

JOINT VENTURE AGREEMENT

DUPLICATE JOINT DEVELOPMENT

This ***Joint Venture Agreement*** is made and executed on this the 27th day of July, Two Thousand and Twelve (27-07-2012);

BY AND BETWEEN

M/s Sri Rama Metal Works, a Partnership Firm,
No. 320, Mysore Road, Bangalore – 560 026,
Represented by its Partners,
Mr. Chand R. Belani, Mr. Prakash R Belani and Mr. Sunder R. Belani

hereinafter referred to as the ***First Party*** (which expression wherever the context so requires shall mean and include its legal heirs, representatives, administrators, executors and assigns) of the FIRST PART;

AND

M/s. Pride and Expert Properties Private Limited,
G-2, Pride Elite,
10, Museum Road,
Bangalore – 560 001
Represented by its authorised signatory Mr. Murari L

hereinafter referred to as the *Second Party* (which expression shall wherever and whenever the context so demands shall mean and include its representatives, administrators, successors and assigns) of the SECOND PART.

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Pride & Expert Properties Pvt. Ltd.

Director

ಈ ನೇ ಶ್ರೀ ದ್ವಾರ್ಮಿಕ ಸಂಹಿ 3256

12/13



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೀಯ ಕಲಂ 10 ರ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

(ನಿಯಮ 10-A)

ಶ್ರೀ /ಶ್ರೀಮತಿ M/s. Pride and Expert Properties Private Limited Rep by its Authorised Signatory
Murari Lal Saraogi , ಇವರು 500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು
ದೃಢಿಕರಿಸಲಾಗಿದೆ

ಪ್ರತಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಮುದ್ರಾಂಕ ಶುಲ್ಕ	500.00	Paid by Cash
ಒಟ್ಟು :	500.00	

ನಾಮ : ಚಾಮರಾಜಪೇಟೆ

ದಿನಾಂಕ : 29/08/2012

ಉಪನೇತ್ರದಿಂದ ಮತ್ತು ಯತ್ನ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಶ್ರೀ ಪ್ರಿಡೆ ಎಂಪ್ರೈಸ್‌ಪ್ರೈಸ್‌ಟ್ರಾಟ್‌ಕಾರ್ಪೊರೇಟ್
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)

ಚೆಂಗಳೂರು,

Designed and Developed by C-DAC ,ACTS Pune.

I Hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs 15,00,000/- has been paid thereon, vide Document No CMP-1-3256/2012-13, Dated 29/08/2012, Stored in CD No CMPD 60 Registered in the Office of the Sub-Registrar, Chamarjpet, Bangalore

ಹಿರಿಯ ಉಪನೇತ್ರ ಮೊಂದಣಾಧಕಾರಿ
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)
ಚೆಂಗಳೂರು,

29/8/12

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಆಡಳಿತ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ಸಿಪಾಲಿಟಿ
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಣಗೊಂಡಿ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಚ ಹಾಳೆ
Document Sheet

ರಿಂ

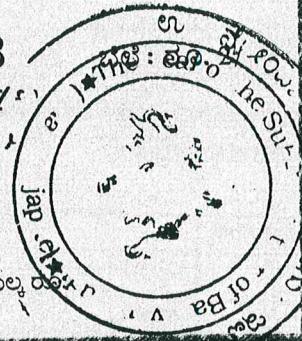


ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ, ಒತ್ತಿ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಚಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಚನ್ನು ಬರೆದುಹೋಳು ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾ, ಒತ್ತಿ ರೂ.
Total stamp duty paid Rs.



WHEREAS:

- A. The First Party is desirous of developing its stock-in-trade being the converted Property bearing No. 320 and 320/5, Mysore Road, Bangalore – 560 026(earlier bearing Survey No. 11/2, Deevitigeramanahalli Village, Kengeri Hobli, Bangalore South Taluk), totally measuring an extent of 4 acre 23 guntas, which is morefully described in the Schedule given hereunder and hereinafter referred to as the *Schedule "A" Property*.
- B. The Second Party has evinced interest in developing the above property by putting up a Residential Complex as permissible under law and as may be sanctioned by the concerned authority/ies and in a manner which is commercially beneficial to the parties, and have approached First Party for development of the same as per their design and the *First Party* have consented to the same.
- C. In pursuance of the above, the Parties have agreed that they shall jointly develop the *Schedule "A" Property*.
- D. The *First Party* has represented that it has been in peaceful possession and enjoyment of the *Schedule "A" Property* and has been regularly paying all taxes, cesses, dues and other outgoings with respect to the *Schedule "A" Property* to the concerned authority /authorities;
- E. The First party has represented that it has not withheld information about any claims, litigation, encumbrances, proceedings, sub-leases, licenses or concessions in relation to the *Schedule "A" Property*;

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Pride & Expert Properties Pvt. Ltd.

Director

2

ಶ್ರೀ ಪ್ರಯ್ದ ದಾಖಲೆ ಸಂಖ್ಯೆ 3256
1213

Print Date & Time : 29-08-2012 02:30:12 PM

ದಸ್ತಾವೇಚ ಸಂಖ್ಯೆ : 3256

ಜಾವುರಾಜಪೇಟೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರೆ ಕೆರಿಯಲ್ಲಿ ದಿನಾಂಕ 29-08-2012 ರಂದು 02:09:00 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ
ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1500000.00
2	ಸೇವಾ ಶುಲ್ಕ	1080.00
3	ದ್ವಿಪ್ರತಿ ಶುಲ್ಕ	100.00
	ಒಟ್ಟು :	1501180.00

ಶ್ರೀ M/s. Pride and Expert Properties Private Limited Rep by its Authorised Signatory Murari Lal Saraogi ಇವರಿಂದ
ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹಿಂಣಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. Pride and Expert Properties Private Limited Rep by its Authorised Signatory Murari Lal Saraogi			Pride & Expert Properties Pvt. Ltd. Director

ಹಿಂಣಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಜಾವುರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.
ಬಿಂಬಿಸಿದ್ದಾಗಿ.

ಬರೆದುಹಿಡ್ಡಿದ್ದಾಗಿ(ಮತ್ತು ಪ್ರೋಟೋ/ಭಾಗೀ: ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ.....
ಒಟ್ಟುರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಿಂಣಿನ ಗುರುತು	ಸಹಿ
1	M/s. Pride and Expert Properties Private Limited Rep by its Authorised Signatory Murari Lal Saraogi. (ಬರೆದುಹಿಡ್ಡಿದ್ದರು)			Pride & Expert Properties Pvt. Ltd. Director
2	M/s. Sri Rama Metal Works Rep by its Partner Chand R. Belani. (ಬರೆದುಹಿಡ್ಡಿದ್ದರು)			For Sri Rama Metal Works Chand R. Belani Partner

ಹಿಂಣಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಜಾವುರಾಜಪೇಟೆ)
ಬೆಂಗಳೂರು.

ಈ ದಸ್ತಾವೇಚು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆಡಳಿತ ಸಂಖ್ಯೆ ಕರ್ಣ 152 ಮುನ್ಹೊಮ್ಮೆ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ದಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಚು ಹಾಳೆ
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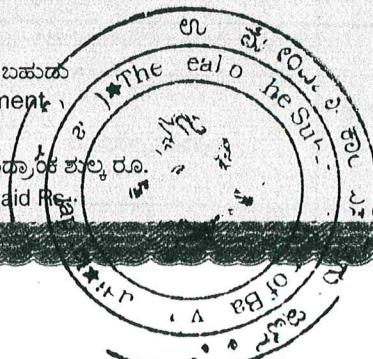
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ದಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಚಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಚನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ದಾಂಕ ತುಳ್ಳು ರೂ.
Total stamp duty paid Rs.



