	Gunjur
70	210/3	0	4	Gunjur
71	210/3	1	12	Gunjur
72	210/3	0	4	Gunjur
73	210/8	0	4	Gunjur
74	210/15A	0	35	Gunjur
75	210/15B	0	36	Gunjur
76	204/1	2	24	Gunjur
77	203/2	1	4	Gunjur

3d Name

Signature
Shiva

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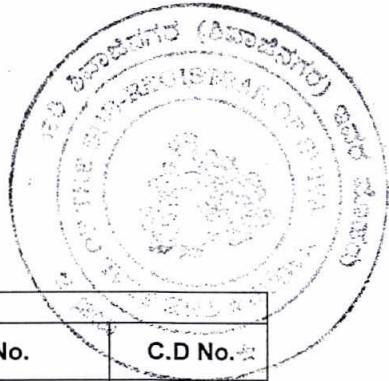


Sl.No	Sy. No.	Extent		Village
		Acre	Guntas	
78	205/2	1	7	Gunjur
79	199	3	2	Gunjur
80	198/2	0	22	Gunjur
81	204/6	1	8	Gunjur
82	204/7B	0	39	Gunjur
83	205/3	0	30	Gunjur
84	183/4	0	8.5	Gunjur
85	205/3	0	15	Gunjur
86	183/4	0	8.5	Gunjur
87	205/3	0	15	Gunjur
88	205/5	1	31	Gunjur
89	183/2	0	30	Gunjur
90	198/1	1	28	Gunjur
91	190/1	0	35.5	Gunjur
92	190/1	1	31	Gunjur
93	183/1	0	17	Gunjur
94	180/1	0	20	Gunjur
95	196	2	10	Gunjur
96	210/1 (210/19)	0	4	Gunjur
97	210/16	0	3	Gunjur
98	207/5	1	28	Gunjur
99	195/1	2	33	Gunjur
100	197/1	1	34.25	Gunjur
101	204/3	1	2	Gunjur
102	204/4	1	8	Gunjur
103	205/1	1	15	Gunjur
104	192/3 (Old No: 192/1)	0	33.75	Gunjur
105	191/3	0	4.75	Gunjur
106	210/1	0	24	Gunjur
107	210/3	0	2	Gunjur
108	210/3	0	2	Gunjur
109	210/3	0	2	Gunjur
110	210/3	0	3.25	Gunjur
111	210/10 (New No.210/20, 210/22, 210/24 - 27	0	2.75	Gunjur
112	210/11	0	3	Gunjur
113	179	1	11	Gunjur
114	180/2	0	22	Gunjur
Total		92	35.25	

Zafar Noaman

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ANNEXURE-B
(Details of Sale Deeds)

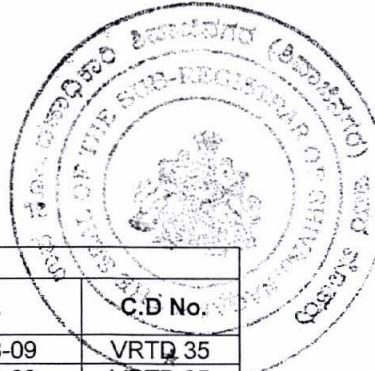
Sl.No	Sy. No.	Extent		Registration details			C.D No.
		Acre	Guntas	Village	Date of Registration	Document No.	
1	211/6A	1	14	Gunjur	30/3/2011	VRT-1-03171/2011-12	VRTD 121
2	211/7	2	4.75	Gunjur	23/07/2011	VRT-1-03171/11-12	VRTD 121
3	211/2	1	0	Gunjur	23/7/2011	VRT-1-03171/2011-12	VRTD 121
4	210/13A	0	30	Gunjur	11/8/2010	VRT-1-03140/2010-12	VRTD 79
5	210/13B	0	30	Gunjur	11/8/2010	VRT-1-03145/2010-11	VRTD 79
6	188/5A	0	15	Gunjur	16/7/2011	VRT-1-02968/2011-12	VRTD 120
7	188/5B	0	14	Gunjur	16/7/2011	VRT-1-02968/2011-12	VRTD 120
8	188/2	1	6	Gunjur	16/7/2011	VRT-1-02968/2011-12	VRTD 120
9	204/7A	0	39	Gunjur	16/7/2011	VRT-1-02972/2011-12	VRTD 120
10	204/5	1	36	Gunjur	18/07/2011	VRT-1-03006/2011-12	VRTD 120
11	200/2	2	26	Gunjur	18/7/2011	VRT-1-02996/2011-12	VRTD 120
12	199	1	19	Gunjur	16/7/2011	VRT-1-02972/2011-12	VRTD 120
13	199	0	35	Gunjur	18/7/2011.	VRT-1-03004/2011-12	VRTD 120
14	197/2	1	9	Gunjur	11/8/2010	VRT-1-03152/2010-11	VRTD 79
15	203/1	1	29	Gunjur	18/10/2008	VRT-1-02986/2008-09	VRTD 35
16	205/4	2	8	Gunjur	18/10/2008	VRT-1-02991/2008-09	VRTD 35
17	205/5	2	8	Gunjur	18/7/2011.	VRT-1-03004/2011-12	VRTD 120
18	220/1	0	10	Gunjur	23/7/2011	VRT-1-03171/2011-12	VRTD 121
19	220/1	0	7	Gunjur	18/10/2008	VRT-1-02986/2008-09	VRTD 35
20	211/1	0	14	Gunjur	23/7/2011	VRT-1-03171/2011-12	VRTD 121
21	211/1	0	10	Gunjur	18/7/2011.	VRT-1-03004/2011-12	VRTD 120
22	207/4	1	27	Gunjur	16/7/2011	VRT-1-02964/2011-12	VRTD 120
23	189	1	2	Gunjur	18/7/2011.	VRT-1-03004/2011-12	VRTD 120
24	207/2	1	13	Gunjur	18/7/2011	VRT-1-03000/2011-12	VRTD 120
25	28/13	0	22	Balagere	20/08/2011	VRT-1-04414/2011-12	VRTD 127
26	28/14	0	19	Balagere	19/8/2011	VRT-1-04402/2011-12	VRTD 127
27	197/3A	0	35	Gunjur	11/8/2010	VRT-1-03150/2010-11	VRTD 79
28	28/5	0	15.5	Balagere	19/8/2011	VRT-1-04397/2011-12	VRTD 127
29	28/16	0	15.5	Balagere	19/8/2011	VRT-1-04400/2011-12	VRTD 127
30	28/11	1	30.5	Balagere	11/8/2010	VRT-1-03153/2010-11	VRTD 79
31	190/2	1	27	Gunjur	18/10/2008	VRT-1-02999/2008-09	VRTD 35
32	178/2	0	24	Gunjur	11/8/2010	VRT-1-03165/2010-11	VRTD 79
33	178/3	0	16	Gunjur	16/07/2011	VRT-1-02970/2011-12	VRTD 120
34	181/1	1	0	Gunjur	11/8/2010	VRT-1-03158/2010-11	VRTD 79
35	181/2	0	15	Gunjur	16/1/2012	VRT-1-07451/2011-12	VRTD 143
36	181/3	0	15	Gunjur	11/8/2010	VRT-1-03148/2010-11	VRTD 79
37	181/4	0	33	Gunjur	11/8/2010	VRT-1-03147/2010-11	VRTD 79
38	182	0	26	Gunjur	29/6/2011	VRT-1-02355/2011-12	VRTD 117
39	183/3	0	13	Gunjur	18/10/2008	VRT-1-03001/2008-09	VRTD 35
40	186/1	0	10	Gunjur	18/10/2008	VRT-1-03001/2008-09	VRTD 35