- F. The *First Party* has represented that it has not entered into any agreement/s for sale or alienation in any manner whatsoever or any other arrangement/s for development or otherwise of the *Schedule "A" Property* with any other person/s, nor has it issued any power/s of attorney or any other authority, oral or otherwise empowering any other person/s to deal with the *Schedule "A" Property* in any manner howsoever.
- G. The *Second Party* has agreed to co-develop the *Schedule "A" Property* by constructing residential apartments on the following terms and conditions mutually agreed to between the parties and as permitted by the concerned authority/authorities after obtaining all the necessary sanction/s, license/s, consent/s, no-objection/s and permission/s in this regard.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

I. Agreement to Develop:

The *Parties herein* agree to jointly develop and hold or sell, the *Schedule "A" Property* in terms of this agreement with the *First Party* making available the *Schedule "A" Property* for *Development* and the *Second Party* agreeing to construct and develop at their cost residential Apartments (as more fully described in the *Schedule-B* hereunder and hereinafter referred to as the *Schedule "B" Property*)

2. Consideration:

The *Parties herein* agree that in consideration of the *First Party* making available

For Sri Rama Metal Works

Mr.
Partner

For Sri Rama Metal Works

Mr.
Partner

For Sri Rama Metal Works

Mr.
Partner

For Pride & Expert Properties Pvt. Ltd.

Mr.
Director

ಬೆಂಗಳೂರು ಸಂಪನ್ಮೂಲ ಕೋರ್ಟು

1213

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪ್ರೋಟೋ	ಹಂಪಿನ ಗುರುತು	ಸಹಿ
3	M/s. Sri Rama Metal Works Rep by its Partner Prakash R. Belani . (ಒರೆದುಕೊಡುವವರು)			For Sri Rama Metal Works Prakash R. Belani Partner
4	M/s. Sri Rama Metal Works Rep by its Partner Sunder R. Belani . (ಒರೆದುಕೊಡುವವರು)			Sri Rama Metal Works Sunder R. Belani Partner

ಹಂಪಿ ಉಪನೇತ್ರೀದೆಹಿನ್ನಾರ್ಥಿಕಾಂ
ಒಸವನಗುಡ (ಚಾಮರಾಜಪುರ್ಮ)
ಬೆಂಗಳೂರು

29/8

ನೇ ಸ್ಟ್ಯಾಂಪ್ ರಿಫರ್ಮೆಂಟ್ ಸಂಖ್ಯೆ 2024/000

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರ ರದ್ದ
ಅಡೀತ ಸಂಖ್ಯೆ ಕಂಂ. 152 ಮುನ್ಹೊಮ್ಮೆ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮಧ್ಯಸ್ಥಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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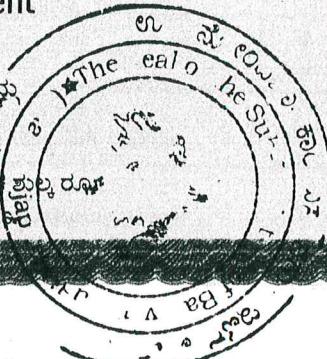
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದ್ದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾ ಮತ್ತು ರಿಂಪ್ಲಿ ರಿಂಪ್ಲಿ
Total stamp duty paid Rs. 2/-



the *Schedule "A"* Property in terms of this agreement for development and the Second Party agreeing to construct and develop the same at their cost by constructing the *Schedule "B"* Property, the First & Second Parties shall thereafter be entitled to become the joint Owners of the *Schedule "A"* and *"B"* Properties with the First Party's share being 36% of the *Schedule "B"* Property along with a proportionate share of the *Schedule "A"* Property and the Second Party's share being 64% of the *Schedule "B"* Property along with a proportionate share of the *Schedule "A"* Property or be entitled to the sale consideration in the same ratio in the event of the sale of the *Schedule "A"* and *"B"* Properties.

3. Permission to Develop:

3.1. **Permission to enter:** The First Party hereby permits the Second Party to enter upon the *Schedule "A"* Property for the development thereof in terms of this Agreement.

3.2. **Nature of Permission:** The permission granted above shall not be construed as delivery of possession of *Schedule "A"* Property by the First Party to the Second Party in part performance of this Agreement under Sec. 53-A of the Transfer of Property Act, 1882 or as transfer for the purpose of the Income Tax Act, 1961.

4. Sanctions & Licenses:

4.1. **Plans & Licenses:** The Second Party hereby agrees, at their cost, to prepare the necessary plans/ drawings/ designs etc., for the Development as per all applicable building bye-laws, rules and regulations and apply and obtain the

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

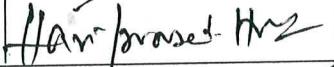
Partner

4
For Pride & Expert Properties Pvt. Ltd.

Director

ಗುರುತಿಸುವವರು

.....ನೇ ಪ್ರಮೆ ದಾತ್ವೇಜು ಸಂಖ್ಯೆ.....3256
1213

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B.R. Ravindra No G-2, Pride Elite, 10, Museum Road, Bangalore 560 001	
2	Hariprasad, H.M No G-2, Pride Elite, 10, Museum Road, Bangalore 560 001	

ಹಂತು ಉಪನೋಡುದೀಕ್ಷಿತುಕ್ಕೆರ
ಬಿಸಂಗುಡಿ (ಭಾವರಾಜಪೇಟೆ)

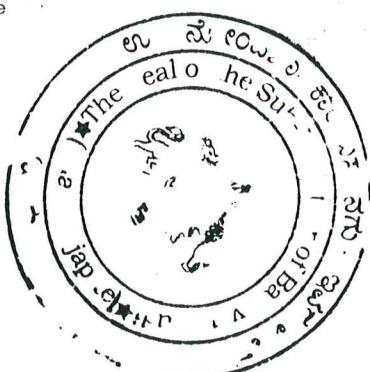
ಚೆಂಗಳೂರು

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.....29/8
ಹಂತು ಉಪನೋಡಣಾಧಕಾರ
ಬಿಸಂಗುಡಿ (ಭಾವರಾಜಪೇಟೆ)
ಚೆಂಗಳೂರು

 1 ನೇ ಪ್ರಸ್ತುತಿ ದಾತ್ವೇಜು ನಂಬಿರ CMP-1-03256-2012-13 ಅಗ ಸ.ಡಿ. ನಂಬಿರ CMPD60 ನೇ ದೃಢರ್ಲೀ ದಿನಾಂಕ 29-08-2012 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ 29/8 ಹಂತು ಉಪನೋಡಣಾಧಕಾರ ಉಪನೋಡಣಾಧಕಾರ ಬಿಸಂಗುಡಿ (ಭಾವರಾಜಪೇಟೆ)
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Designed and Developed by C-DAC, ACTS, Pune



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ಡೊಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಾ ಸಲಾಹಿ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಚು ಹಾಳೆ
Document Sheet

ರ್ಯಾ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಒಕ್ಕೆ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಚಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
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ದಸ್ತಾವೇಚನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾ ಒಕ್ಕೆ ಮುದ್ರು ರೂ. 2/-
Total stamp duty paid Rs. 2/-

necessary sanction of the plan, licenses, sanctions, consents, permissions and no-objections. The *First Party* agrees to co-operate and execute all necessary document/s as may be required in this regard.

4.2. **General Power of Attorney:** The *First Party* has, today, executed a Power of Attorney in favour of the *Second Party* to enable the *Second Party* to inter alia take suitable steps and apply for and secure all necessary plans and licenses, obtain loans and for conveyance of *Second Party*' share.

4.3. **F.A.R. / F.S.I:** The *Second Party* shall be entitled to exploit the maximum Floor Area Ratio ("F.A.R") permitted by the applicable Rules and to the extent required as per their best judgement and secure the licenses and get the plans sanctioned from the authority/authorities for the mutual benefit of the parties. In the event of sanction of any additional F.A.R. for reasons of any modification of existing rules or byelaws or on purchase/availability of Transferable Development Rights at the cost of the *First Party*, the *Second Party* may build the entire F.A.R. at their cost and the *First Party* in such case shall be entitled to 36 % of the Super Built-up area free of cost and proportionate benefits and advantages accrued therein and the *Second Party* retaining the remaining 64 % share. If the *First Party* does not want to exercise this option, then in that event, the *Second Party* can purchase the required TDR at its cost and utilise the same for further construction on the Schedule A property in addition to the Schedule B Property at its cost and such additional area will added to the *Second Party*'s share thus resulting in increase in the percentage of ownership of the *Second Party* in the entire developed property being held by the parties jointly.

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Pride & Expert Properties Pvt. Ltd.

Director

..... ನಾನ್ ಅನುಮತಿ ದಾಖಲೆ
..... USE WDP (L)

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀಕ್ಷ ಸಂಖ್ಯೆ ಕಂಣಿ 152 ಮುನ್ಡೆಚು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾತ್ಮಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬ್ರೆಂಡ್: ರೂ. 2/-

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Date of execution

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Total stamp duty paid Rs.

5. Deposits:

- 5.1. The Second Party herein has agreed to pay an Earnest Money Deposit of Rs. **6,50,00,000/-** (Rupees Six Crores Fifty Lakhs only) as follows:
- 5.1.1. Rs. **2,00,00,000/-** (Rupees Two Crores only) vide cheque no. 319299 dated 11-11-2011, drawn on Karnataka Bank Limited, Basaveshwaranagar Branch, Bangalore, the receipt of which the *First Party* does hereby confirm and acknowledge
- 5.1.2. Rs. **1,00,00,000/-** (Rupees One Crore only) is paid today vide cheque no. 425177 dated 27-07-2012, drawn on Karnataka Bank Limited, Basaveshwaranagar Branch, Bangalore
- 5.1.3. Rs. **1,00,00,000/-** (Rupees One Crore only) shall be paid upon the sanctions of plans being obtained.
- 5.1.4. Rs. **2,50,00,000/-** (Rupees Two Crores Fifty Lakhs only) shall be paid at the time of handing over of vacant possession of the Schedule A Property.
- 5.2. The *First Party* shall refund the above interest free deposit to the *Second Party* on completion of the proposed development on the *Schedule "A" Property* which shall be deemed to be the issuance of the Completion certificate by the Project Architect.

6. Other Charges etc.:

- 6.1. **Amalgamation, Betterment Charges and Khata :** The *First Party* shall get the amalgamation of the khata of the *Schedule "A" Property*. The *First Party* shall pay the betterment charges payable with respect to the *Schedule "A" Property* and obtain a single khata for the *Schedule "A" Property* at its own cost.

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

⁶
For Pride & Expert Properties Pvt. Ltd.

Director

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅದೇಶ ಸಂಖ್ಯೆ ಕರ್ಂ 152 ಮುನ್ಹೆಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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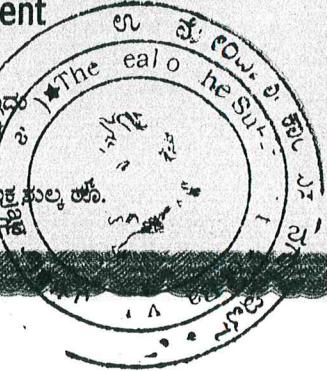
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Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Total stamp duty paid Rs.



6.2. Taxes:

6.2.1. The *First Party* shall pay and discharge all municipal taxes, cesses and other public dues with respect to the *Schedule "A" Property* due till the date of commencement of construction of the proposed residential complex.

6.2.2. From the *date of commencement of construction* till the completion of construction of the *Schedule "B" Property*, the *Second Party* shall pay the municipal taxes, cesses and other public dues with respect to the Property. After the completion of construction of the *Schedule "B" Property* the *First Party* and *Second Party* and *prospective buyers* shall pay all the taxes as per their share of Ownership in the *Schedule "A" and "B" Properties*.

6.3. Power, Water & Sewerage Deposits:

6.3.1. The *First Party/prospective buyers of the First Party's share* shall, in proportion to their Ownership, bear and be liable to pay the outgoings at par with the amount being specified /charged/collected by the *Second Party* from other buyers of the Apartments constructed on the Schedule A Property towards providing Electricity, Water and Sanitation, including service and department charges, pro-rata charges and deposits payable to the BESCOM / KPTCL, BWSSB and/or any other statutory authorities as well as cost towards installation and creation of water, sanitary and electrical infrastructure including but not limited to electrical Sub-station equipment, transformers, control panel, meters, cables, earthing etc. and

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

7
For Pride & Expert Properties Pvt. Ltd.

Director

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಅಧೀಕ್ಷ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ದೆಯ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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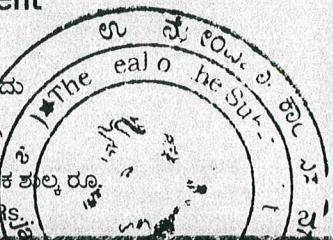
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Registration and Stamps Department

ಚಿಲೆ : ರೂ. 2/-

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Date of execution

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Total stamp duty paid Rs.



work executed on D.C.W. basis along with the supervision charges by BESCOM / KPTCL or the concerned Authority/ authorities, pipe laying charges for water, Sewage Treatment Plant, Septic Tank, Soak pits and/or sanitary connections from the main road in connection with the construction and development of *Schedule "B" Property*. The purchasers of individual units in the *Schedule "B" Property* shall be liable to pay the above charges and the *First Party* and the *Second Party* shall inform the purchasers accordingly before selling the units and also include a clause specifying the same in the Agreement with their customers.

6.3.2. The *Second Party* alone shall be liable to pay any and all taxes including sales tax on works contract pertaining to the construction of the *Schedule "B" Property* to be put up pursuant to this Agreement. The *Second Party* is entitled to collect such taxes as are applicable from the prospective buyers of the apartments on the *Schedule A* property and from the *First Party's* for their share.

6.4. *Maintenance Advance :*

6.4.1. A non-refundable *Maintenance Advance* alongwith service tax as may be determined at a later date by the *Second Party* for common outgoings for approximately 2 years from the date of such possession being handed over shall be payable in respect of each unit. The *Second Party* shall collect the charges uniformly from all the Owners of the *Schedule "B" Property* including from the *First Party* for what is retained by them.

6.4.2. This *Maintenance Advance* shall be used solely for the purposes of maintenance of the *Schedule-B Property* and shall be deposited in a

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

8
For Pride & Expert Properties Pvt. Ltd.

Director

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀಕ್ಷ ಸಂಖ್ಯೆ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003 ರ ಪ್ರಕಾರ ಮುದ್ರಣಲಾಗಿದೆ.

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Government of Karnataka

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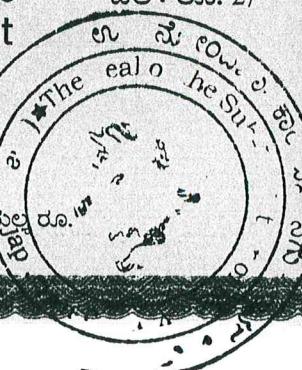
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Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Total stamp duty paid Rs.



separate interest bearing bank account. At the end of two years, the Second Party shall transfer all amounts lying in such bank account to the Owners Association.

6.5. Common Outgoings - Proportionate Expenses :

6.5.1. The *Parties* and the Purchasers shall from the date when the *Schedule "B" Property* is virtually complete and fit for occupation and a notice/written intimation is despatched in this regard from the *Second Party* to the *First Party* or Purchasers, bear and pay the proportionate charges for all common outgoings to the Apartment Owners Association or to the *Second Party* till the formation of such association and all out goings on general expenses such as insurance, municipal expenses, taxes or cesses and all other expenses which may have to be incurred but has not been specified here, in relation to the maintenance and upkeep of the common areas/ facilities.

6.6. Uniformity of Sale Deeds etc:

6.6.1. The agreements of sale and sale deeds to be executed in favour of intending Purchasers of flats shall be uniform and on a standard format as approved by the *Second Party* containing all the terms and conditions with regard to the obligations as provided herein.

6.7. Charge :

6.7.1. Notwithstanding what is stated elsewhere in this *Agreement*, upon completion of construction of the *Schedule "B" Property*, possession of

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Pride & Expert Properties Pvt. Ltd.

Director

10/3

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ಅಧೀಕ್ಷ ಸಂಖ್ಯೆ ಕರ್ಣ 152 ಮುನ್ಹೆಯು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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Government of Karnataka

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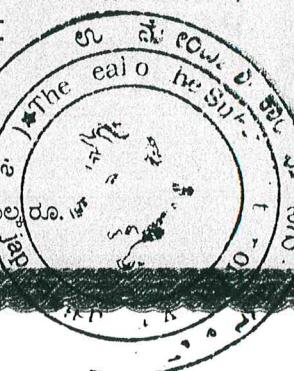
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Total stamp duty paid Rs. 2/-



the First Party's share will be handed over to the First Party only upon the First Party making all the payments due and payable to the Second Party under this Agreement.