Zainul Haqam

*Dilip Kumar
Shaiin*

184 13-19 දෙසැම්බර් නීවුම්

క్ర.అ.నీలే, శిథాజిస్టర్, చెగలుబు



Sl.No	Sy. No.	Extent		Registration details			
		Acre	Guntas	Village	Date of Registration	Document No.	C.D No.
41	187/2	0	35	Gunjur	18/10/2008	VRT-1-02997/2008-09	VRTD 35
42	184/2	0	35	Gunjur	18/10/2008	VRT-1-02999/2008-09	VRTD 35
43	204/2	2	25	Gunjur	26/4/2012	VRT-1-00412/2012-13	VRTD 151
44	210/18	0	3	Gunjur	11/4/2012	VRT-1-00165/2012-13	VRTD 150
45	184/1	0	39	Gunjur	2/7/2012	SHV-1-00816/2012-13	SHVD 152
46	207/3	0	26	Gunjur	12/6/2012	SHV-1-00650/2012-13	SHVD 152
47	207/6	0	31	Gunjur	12/6/2012	SHV-1-00650/2012-13	SHVD 152
48	192/5 (Old No: 192/1)	0	33.75	Gunjur	17/05/2013	INR-1-1044/2013-14	INRD 66
49	191/1	0	4.75	Gunjur	11/4/2012	VRT-1-00161/2012-13	VRTD 150
50	210/3	0	32	Gunjur	16/7/2011	VRT-1-2968/2012-13	VRTD 120
51	210/3	0	2.75	Gunjur	11/8/2010	VRT-1-03155/2010-11	VRTD79
52	210/4	0	2	Gunjur	18/7/2011	VRT-1-03007/2011-12	VRTD 120
53	210/12	0	2	Gunjur	11/8/2010	VRT-1-03156/2010-11	VRTD 79
54	210/12	0	2	Gunjur	11/8/2010	VRT-1-03157/2010-11	VRTD 79
55	210/16	0	3	Gunjur	3/12/2012	SHV-1-01948/2012-13	SVD 158
56	210/9	0	2	Gunjur	11/8/2010	VRT-1-03155/2010-11	VRTD 79
57	210/6B	0	2.5	Gunjur	16/7/2011	VRT-1-02971/2011-12	VRTD 120
58	210/7	0	2	Gunjur	11/8/2010	VRT-1-03155/2010-11	VRTD 79
59	210/3	0	2	Gunjur	18/10/2008	VRT-1-02989/2008-09	VRTD 35
60	210/3	0	2	Gunjur	16/07/2011	VRT-1-02965/2011-12	VRTD 120
61	210/3	0	1	Gunjur	30/3/2011	VRT-1-02994/2011-12	VRTD 120
62	210/3	0	1	Gunjur	11/8/2010	VRT-1-03143/2010-11	VRTD79
63	210/7	0	4	Gunjur	1/4/2011	VRT-1-00053/2011/12	VRTD 106
64	179	1	5	Gunjur	18/07/2011	VRT-1-03005/2011-12	VRTD 120
65	179	1	10	Gunjur	11/8/2010	VRT-1-03149-10-11	VRTD 79
66	176/1	0	14	Gunjur	17/3/2011	VRT-1-08312-2010-11	VRTD 103
67	191/1	0	9.5	Gunjur	20/3/2013	INR-1-07180-2012-13	INRD62
68	211/2	1	9	Gunjur	9/7/2012	VRT-1-01847/2012-13	VRTD 157
69	210/3	0	14	Gunjur	9/7/2012	VRT-1-01830/2012-13	VRTD 157
70	210/3	0	4	Gunjur	9/7/2012	VRT-1-01836/2012-13	VRTD 157
71	210/3	1	12	Gunjur	9/7/2012	VRT-1-01831/2012-13	VRTD 157
72	210/3	0	4	Gunjur	9/7/2012	VRT-1-01826/2012-13	VRTD 157
73	210/8	0	4	Gunjur	9/7/2012	VRT-1-01837/2012-13	VRTD 157
74	210/15A	0	35	Gunjur	9/7/2012	VRT-1-01842/2012-13	VRTD 157
75	210/15B	0	36	Gunjur	9/7/2012	VRT-1-01840/2012-13	VRTD 157
76	204/1	2	24	Gunjur	9/7/2012	VRT-1-01857/2012-13	VRTD 157
77	203/2	1	4	Gunjur	9/7/2012	VRT-1-01857/2012-13	VRTD 157
78	205/2	1	7	Gunjur	9/7/2012	VRT-1-01857/2012-13	VRTD 157
79	199	3	2	Gunjur	9/7/2012	VRT-1-01857/2012-13	VRTD 157
80	198/2	0	22	Gunjur	9/7/2012	VRT-1-01857/2012-13	VRTD 157

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Page 33
 18-19 ಫೆಬ್ರುವರ್ಯ 7894 38
 ಸೇಪ್ಟೆಂಬರ್ 18-19 ಫೆಬ್ರುವರ್ಯ ಸೇಪ್ಟೆಂಬರ್
 ಕ್ಲಾರಿಸ್ ನೋಟಿಕ್ ಪ್ರಾಣಿಗಳ ಪತ್ರ



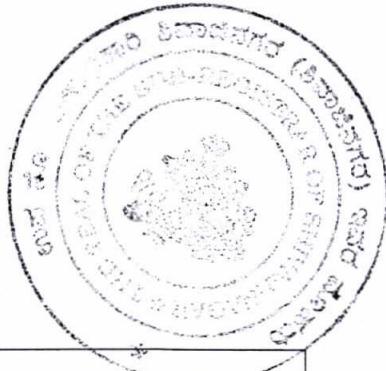
Sl.No	Sy. No.	Extent		Registration details			
		Acre	Guntas	Village	Date of Registration	Document No.	C.D No.
81	204/6	1	8	Gunjur	9/7/2012	VRT-1-1844/2012-13	VRTD 157
82	204/7B	0	39	Gunjur	9/7/2012	VRT-1-01834/2012-13	VRTD 157
83	205/3	0	30	Gunjur	9/7/2012	VRT-1-01848/2012-13	VRTD 157
84	183/4	0	8.5	Gunjur	9/7/2012	VRT-1-1835/2012-13	VRTD 157
85	205/3	0	15	Gunjur	9/7/2012	VRT-1-1835/2012-13	VRTD 157
86	183/4	0	8.5	Gunjur	9/7/2012	VRT-1-01848/2012-13	VRTD 157
87	205/3	0	15	Gunjur	9/7/2012	VRT-1-01853/2012-13	VRTD 157
88	205/5	1	31	Gunjur	9/7/2012	VRT-1-01849/2012-13	VRTD 157
89	183/2	0	30	Gunjur	9/7/2012	VRT-1-01851/2012-13	VRTD 157
90	198/1	1	28	Gunjur	9/7/2012	VRT-1-01841/2012-13	VRTD 157
91	190/1	0	35.5	Gunjur	9/7/2012	VRT-1-01829/2012-13	VRTD 157
92	190/1	1	31	Gunjur	9/7/2012	VRT-1-01827/2012-13	VRTD 157
93	183/1	0	17	Gunjur	18/12/2012	VRT-1-04828/2012-13	VRTD 172
94	180/1	0	20	Gunjur	3/8/2012	VRT-1-02300/2012-13	VRTD 159
95	196	2	10	Gunjur	15/11/2012	VRT-1-04112/2012-13	VRTD 167
96	210/1 (210/19)	0	4	Gunjur	3/12/2012	SHV-1-01949/2011-13	SHVD 158
97	210/16	0	3	Gunjur	18/10/2008	VRT-1-02995/2008-09	VRTD 35
98	207/5	1	28	Gunjur	20/7/2012	SHV-1-00956/2012-13	SHVD 153
99	195/1	2	33	Gunjur	18/10/2008	VRT-1-02994/2008-09	VRTD 35
100	197/1	1	34.25	Gunjur	30/01/2013	INR-1-05792/2012-13	INRD 55
101	204/3	1	2	Gunjur	30/01/2013	INR-1-05793/2012-13	INRD 55
102	204/4	1	8	Gunjur	30/01/2013	INR-1-05794/2012-13	INRD 55
103	205/1	1	15	Gunjur	30/01/2013	INR-1-05790/2012-13	INRD 55
104	192/3 (Old No: 192/1)	0	33.75	Gunjur	30/01/2013	INR-1-05793/2012-13	INRD 55
105	191/3	0	4.75	Gunjur	30/01/2013	INR-1-05790/2012-13	INRD 55
106	210/1	0	24	Gunjur	16/01/2013	VRT-1-05303/2012-13	VRTD 176
107	210/3	0	2	Gunjur	20/03/2013	INR-1-07177/2012-13	INDRD 62
108	210/3	0	2	Gunjur	20/03/2013	INR-1-07176/2012-13	INDRD 62
109	210/3	0	2	Gunjur	20/03/2013	INR-1-07178/2012-13	INDRD 62
110	210/3	0	3.25	Gunjur	11/2/2013	SHV-1-02572/2012-13	SHVD 160
111	210/10 (New No.210/20, 210/22, 210/24 -27	0	2.75	Gunjur	26/03/2013	VRT-1-06765/2012-13	VRTD 183
112	210/11	0	3	Gunjur	11/2/2013	SHV-1-02573/12-13	SHVD 160
113	179	1	11	Gunjur	16/01/2013	VRT-1-05297/2012-13	VRTD 176
114	180/2	0	22	Gunjur	16/01/2013	VRT-1-05300/2012-13	VRTD 176
TOTAL		92	35.25				