7. Commencement and Completion of Construction :

7.1. **Commencement of Construction:** The Second Party shall commence construction not later than Sixty days from the date of obtaining plan sanction as stated above.

7.2. **Time of Construction:** The Second Party shall complete the construction of the Schedule "B" Property within 36 months from the date of obtaining plan sanction and commencement certificate for the project. Apart from the above, the Second Party shall be provided with a grace period of six months.

7.3. **Delays in obtaining Government Approvals & Connections:** The Second Party shall make every effort to obtain Commencement Certificate, Occupation Certificate, Electrical, Water & Sanitary connections within the date stipulated above. However, the Second Party shall not be responsible for delays resulting out of delays in obtaining such approvals / connections from Statutory Authorities under circumstances beyond the control of the Second Party.

7.4. **Force Majeure:** The parties agree that the Second Party shall not incur any liability for any delay in completion as stated above occasioned by the non-availability of materials such as cement and steel and/ or by reason of governmental restrictions and/ or civil commotion, transporters' strike/s, or due to any injunction or prohibitory order/s from a court of competent jurisdiction

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

10
For Pride & Expert Properties Pvt. Ltd.

Director

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೀಕ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ಡೊಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಾಗಾಗಿದೆ.

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Government of Karnataka

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Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Total stamp duty paid Rs.



(not attributable to any action of the *Second Party*, their agents, workmen etc.,), earth quake, floods, riots, war or prohibitory orders

8. Indemnity & Liability :

8.1. First Party shall Indemnify Second Party: The *First Party* hereby indemnifies the *Second Party* against any losses or liabilities, cost/s or claim/s, action/s or proceeding/s or third party claim/s that may arise against the *Second Party* on account of any defect in or want of title on the part of the *First Party*. The *Second Party*, upon coming to know about such defect in title or third party claim/s or any act/s of omission or commission by the *First Party*, shall make a written claim to the *First Party*, who shall answer and settle or clear such claim/s within one month from the date of receipt of such written claim and prevent any delay in the development of the *Schedule "A" Property* by the *Second Party*.

8.2. Second Party shall indemnify First Party : The *Second Party* hereby indemnify the *First Party* against any loss or liability, cost or claim, action or proceedings, that may arise against the *First Party* and/or the *Schedule-B Property* by reason of any failure on the part of the *Second Party* to discharge any of their liabilities/obligations or on account of any act of omission or commission in this regard. The *Second Party* shall also be liable and responsible for third party claims including labour claims and labour dues and claims arising out of contracts.

8.3. No Liability for Consequential damages : The liability of the *Second Party* does not cover costs other than those for the reinstatement of the works and all liability for consequential damages is excluded.

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

11
For Pride & Expert Properties Pvt. Ltd.

Director

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ಅದೇಶ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ದೊಮ್ಮೆ 2003
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Government of Karnataka

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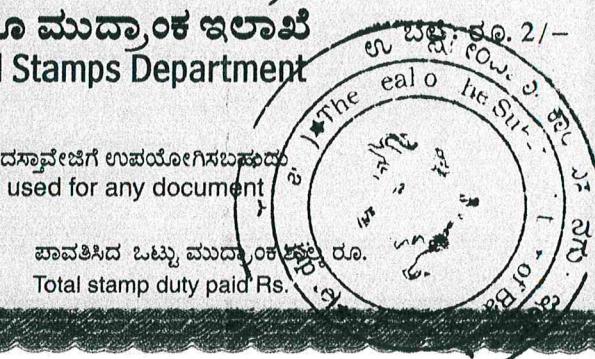


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Registration and Stamps Department

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Date of execution

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Total stamp duty paid Rs.



9. Sale :

- 9.1. The parties shall jointly be entitled to transfer/sell/lease to Purchasers and/or the nominee/s and/or assignee/s, the *Schedule "A"* and *"B"* *Properties*, i.e. the units along with proportionate undivided share in the land comprised in such portion from the *Schedule "A"* *Property* and the parties shall be bound to execute and register the deed of sale in favour of the Purchasers and/or their nominees / assigns and to facilitate the transfer of title in all respects including transfer of khatha certificate etc., at such times as the Second Party may intimate and share the sale proceeds in the ratio specified above.
- 9.2. **Taxes / Levies:** All taxes/ levies and cesses liable to be levied on the amounts realised by the sale of the *Schedule "A"* and *"B"* *Properties* shall be borne and paid for by the *Second Party* and *First Party* as per the the ratio specified above and the burden of such taxes may be passed on to the end user, if permissible in law.

10. Construction, Design & Specifications :

- 10.1. **Construction :** Subject to sanction of license and plans in terms of this *Agreement*, the *Second Party* shall construct the Residential Complex on the *Schedule "A"* *Property*, in accordance with such license and plans with all internal services, amenities, facilities, fittings, fixtures, including compounds, staircases and passages etc. in accordance with specifications as may be decided by the *Second Party* in the best interest of the Project.

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Pride & Expert Properties Pvt. Ltd.

Director

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆಡಳಿತ ಸಂಖ್ಯೆ ಕಂಂ. 152 ಮುನ್ಹೊಮು 2003
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Government of Karnataka

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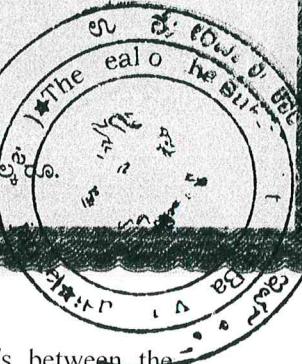
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Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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Total stamp duty paid Rs.



10.2. **Construction Disputes:** In the event of any dispute/s between the *Second Party* and/or their architects, engineers, contractors, staff and workmen and suppliers of men and materials and other persons who are engaged in any manner whatsoever in the development of the *Schedule "A" Property*, such dispute/s shall be settled by the *Second Party*, who shall alone be responsible, liable and answerable for all claims as may be raised, if any. In case of any accidents resulting in death or injury during the course of construction period to any workmen or third party/parties in the *Schedule "A" Property*, the *Second Party* shall be responsible for the same and the *First Party* will have no liability whatsoever in this regard.

10.3. **Construction and Supervision:** The *Second Party* shall carry out and supervise the construction of the *Schedule-B Property*. The *Second Party* will be entitled to liaise with the Authorities of BDA, BMRDA, BBMP, BMICPA, KPTCL / BESCOM, BWSSB, KSPCB, Airports Authority of India, Fire Force Department, and all such revenue / statutory authorities; secure necessary permission/s / sanction of plan for construction of the residential/commercial complex on the composite *Schedule-A Property* at the *Second Party*' cost and expense only. The *First Party* shall not be entitled to replace or seek the change of the *Second Party*'s Contractor / Architect. The *Second Party* shall have discretion in matters relating to the manner, method and design of construction without affecting the overall design and safety of the areas to be built.