*Varthur
Shivajinagar
Indiranagar*

VRT is Sub Registrar Varthur
 SHV is Sub Registrar Shivajinagar
 INR is sub Registrar Indiranagar

*Dilip Kumar
Shivajinagar*

784/39
18-19 ಡಿಸೆಂಬರ್ 2008 ನೇತ್ತಿ
ನಿ.ಗಳ, ನೇರ್ಲೋ, ಕೊಣಕ್ಕಾರ್ಪ, ಮಾರ್ಗಾವಯ



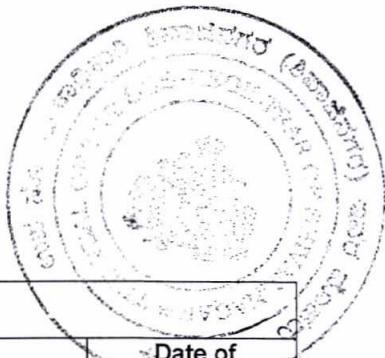
ANNEXURE-C
(Details of Conversion Orders)

Sl. No.	Sy. No.	Extent		Village	Conversion Order details	Date of Conversion
		Acre	Guntas			
1	211/7	2	4.75	Gunjur	ALN(EVH)SR 784/ 2007-08	27/09/2008
2	211/2	1	0	Gunjur	ALN(EVH)SR 784/ 2007-08	27/09/2008
3	210/13A	0	30	Gunjur	ALN(EVH)SR 786/ 2007-08	27/09/2008
4	210/13B	0	30	Gunjur	ALN(EVH)SR 768/ 2007-08	27/09/2008
5	188/5A	0	15	Gunjur	ALN(EVH)SR 251/2008-09	24/11/2008
6	188/5B	0	14	Gunjur	ALN(EVH)SR 155/2008-09	25/09/2008
7	188/2	1	6	Gunjur	ALN(EVH)SR 195/2008-09	14/10/2008
8	204/7A	0	39	Gunjur	ALN(EVH)SR 787/2007-08	14/10/2008
9	204/5	1	36	Gunjur	ALN(EVH)SR 788 /2007-08	27/09/2008
10	200/2	2	26	Gunjur	ALN(EVH)SR 136/2008-09	24/11/2008
11	199	1	19	Gunjur	ALN(EVH)SR 787/2007-08	27/09/2008
12	199	0	35	Gunjur	ALN(EVH)SR 765/2007-08	27/09/2008
13	197/2	1	9	Gunjur	ALN(EVH)SR 154/2008-09	24/11/2008
14	203/1	1	29	Gunjur	ALN(EVH)SR 785/2007-08	27/09/2008
15	205/4	2	8	Gunjur	ALN(EVH)SR 771//2007-08	25/09/2008
16	205/5	2	8	Gunjur	ALN(EVH)SR 765/2007-08	27/09/2008
17	220/1	0	10	Gunjur	ALN(EVH)SR 784/2007-08	27/09/2008
18	220/1	0	7	Gunjur	ALN(EVH)SR 785/2007-08	27/09/2008
19	211/6A	1	14	Gunjur	ALN(EVH)SR 784/2007-08	27/09/2008
20	211/1	0	14	Gunjur	ALN(EVH)SR 784/2007-08	27/09/2008
21	211/1	0	10	Gunjur	ALN(EVH)SR 765/2007-08	27/09/2008
22	207/4	1	27	Gunjur	ALN(EVH)SR 770/2007-08	27/09/2008
23	189	1	2	Gunjur	ALN(EVH)SR 765/2007-08	27/09/2008
24	207/2	1	13	Gunjur	ALN(EVH)SR 781/2007-08	27/09/2008
25	28/13	0	22	Balagere	ALN(EVH)SR 183/2011-12	11/8/2011
26	28/14	0	19	Balagere	ALN(EVH)SR 182/2011.12	11/8/2011
27	197/3A	0	35	Gunjur	ALN(EVH)SR 242/2008-09	30/01/2009
28	28/5	0	15.5	Balagere	ALN(EVH)SR 180/2011-12	11/8/2011
29	28/16	0	15.5	Balagere	ALN(EVH)SR 181/2011-12	11/8/2011
30	28/11	1	30.5	Balagere	ALN(EVH)SR 260/2008-09	24/11/2008
31	190/2	1	27	Gunjur	ALN(EVH)SR (E) 772/2007-08	25/09/2008
32	178/2	0	24	Gunjur	ALN(EVH)SR 791/2007-08	30/01/2009
33	178/3	0	16	Gunjur	ALN(EVH)SR 137/2008-09	25/09/2008
34	181/1	1	0	Gunjur	ALN(EVH)SR 157/2008-09	30/01/2009
35	181/2	0	15	Gunjur	ALN(EVH)SR 372/2011-12	30/12/2011
36	181/3	0	15	Gunjur	ALN(EVH)SR 779/2008-09	24/11/2008
37	181/4	0	33	Gunjur	ALN(EVH)SR 764/2007-08	24/11/2008
38	182	0	26	Gunjur	ALN(EVH)SR 24/2011-12	20/04/2011
39	183/3	0	13	Gunjur	ALN(EVH)SR 775/2007-08	27/09/2008
40	186/1	0	10	Gunjur	ALN(EVH)SR 775/2007-08	27/09/2008

Zul Umar

Sijam
Sijam

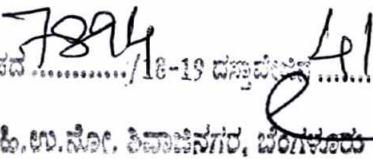
ಇನ್ನೇ ಕ್ಷೇತ್ರದಲ್ಲಿ 18-19 ದಿನಗಳಲ್ಲಿ 40 ಹೆಚ್.ಡಿ.
ಕ್ರಿ.ಪಿ.ಸಿ.ಆರ್. ವಿಜಾಯಪುರ, ಕರ್ನಾಟಕ

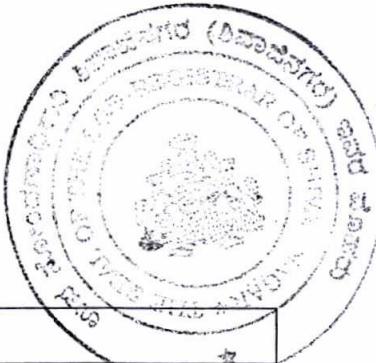


Sl. No.	Sy. No.	Extent		Village	Conversion Order details	Date of Conversion
		Acre	Guntas			
41	187/2	0	35	Gunjur	ALN(EVH)SR 766//2007-08	27/09/2008
42	184/2	0	35	Gunjur	ALN(EVH)SR 772/2007-08	27/09/2008
43	204/2	2	25	Gunjur	ALN(EVH)SR 782/2007-08	27/09/2008
44	210/18	0	3	Gunjur	ALN(EVH)SR 373/2011-12	30/12/2011
45	184/1	0	39	Gunjur	ALN(EVH)SR 110/2011-12	7/9/2011
46	207/3	0	26	Gunjur	ALN(EVH)SR 49/2007-08	2/3/2009
47	207/6	0	31	Gunjur	ALN(EVH)SR 49/2007-08	2/3/2009
48	192/5 (Old No: 192/1)	0	33.75	Gunjur	ALN(EVH)SR 708/2007-08	8/12/2011
49	191/1	0	4.75	Gunjur	ALN(EVH)SR 523/2011-12	5/3/2013
50	210/3	0	32	Gunjur	ALN(EVH)SR (E) 156/2008-09	25/09/2008
51	210/3	0	2.75	Gunjur	ALN(EVH)SR 153/2008-09	24/11/2008
52	210/4	0	2	Gunjur	ALN(EVH)SR (E) 773/2007-08	25/09/2008
53	210/12	0	2	Gunjur	ALN(EVH)SR 201/2008-09	14/10/2008
54	210/12	0	2	Gunjur	ALN(EVH)SR 201/2008-09	14/10/2008
55	210/16	0	3	Gunjur	ALN(EVH)SR 109/2011-12	7/9/2011
56	210/9	0	2	Gunjur	ALN(EVH)SR 153/2008-09	24/11/2008
57	210/6B	0	2.5	Gunjur	ALN(EVH)SR 763/2007-08	27/09/2008
58	210/7	0	2	Gunjur	ALN(EVH)SR 153/2008-09	24/11/2008
59	210/3	0	2	Gunjur	ALN(EVH)SR 767/2007-08	27/09/2008
60	210/3	0	2	Gunjur	ALN(EVH)SR 780/2007-08	27/09/2008
61	210/3	0	1	Gunjur	ALN(EVH)SR 789/2007-08	30/01/2008
62	210/3	0	1	Gunjur	ALN(EVH)SR 152/2008-09	30/01/2009
63	210/7	0	4	Gunjur	ALN(EVH)SR 187/2010-11	18/10/2010
64	179	1	5	Gunjur	ALN(EVH)SR 240/2008-09	24/11/2008
65	179	1	10	Gunjur	ALN(EVH)SR 241/2008-09	24/11/2008
66	176/1	0	14	Gunjur	ALN(EVH)SR 136/2010-11	9/3/2011
67	191/1	0	9.5	Gunjur	ALN(EVH)SR 393/2012-13	12/3/2013
68	211/2	1	9	Gunjur	ALN(EVH)SR 200/2008-09	14/10/2008
69	210/3	0	14	Gunjur	ALN(EVH)SR 138/2008-09	25/09/2008
70	210/3	0	4	Gunjur	ALN(EVH)SR 141/2008-09	25/09/2008
71	210/3	1	12	Gunjur	ALN(EVH)SR 140/2008-09	25/09/2008
72	210/3	0	4	Gunjur	ALN(EVH)SR 148/2008-09	30/01/2009
73	210/8	0	4	Gunjur	ALN(EVH)SR 144/2008-09	25/09/2008
74	210/15A	0	35	Gunjur	ALN(EVH)SR 196/2008-09	24/11/2008
75	210/15B	0	36	Gunjur	ALN(EVH)SR 197/2008-09	24/11/2008
76	204/1	2	24	Gunjur	ALN(EVH)SR 149/2008-09	25/09/2005
77	203/2	1	4	Gunjur	ALN(EVH)SR 149/2008-09	25/09/2008
78	205/2	1	7	Gunjur	ALN(EVH)SR 149/2008-09	25/09/2008
79	199	3	2	Gunjur	ALN(EVH)SR 149/2008-09	25/09/2008
80	198/2	0	22	Gunjur	ALN(EVH)SR 149/2008-09	25/09/2008