10.4. The *Second Party* shall make additions, deletions and alterations in the plans submitted and/or as may be required by the sanctioning authority/authorities and accordingly in the construction as may be deemed fit without materially affecting the entitlement of the *First Party* under the terms of this

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

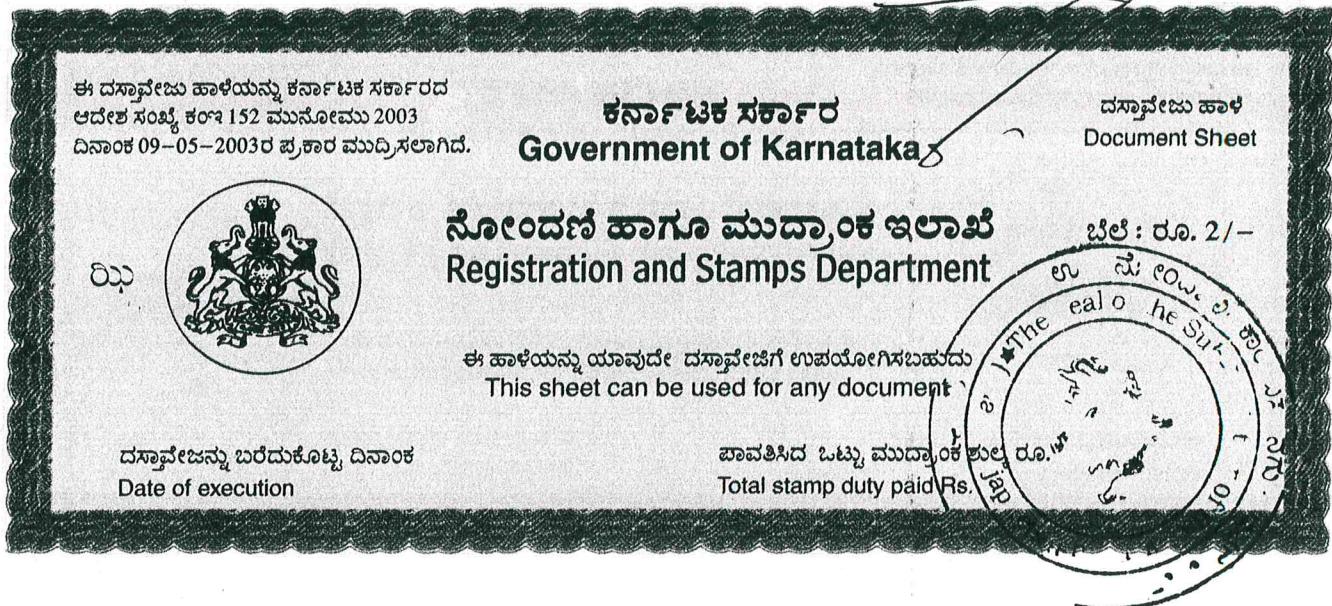
Partner

For Sri Rama Metal Works

Partner

For Pride & Expert Properties Pvt. Ltd.

Director



Agreement. Depending on the plan/s and exigencies in the areas agreed to be built and delivered to the *First Party* under this *Agreement*, the *Second Party* may affect modification/s if required.

10.5. **Architectural Design:** Any decision/s that may be taken from time to time by the Architects / Engineers appointed by the *Second Party* shall be final and binding as regards to specifications and amenities and/or fixtures and fittings provided therein. No discussions shall be entertained with the *First Party* regarding the specifications or the location of transformer / generator / pumps / motors / elevator / entrance ramp / individual parking lots / overhead tank/s / underground sump tank/s / swimming pool etc. or any other matters relating to the design and construction of the *Schedule-B Property*. The decision of the *Second Party* and their Architects in all these matters shall be final.

10.5.1. **Variations in Design & Dimensions:** The *Second Party* may make such variations or modifications in the plans / designs / dimensions as may be required / deemed necessary or advisable by their Architects without substantially altering the dimensions of the *Schedule-B Property*.

10.5.2. **Variations in Specifications:** The *Second Party* shall have the right to alter the specifications and substitute them with equivalent items without notice to the *First Party* in the interest of the project as a whole and for timely delivery and quality.

10.5.3. **Variations in Natural Materials:** Many of the materials that may be used in the *Schedule-B Property*, including but not limited to Marble, natural stones such as Kota & Jaisalmer, Granite, Wood etc. are natural materials. As such, these materials are subject to variations in tone, colour, grain, knots, texture and other features, which are beyond the control of

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Pride & Expert Properties Pvt. Ltd.

Director

19ನೇ ಪ್ರಪಂಚ ಸಾಮಾಜಿಕ ಮತ್ತು ಆರ್ಥಿಕ ವಿಷಯದಲ್ಲಿ ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಆರ್ಥಿಕ ಸಂಖ್ಯೆ, ಕಂಳಿ 152 ಮುನ್ಸಿಪಾಲಿಟಿ
ದಿನಾಂಕ 09-05-2003 ರ ಪ್ರಕಾರ ಮುದ್ದಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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Date of execution

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ದಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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Total stamp duty paid Rs.

the *Second Party*. The *Second Party*, therefore, cannot guarantee that the products used in the *Schedule-B Property* will exactly match any samples that may have been shown to the *First Party*. Specifically, in the case of soft marbles such as Italian marble, there may be cracks in the marble and such cracks may need to be filled with appropriate filler material.

10.5.4. Variations in Manufactured Materials: Similarly, certain manufactured materials such as ceramic & vitrified tiles, anodized aluminium, sanitaryware etc. are subject to colour variations due to the inherent manufacturing process, which is beyond the control of the *Second Party*. The final product used in the *Schedule-B Property* may, therefore, vary from any samples shown.

10.6. Wastage/Scrap: All wastage and scrap material resulting from the construction of the *Schedule-B Property* including customization wastage resulting from the construction of special items shall be the property of the *Second Party* and they shall have the complete rights to either use the same or sell the same and appropriate the income from such sale.

10.7. Entry to Site: Entry to site before completion shall be permitted only on Sundays and National Holidays. The *First Party* can inspect the site any time. No "House Warming" ceremonies shall be permitted before the Handing Over of the unit. No external agencies / carpenters / modular kitchen agencies etc. shall be permitted to carry out any work before the Handover of the same. Further, till such time that the unit is completed and handed over and all payments have been cleared in full, the *Second Party* shall have the right to utilize the *Schedule-B Property* for any purposes as may be required, including, but not limited to storage of materials, housing of workers,

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Pride & Expert Properties Pvt. Ltd. 15

Director

ಈ ನೀ ಪ್ರತಿ ದಷ್ಟವೇಜು ಸಂಖ್ಯೆ.....

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ದೆಯಲ್ಲಿ
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮಾಡಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಷ್ಟವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಮತ್ತು ಐಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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Date of execution

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Total stamp duty paid Rs. 2/-

engineering office and including showing the unit to other prospective customers.

10.8. **Hindrance / Obstruction to Construction:** The First Party shall not obstruct or hinder, on any ground whatsoever, the progress of the construction of the project or any part thereof.

10.9. **Warranty:** The Second Party hereby provides warranty on basic construction, and agrees to carry out all structural /repairs free of charge for a period of one year from the date of handing over possession as provided herein. The warranty contained herein shall not cover defects, damage, malfunction resulting from (a) misuse (b) modifications or repairs done by the First Party or their agent (c) cases of force majeure (d) failure to maintain the amenities/equipments in accordance with the Second Party's instructions if given in writing (e) accident and (f) neglect. Warranty for all other consumables or equipment like generators & lifts, will be provided by the respective manufacturers on their standard terms.

11. **First Party's Obligations:**

11.1. **Betterment Charges and Khata:** The First Party shall pay the betterment charges and obtain khata of the Schedule "A" Property within 90 days from the date of this agreement, unless agreed otherwise and *the parties agree that notwithstanding anything else stated in this Agreement, none of the obligations of the Second Party shall commence till the amalgamation of the Katha and the acquisition of a 30 feet wide access to the Schedule A property so as to enable access from the public road as specified in clause 11.7 below.*

For Sri Rama Metal Works

For Sri Rama Metal Works

Partner

Partner

For Sri Rama Metal Works

Partner

16
For Pride & Expert Properties Pvt. Ltd.

Director

ಈ ದಸ್ತಾವೇಚ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅದೇಶ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ಹೊಮ್ಮೆ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಚ ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Date of execution

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Total stamp duty paid Rs. 2/-



11.2. **Original Title Documents:** The parties agree that the original title deeds of the Schedule "A" Property shall be placed with Mr. Vijay Bhatiam, having his address at Apartment No. 103 & 104, Embassy Centre, No. 11, Crescent Road, Bangalore - 560 001 in trust for achieving the objectives set out in their agreement. The original title documents shall be made available for inspection as and when required by the parties.

11.3. Upon the completion of the project, the same shall be handed over to Owners' Association to be formed or any other person/s mutually agreed upon by the parties herein. The First Party shall also sign and execute necessary application/s, paper/s, affidavit/s, undertaking/s and/or document/s and do all act/s, deed/s and thing/s as the Second Party may lawfully require for completing the development of the residential complex in the Schedule "A" Property.

11.4. **Association:** All unit owners shall become members of the Association/Society that shall be formed along with all the other Owners (hereinafter referred to as the Co-Owners) of the respective units to manage the affairs of the residential/commercial development referred to as the Schedule-B Property. Any dues towards common outgoings for the residential development will attract penal interest at 24% per annum (2 % per month), which shall be payable to the Association. Any outstanding, including interest amounts shall be adjusted against deposits, if any, held by the Association and deducted from any of the moneys paid by the Association to its members.

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

17
For Pride & Expert Properties Pvt. Ltd.

Director

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ಅಡೆ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ಹೆಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮಾನ್ಯಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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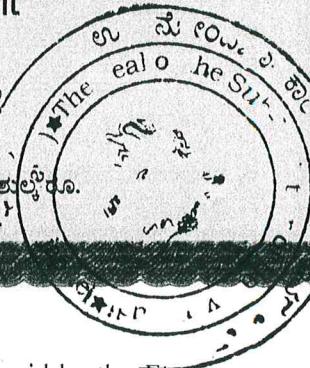
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Registration and Stamps Department

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Date of execution

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Total stamp duty paid Rs.



11.5. All expenses towards unsold units shall be borne and paid by the *First Party* and the *Second Party* on the basis of their Ownership of these unsold units.

11.6. **Proper Upkeep:** The *Unit Owners* shall from the date of completion and handing over, maintain their respective portions in all respects, at their own cost in a good and tenantable condition and shall not cause obstruction or interference to the users of such common areas and other occupants.

11.7. The *First Party* agrees and undertakes to acquire a 30 feet wide access to the Schedule A property so as to enable access from the public road existing after the private properties adjoining the Schedule A property on the eastern side at their cost.

12. Private Gardens, Private Terraces, Penthouses Private Basement Spaces :

12.1. **Rights to Private Spaces:** The *Second Party* shall have the right to demarcate private garden areas, terrace areas and basement areas out of the *Schedule-A Property* and to allot these to specific purchasers for their exclusive use and enjoyment. However, the allottee of such private spaces as mentioned above shall allow complete access to the *Maintenance Team* for repairs / maintenance / servicing any of the common facilities and services including water lines, sewage lines, chambers, water tanks, power lines, panel boards or any other services.

12.2. **No Further Construction:** Such allottees of private gardens, terrace areas, basement areas shall however, not have any rights to put up any further

For Sri Rama Metal Works

For Sri Rama Metal Works

Partner

Partner

For Sri Rama Metal Works

18
For Pride & Expert Properties Pvt. Ltd.

Partner

Director

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀಕ್ಷ ಕಂಜ 152 ಮುನ್ಹೆಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಂದುಸ್ಥಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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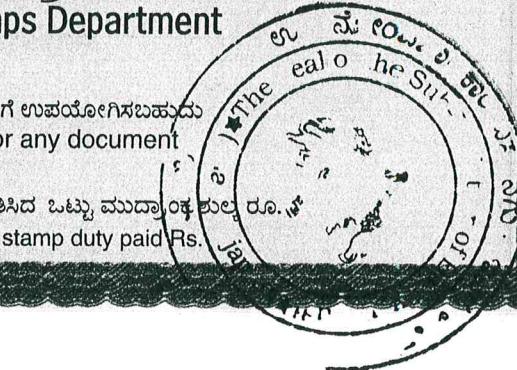
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Registration and Stamps Department

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Total stamp duty paid Rs. 2/-



construction in these spaces after their units have been handed over to them by
the *Second Party*.

13. Name of Building: The name of the residential/commercial complex to be constructed in the *Schedule-A Property* shall be decided by the *Second Party* and shall not be changed without their consent.

14. Loans: The *Second Party* shall on the basis of this Joint Venture Agreement be entitled to procure loans and financial facilities from any financial institutions for the development of the Schedule 'A' Property against the Security of *Second Party's Share* as per this agreement, without depositing the title deeds relating to the Schedule 'A' Property. The *First Party* shall not be liable for such borrowings or repayments and that it shall be the sole responsibility of the *Second Party* to discharge such obligations and in the event of there being any claim against the *First Party*, the *Second Party* shall indemnify the *First Party*.

15. Publicity: The *Second Party* shall, immediately on signing this *Agreement*, be entitled to erect sign board/s on the *Schedule "A" Property* advertising for sale and disposal of the built areas in the *Schedule "A" Property* and to publish in newspaper/s, magazine/s, website/s and such other media/s calling for application form/s from prospective purchaser/s and otherwise market their share in any manner howsoever.

16. Arbitration & Termination :

16.1. Arbitration : Any dispute arising out of or due to this *Agreement* shall be referred to and settled by arbitration by a sole arbitrator in accordance with the provisions of the Arbitration and Conciliation Act, 1996. The seat of arbitration

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Pride & Expert Properties Pvt. Ltd.

Director

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಅಧೀಕ್ಷ ಸಂಖ್ಯೆ ಕೆಂಬ್ರಿಡ್ 152 ಮುನ್ಸಿಪಾಲಿಟಿ
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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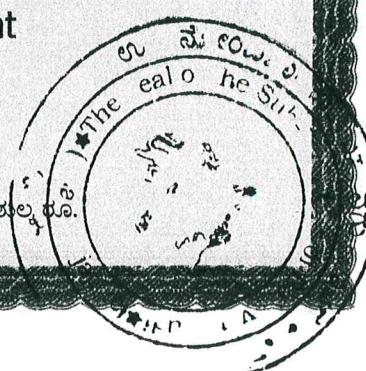
ಮೋಂಡಣ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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Date of execution

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Total stamp duty paid Rs.



shall be Bangalore City. The Courts in Bangalore City alone, to the exclusion of all other courts, shall have jurisdiction in respect of any/all litigation that may arise in respect of the aforesaid arbitration. The termination of this *Agreement* for any reason as stated herein notwithstanding, the parties would continue to be bound to refer the matter to arbitration as contained herein. The Arbitration shall be conducted in English.

16.1.1. No stoppage of Work : The parties hereby clearly agree that the sole remedy upon commencement of the project, in the event of a breach of the *Agreement*, shall be damages and /or compensation. No dispute concerning the Parties shall be allowed by either party to affect the uninterrupted continuation of the project. Neither party shall be entitled to any order from the arbitrator or Court or any other authority for injunction or restraining order, restraining the continuation of the construction, demolition, reconstruction of the Project or any portion thereof. Subject as aforesaid this shall not come in the way of the either party suing for specific performance of contract before the Project Completion.

16.1.2. Rights of Third Parties : The parties further agree that no dispute between the *First Party* and the *Second Party* shall be allowed to affect or affect in any manner whatsoever the rights of third parties and/or the assignees of the respective parties to this *Agreement*.

16.2. Termination: Neither party shall be entitled to terminate this agreement. It shall be the responsibility of the *First Party* to keep the title of the *Schedule "A"* *Property* clear and marketable and any expenses incurred in this regard shall be borne solely by the *First Party*.

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

20
For Pride & Expert Properties Pvt. Ltd.

Director

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಅಧೀಕ್ಷತ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ಹೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Date of execution

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Total stamp duty paid Rs.

17. Agreement Structure & Interpretation :

- 17.1. **Severability:** If any provision of this *Agreement* is held or found to be unenforceable, illegal or void, all other provisions will nevertheless continue to remain in full force and effect. The parties shall nevertheless be bound to negotiate and settle a further provision to this *Agreement* in place of the provision which is held or found to be unenforceable, illegal or void, to give effect to the original intention of the parties and which would be enforceable, legal and valid.
- 17.2. **Entire Agreement :** This instrument constitutes the entire *Agreement* between the parties including the associates, parent companies, subsidiaries, heirs, assigns or nominees of the two parties involved as to the subject matter hereof and supersedes all previous agreements, or understandings, if any, with respect thereto.
- 17.3. **Amendments / Variation :** No amendment / variation of this *Agreement* shall be binding on either party unless such amendment / variation is incorporated in a Schedule to this *Agreement* and signed by the duly authorised representatives of both parties.
- 17.4. **Custody :** This *Agreement* is prepared in two sets , one set being retained by each Party to this *Agreement*, with the Second Party retaining the Original.
- 17.5. **Stamp Duty :** The stamp duty, on the execution of this *Agreement* and the General Power of Attorney relating to this transaction shall be borne by the Second Party.