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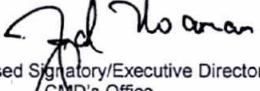
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Signature


 1894/18-19 చిత్తుపురు 41 నెఱు
 నీ.ఎ.స్రీవింస్, రివేన్యూ ఓఫిసర్, చిత్తుపురు



Page 36

Sl. No.	Sy. No.	Extent		Village	Conversion Order details	Date of Conversion
		Acre	Guntas			
81	204/6	1	8	Gunjur	ALN(EVH)SR146/2008-09	25/09/2008
82	204/7B	0	39	Gunjur	ALN(EVH)SR 199/2008-09	14/10/2008
83	205/3	0	30	Gunjur	ALN(EVH)SR150/2008-09	25/09/2008
84	183/4	0	8.5	Gunjur	ALN(EVH)SR150/2008-09	25/09/2008
85	205/3	0	15	Gunjur	ALN(EVH)SR147/2008-09	25/09/2008
86	183/4	0	8.5	Gunjur	ALN(EVH)SR147/2008-09	25/09/2008
87	205/3	0	15	Gunjur	ALN(EVH)SR 142/2008-09	25/09/2008
88	205/5	1	31	Gunjur	ALN(EVH)SR198/2008-09	14/10/2008
89	183/2	0	30	Gunjur	ALN(EVH)SR151/2008-09	25/09/2008
90	198/1	1	28	Gunjur	ALN(EVH)SR 139/2008-09	30/01/2009
91	190/1	0	35.5	Gunjur	ALN(EVH)SR143/2008-09	24/11/2008
92	190/1	1	31	Gunjur	ALN(EVH)SR145/2008-09	24/11/2008
93	183/1	0	17	Gunjur	ALN(EVH)SR140/2010-11	10/6/2011
94	180/1	0	20	Gunjur	ALN(EVH)SR704/2007-08	8/4/2011
95	196	2	10	Gunjur	ALN(EVH)SR 137/2012-13	5/10/2012
96	210/1 (210/19)	0	4	Gunjur	ALN(EVH)SR 108/2011-12	7/9/2011
97	210/16	0	3	Gunjur	ALN(EVH)SR 790/2007-08	25/09/2008
98	207/5	1	28	Gunjur	ALN(EVH)SR 429/2011-12	30/01/2012
99	195/1	2	33	Gunjur	ALN(EVH)SR 769/2007-08	27/09/2008
100	197/1	1	34.25	Gunjur	ALN(EVH)SR 703/2007-08	11/2/2011
101	204/3	1	2	Gunjur	ALN(EVH)SR 470/2011-12	22/02/2012
102	204/4	1	8	Gunjur	ALN(EVH)SR 706/2007-08	6/10/2008
103	205/1	1	15	Gunjur	ALN(EVH)SR 289/2007-08	14/01/2008
104	192/3 (Old No: 192/1)	0	33.75	Gunjur	ALN(EVH)SR 252/2008-09	19/12/2008
105	191/3	0	4.75	Gunjur	ALN(EVH)SR 252/2008-09	19/12/2008
106	210/1	0	24	Gunjur	ALN(EVH)SR 303/2012-13	8/1/2013
107	210/3	0	2	Gunjur	ALN(EVH)SR 391/2012-13	12/3/2013
108	210/3	0	2	Gunjur	ALN(EVH)SR 390/2012-13	12/3/2013
109	210/3	0	2	Gunjur	ALN(EVH)SR 389/2012-13	12/3/2013
110	210/3	0	3.25	Gunjur	ALN(EVH)SR 353/2012-13	8/2/2013
111	210/10 (New No.210/20, 210/22, 210/24 - 27	0	2.75	Gunjur	ALN(EVH)SR 394/2012-13	12/3/2013
112	210/11	0	3	Gunjur	ALN(EVH)SR 351/2012-13	8/2/2013
113	179	1	11	Gunjur	ALN(EVH)SR 315/2012-13	11/1/2013
114	180/2	0	22	Gunjur	ALN(EVH)SR 316/2012-13	11/1/2013
TOTAL		92	35.25			

for M/s. PRESTIGE HABITAT VENTURES, Represented by its Managing Partner: M/s. PRESTIGE ESTATES PROJECTS LTD.,  Authorised Signatory/Executive Director- CMD's Office. General Power of Attorney Holder for SELLERS.	for M/s. PRESTIGE HABITAT VENTURES, Represented by its Managing Partner: M/s. PRESTIGE ESTATES PROJECTS LTD.,  Authorised Signatory/ Executive Director- CMD's Office. BUILDER.	1)  2)  PURCHASERS
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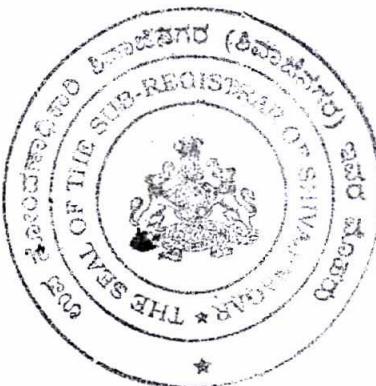
8

..... ದುರ್ಘಟನೆಯಾಗಿ ಹೀಗೆ ಮಂದಿರದಲ್ಲಿ
ಕುದುರುವುದು ಇಲ್ಲಿ 18-19 ಮಾರ್ಚ್ ತಿಂಗಳ ಒಂದನೇ ವ್ಯಾಪಕ
ಹೀಗೆ ಪ್ರಾರ್ಥಿತ ಸಂಖ್ಯೆ 189 / 18-19 ಮಾರ್ಚ್ ತಿಂಗಳ ಒಂದನೇ ವ್ಯಾಪಕ
ಹೀಗೆ ಪ್ರಾರ್ಥಿತ ಸಂಖ್ಯೆ 189 / 18-19 ಮಾರ್ಚ್ ತಿಂಗಳ ಒಂದನೇ ವ್ಯಾಪಕ

BKP

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201819



FORM B

[See Rule 4]

FORM OF DECLARATION

WE, (1). **Mr. DILIP KUMAR**, Aged about 34 years, Son of Mr. Roopa Ram, and
(2). **Mrs. SHILPA JAIN**, Aged about 34 years, Wife of Mr. Dilip Kumar, Both are residing at :
Apartment No.B-406, Sai Sri Pride Apartments, Babusapalya, BANGALORE-560 043, do
hereby solemnly affirm and declare as follows:

- 1) We hereby declare that we are the absolute owners of the residential Apartment bearing No.7093 in Level-9, 8th Floor, Building No.7-'~~calliope~~ Tower-7' in the residential complex known as 'PRESTIGE LAKESIDE HABITAT' constructed at our cost on all that piece and parcel of Larger Property bearing Municipal No.52 in the records of the Bruhat Bangalore Mahanagara Palike, situated at Gunjur in Municipal Ward No.149 of Varthur Sub-Division, Bangalore, and also owners of proportionate Undivided Share in the land measuring 778 Sq. Ft.
 - 2) We further confirm that the Owners M/s. TRISHUL BUILDTECH & INFRASTRUCTURES PRIVATE LIMITED and Others, along with Developer/Builder Viz., M/s.PRESTIGE HABITAT VENTURES, have already executed a Deed of Declaration dated 28/11/2018, registered as Document No.5515/2018-19 in Book-I and stored in C.D.No.SHVD283 in the Office of the Sub-Registrar, Shivajinagar, Bangalore.
 - 3) We derived the title to the aforesaid Apartment and corresponding undivided share of land in the Larger Property by virtue of Sale Deed dated 16/13/2019 executed by M/s.Trishul Buildtech & Infrastructures Private Limited and Others, through their GPA Holder M/s. Prestige Habitat Ventures, in our favour.

Wijlend
Sjani

7895
1ನೇ ಪ್ರಸ್ತುತಿ...../18-19 ಬಾಷಾದೇಸಿನ ನೇತ್ರಿ


ಹಿ.ಎ.ನೀಲ್, ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾರ್ಯೀಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Mr. Dilip Kumar , ಇವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶೈಲ್ಯವಾಗಿ ಪಾವತಿಸಿರುವೆದನ್ನು
ದೃಷ್ಟಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗೆದು ರೂಪ	200.00	Cash
ಒಟ್ಟು:	200.00	

ಸ್ಥಳ : ಶಿವಾಜಿನಗರ

ದಿನಾಂಕ : 16/03/2019

ಹಿರಿಯ ಉಪಸಾರ್ಥಕರಾರಿ
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ದಿನಾಂಕ
~~ಉಪಸಾರ್ಥಕ, ಬೆಂಗಳೂರು~~
(ಶಿವಾಜಿನಗರ)

Designed and Developed by C- DAC ,ACTS Pune.