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

21
For Pride & Expert Properties Pvt. Ltd.

Director



17.6. **Nature of Relationship :** Nothing in this *Agreement* shall deem the relationship of the parties to be construed as a partnership, agency or otherwise and/or an agreement to sell but shall be construed strictly in accordance with the covenants contained in this *Agreement*.

17.7. **Communication :** All letters, receipts, or notices issued by the parties and dispatched by registered post / courier or fax, to the addresses as specified above or as may be changed in writing (with acknowledgement from the other party) from time to time, will be sufficient proof of service thereof on the other and shall effectually discharge such party from the obligations to issue any further notice.

18. **Rights & Obligations of the Parties including Subsequent Purchasers of Individual Apartment Units :** As from the date of possession of the unit, the unit Owners shall be bound by the following:

18.1. **Co-operation:**

- 18.1.1. To co-operate with the other *Co-Owners* and/or *Co-Occupants* and the *Second Party* in the management and maintenance of the *Schedule-A & Schedule-B Properties*.
- 18.1.2. To observe the rules framed from time to time by the Association / Society / *Second Party*.
- 18.1.3. To allow the *Second Party/Maintenance Team* with or without workmen to enter into the *their Property* for the purpose of maintenance and repairs subject to 48 Hour's notice in writing of such purpose .
- 18.1.4. **Insurance:** Not to do, or permit to be done, any act or thing which may render void, or make voidable, any insurance in respect of any part

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

22
For Pride & Expert Properties Pvt. Ltd.

Director

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀಕ್ಷ ಸಂಖ್ಯೆ ಕರ್ನ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಾ ಸಲಾಹಿ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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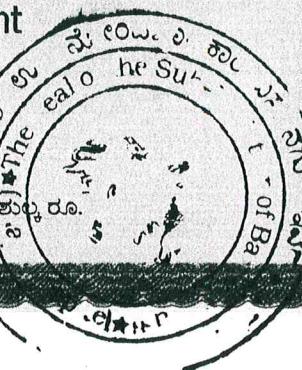
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಒಳಿತ್ತಾದೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾ ಒಳಿತ್ತಾದೆ
Total stamp duty paid Rs. 2/-



of the *Schedule-B Property* or cause increased premium to be payable in respect thereof if the building is insured.

18.1.5. **Cleanliness & Upkeep:** Residents shall be responsible for the cleanliness and upkeep of their "notional area", and shall not allow litter, dirt, overgrown grass etc. and the *Maintenance Team / Second Party* shall have the right to impose fines and penalties if the same is not maintained.

18.1.6. **Lawn mowing & weeds:** Residents must mow their lawns and deweed their gardens - either on their own or by entering into contract with the *Maintenance Team*. In case the lawn / garden is overgrown / covered with weeds, the *Maintenance Team* shall send a notice and if no action is taken within one week, the team shall clean / mow the area and charge an amount equal to double the contract rates for the same work.

18.1.7. **Horns / Reverse warning music:** No Horns & reverse warning music etc. shall be permissible for all cars within the apartment complex. Old polluting vehicles may not be permitted inside the building either.

18.1.8. **Littering:** Littering within the building, even so much as dropping a chocolate wrap within the campus will be liable for fines upto Rs. 5000/- Children shall not be exempt from such fines - and it shall be the responsibility of the parents to prevent littering. Pet Owners must carry necessary cleaning apparatus for cleaning up excreta.

18.1.9. **Powers of the Association:** The *Association* shall have the right, and the *Purchaser* shall be empowered to authorize the *Maintenance Team* to cut off water supply and/or power supply if fines or other dues are not paid on time.

18.2. **Uses Permissible in the Unit:**

18.2.1. Not to use the *Schedule-B Property* or any part thereof permit the same to be used for any purposes whatsoever other than as a place of residence.

For Sri Rama Metal Works

Mr.
Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

23
Cor Pride & Expert Properties Pvt. Ltd.

Director

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ಆದೇಶ ಸಂಖ್ಯೆ ಕೆಂಜಿ 152 ಮುನ್ಹೊಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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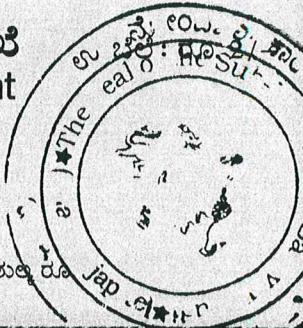


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Registration and Stamps Department

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Total stamp duty paid Rs. 25



18.2.2. Not to use or allow to be used, the *Schedule-B Property* or any portion thereof for any noisy, offensive or dangerous trade or pursuit or for any purpose which may or is likely to cause nuisance or annoyance to the *Co-Owners* and *Co-Occupants* of other portions of the *Schedule-B Property* or to the occupiers of the neighboring premises, or which may tend to depreciate the value of the units in the *Schedule-B Property* such as an Boarding House or a Meeting Place or for industrial activities or for any illegal or immoral purpose whatsoever.

18.3. Expenses:

18.3.1. To pay and bear the common expenses and other outgoings and expenses from the date of possession and also the rates and taxes proportionately for the *Schedule-A Property* and/or common parts/areas and/or to make deposits on account thereof in the manner mentioned hereunder to the *Second Party* and /or to *Maintenance Team*. Such amount shall be deemed to be due and payable on and from the date of possession whether physical possession of the *unit* has been taken or not by the *First Party/Purchasers*. The said amounts shall be paid by the *First Party/Purchasers*, without raising any objection thereto regularly and punctually within 72 hours to the *Maintenance Team*.

18.3.2. To deposit the amounts reasonably required with the *Second Party* and/or the *Maintenance Team* towards the liability for rates and taxes and other out goings.

18.3.3. To pay charges for Electricity and Water in or relating to the *Schedule-B Property* wholly and proportionately relating to the common parts.

18.4. Structural stability:

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

24
For Pride & Expert Properties Pvt. Ltd.

Director

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ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ಣ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಬ್ರಹ್ಮಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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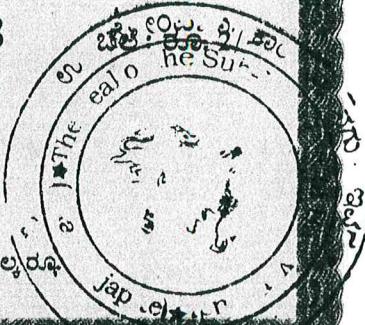


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Registration and Stamps Department

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Date of execution

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Total stamp duty paid Rs.



- 18.4.1. To give to the Owners of the other units, the necessary vertical, horizontal and lateral support for their units and reciprocate and recognize the rights of the other unit Owners in the residential/commercial complex.
- 18.4.2. To maintain or remain responsible for the structural stability of the said unit and not to do anything which has the effect of affecting the structural stability of the building.
- 18.4.3. Not to make in the said Unit any structural addition and/or alterations such as beams, columns, or improvements of a permanent nature except with the prior approval in writing of the *Second Party / Maintenance Team*.
- 18.4.4. Not to store or bring and allow to be stored in the *Schedule-B Property* or any portion thereof any goods of hazardous or combustible nature or which are so heavy as to affect or endanger the structures of the building or any portion of any fittings or fixtures thereof including windows, doors, floors etc. in any manner.
- 18.4.5. Not to hang from or attach to the beams or rafters any articles or machinery which are heavy or likely to affect or endanger or damage the construction of the building or any part thereof.
- 18.4.6. Not to do or cause anything to be done in or around the *Schedule-B Property* or any portion thereof which may cause or tend to cause or tantamount to cause or effect any damage to the flooring or ceiling or in any manner interfere with the use and rights and enjoyment thereof or any open passages or amenities available for common use.
- 18.4.7. Not to damage or demolish or cause to be damaged or demolished, the *Schedule-B Property* or any part thereof or the fittings and fixtures affixed thereto.