7895
 1ನೇ ಪ್ರಸ್ತುತಿ...../18-19 ಡಿಸೆಂಬರ್ 2008 ನಿ. ಸುಖ
 2
 ಕ್ರ.ಉ.ನೇ. ರಿಜಿಸ್ಟ್ರಾರ್, ಬೆಂಗಳೂರು



- 4) We hereby declare that our heirs, executors, administrators and assigns and the said apartment referred to in Para 1 of this Declaration, shall hereafter be subject to the provision of the Karnataka Apartment Ownership Act, 1972 (Karnataka Act 17 of 1973) and all amendments thereto, and we further declare that we shall comply strictly with the covenants, conditions and restrictions set forth in the Declaration and with the bye-laws forming part thereof with the administrative rules and regulations adopted pursuant to such bye-laws, which Deed of Declaration is set out in Para-2 above (as either of the same or may be lawfully amended from time to time) as in the Deed of Sale.

Solemnly affirmed/sworn at Bangalore, on this the 14th day of MARCH ,
 year Two Thousand Nineteen.

WITNESSES:

1) Cheeth

CHEETHAN

No. 20 Vittal Mallya Road
 Bangalore - 560001

1)

S. J. Khan

2)

S. Jain

DECLARANTS.

2) S. Khan

S. Khan

20 Vittal Mallya Road
 Bangalore - 560001

Drafted by:-

RAJITHA RAMA RAO
 Advocate,
 Bangalore.



೨೪೯೫
1ನೇ ಪ್ರಸ್ತುತದೆ /18-19 ದಾಖಲೆಯನ್ನು..... ನೇ ಪ್ರಸ್ತುತ

Print Date & Time : 16-03-2019 12:18:33 ಮಿಳಿ.ನೋ. ಶಿವಾಚೆನ್‌ಗಳ್, ಬೆಂಗಳೂರು

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 7895

ಶಿವಾಚೆನ್‌ಗಳ್ ದಲ್ಲಿರುವ ಉಪನೋಂದೆಕಾಧಿಕಾರಿ ಶಿವಾಚೆನ್‌ಗಳ್ ರವರೆ ಕಟ್ಟೆರಿಯಲ್ಲಿ ದಿನಾಂಕ 16-03-2019 ರಂದು 11:51:20 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸ್ಕ್ರಾನಿಂಗ್ ಫೀ	175.00
	ಒಟ್ಟು:	375.00

ಶ್ರೀ Mr. Dilip Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಪ್ರೋಟೋ	ಹಬ್ಬಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Mr. Dilip Kumar			

~~ಹಿರಿಯ ಉಪನೋಂದೆಕಾಧಿಕಾರಿ
ಶಿವಾಚೆನ್‌ಗಳ್, ಬೆಂಗಳೂರು~~

ಬರೆದುಕೊಂಡಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪ್ರೋಟೋ	ಹಬ್ಬಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Mr. Dilip Kumar (ಬರೆದುಕೊಂಡವರು)			
2	Mrs. Shilpa Jain (ಬರೆದುಕೊಂಡವರು)			

~~ಹಿರಿಯ ಉಪನೋಂದೆಕಾಧಿಕಾರಿ
ಶಿವಾಚೆನ್‌ಗಳ್, ಬೆಂಗಳೂರು~~



ನೇ.ಪ್ರಸ್ತುತಿ 7895
18-19 ಮಾರ್ಚ್ 2019
ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

ಗ್ರಹಿತಿನವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Puneeth 20,V M Road, B'lore	Puneey.
2	Rajesh 21, I Cross, L C Road,B'lore	Rajesh

ಹಿರಿಯ ಉಪನಿಷದ್ವಿತೀಯ ಪಾಠ
ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

<p>1 ನೇ ಪ್ರಸ್ತುತಿ ದಸ್ತಾವೇಜು ನಂಬರ್ SHV-1-07895-2018-19 ಅಗ ಸ.ಡ. ನಂಬರ್ SHVD331 ನೇ ದೃಶ್ಯ ದಿನಾಂಕ 16-03-2019 ರಂದು ಮೋಂಡಾಯಿಸಲಾಗಿದೆ</p> <p>ಬಿ. ಗ್ರಹಿತಿನವರು ಉಪನಿಷದ್ವಿತೀಯ ಶಿವಾಜಿನಗರ (ಶಿವಾಜಿನಗರ)</p> <p>ಈ ಪ್ರಸ್ತುತಿ ಕೊಂಡಿದ್ದಾಗಿ ಪ್ರಾಣಿಗಳ ಮುಖ್ಯ ವಿಧಾನಗಳನ್ನು ಒಳಗೊಂಡಿರುತ್ತದೆ.</p> <p>ಶಿವಾಜಿನಗರ</p>

Designed and Developed by C-DAC, ACTS, Pune