18.5. *Modifications / alterations and Aesthetic appearance of the Schedule-B Property:*

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Pride & Expert Properties Pvt. Ltd. 25

Director

30 ಸ್ಟ್ರೀ ಪ್ರಾಯ ದಳವೇದು ಸಂಖ್ಯೆ 5250

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ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಣಿ 152 ಮುನ್ಹೆಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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Registration and Stamps Department

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Total stamp duty paid Rs.



- 18.5.1. Not to do any act or thing that may adversely affect the aesthetic appearance/ beauty of the *Schedule-B Property*.
- 18.5.2. For any modifications/alterations or repair work to the exterior of the building or any changes in/ openings into the common area, the *First Party/Purchasers* or the *Association/Society* must seek written permission from the *Second Party*. However if the *Second Party* do not respond to the same within 30 (Thirty) days from the date of issue of the relevant letter by the said *Association/Society*, it will be assumed that the *Second Party* have no objections to the same and the *First Party/Purchasers* may go ahead with the said modifications/alterations.
- 18.5.3. Not to close or permit the closing of verandahs or lounges or balconies or lobbies and common parts and also not to alter or permit any alteration in the elevation and outside colour scheme of the exposed walls of the verandahs, lounges or any external walls or the fences of external doors and windows including grills of the said unit which in the opinion of the *Second Party* differs from the colour scheme of the building or deviation or which in the opinion of the *Second Party* may affect the elevation in respect of the exterior walls of the said building.
- 18.5.4. Not to fix or install air-conditioners for the said Unit save and except through the *Maintenance Team*.
- 18.5.5. Not to install grills, the design of which has not been approved by the Architects appointed by the *Second Party*.
- 18.5.6. Not to put any article in or upon the windows balconies /terrace railings/roof and other portions which may be exposed in a manner or be visible to the outsiders.

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

26
For Pride & Expert Properties Pvt. Ltd.

Director

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀಕ್ಷ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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Government of Karnataka

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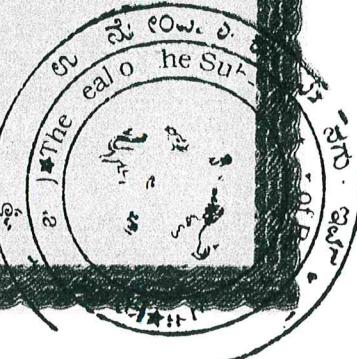
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Registration and Stamps Department

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Total stamp duty paid Rs.

ಬೆಲೆ: ರೂ. 2/-



18.5.7. The *Purchaser* shall not put up any hoarding, name plates sign-boards, graffiti etc., in any place other than that demarcated and allotted by the *Second Party* or Managing Committee.

18.6. *Car park:*

18.6.1. *Usage :* Not to use or permit to be used, each allocated car parking space for any other purposes whatsoever other than parking of his/her own car. Not to keep in the parking space/s, anything other than a private motor car or motor cycle, and not to raise or put up any temporary or permanent construction, grill, wall or enclosure thereon or part thereof and to keep it always open as before. Not to permit any person to reside in the car parking space/s. Not to store any materials in the car parking space. Not to park more than one single car in a car parking slot, unless it has been clearly purchased as a double or linked car park.

18.6.2. *Sale / Lease :* Not to rent / lease out the car parking space/s except to persons residing in the *Project*. Not to transfer / sell the said car parking space/s to any outsider who does not own a unit in the *Project*.

18.6.3. Not to park his / her car/s on the pathway or open spaces of the *Project* or at any other place except the space allotted to him/her.

18.7. *Rights to common areas and facilities:*

18.7.1. The *First Party /Purchasers* together with all other *Co-Owners* of the *Schedule-B Property* shall have equal rights to all common amenities and facilities built or provided in *Schedule-A Property* except the earmarked car parking spaces, earmarked garden spaces & earmarked terrace spaces, penthouses if any, allotted to others with restrictive covenants. The earmarked exclusive areas shall, however, be available when necessary for

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Pride & Expert Properties Pvt. Ltd. ²⁷

Director



attending to any repairs, maintenance and/or clearing overhead/underground water tanks.

18.7.2. Access to Services: The First Party/ Purchasers shall have the right to free and uninterrupted passage of water, gas electricity, sewerage etc., from and to their apartments through the pipes, wires, sewer lines, drain and water courses, cables, pipes and wires which may at any time hereafter be in, under or passing through the Building or any part thereof or by the *Schedule-A Property*. The First Party/Purchasers shall also have the right to lay cables or wires for Radio. Television, Telephone and such other installation, in any part of the *Schedule-B Property* for residential/commercial usage, however, recognizing and reciprocating such rights of the other unit Owners.

18.7.3. Access for Repairs & Maintenance: The First Party /Purchasers shall have the right of entry and passage for the First Party/Purchasers and/or the First Party/Purchasers Agents or workmen to other parts of the Building (*Schedule-B Property*) at all reasonable times after notice to enter into and upon other parts of the Building for the purpose of repairs or maintenance of the *Schedule-B Property* or for repairing, cleaning, maintaining or renewing the water tanks, sewer, drains and water courses, cables, pipes and wires causing as little disturbance as possible to the other unit Owners and making good any damage caused;

18.7.4. Structural Supports: The First Party /Purchasers shall have the right to subjacent, lateral, vertical and horizontal support for his unit (*Schedule-C Property*) from the other parts of the Building (*Schedule-B Property*);

18.7.5. The *Schedule-A Property* on which the building is to be / being constructed will be held by all the Unit Owners as "Co-Owners" each having an undivided share therein as per the terms and conditions of the deed of conveyance to be obtained from the First Party and all passages,

For Sri Rama Metal Works


Partner

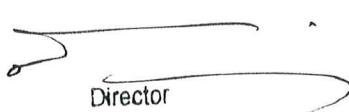
For Sri Rama Metal Works


Partner

For Sri Rama Metal Works


Partner

For Pride & Expert Properties Pvt. Ltd.


Director

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ಅಧಿಕ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ಹೋಮು 2003
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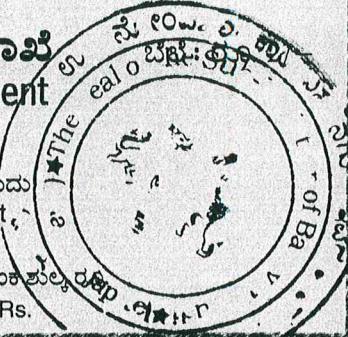


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Registration and Stamps Department

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Total stamp duty paid Rs. 10/-



lobbies, staircase, water lines and sewer lines as also the other areas which are used in common by the unit holders, will belong to and vest in the Unit Owners, to be used by all of them jointly and in common, and none of the Unit Owners shall place any obstructions or store or keep any articles in the common areas.

18.7.6. The occupants of the Apartments shall maintain privacy as far as possible and shall not trespass into mutually allotted premises. The movement into each of the premises can be regulated by the *Second Party* in the interest of all the occupants.

18.7.7. *Private Gardens & Terraces:* The *First Party* agrees that the earmarked garden area on the ground floor and the earmarked terrace rights/space, allotted / retained by the *Second Party*, as the case may be, shall be to the exclusive use of the allottee's and the *First Party* / Purchasers shall at no time after the completion of the project and formation of any association/condominium/organization of Owners, claim any rights thereto or deprive the allottee's of the said garden space or the terrace area. However the allottee's shall provide all necessary access for repairs to water lines, sewage lines, chambers, water tanks, power lines, panels boards or any other services

18.7.8. *Demolition and Reconstruction:* The *First Party* /Purchasers are satisfied and have agreed to the scheme of development and allotment and utilization of available FAR as per the plan sanction. In case of demolition and reconstruction at a later point in time, the *First Party* / Purchasers of the units shall utilize the FAR in the similar manner as has been allotted herein and allotment of the land for construction should also be in a similar manner of present scheme.

18.7.9. *Maintenance:* The Association shall appoint an agency / committee or the *Second Party*, hereinafter referred to as the *Maintenance team* to carry

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

29
For Pride & Expert Properties Pvt. Ltd.

Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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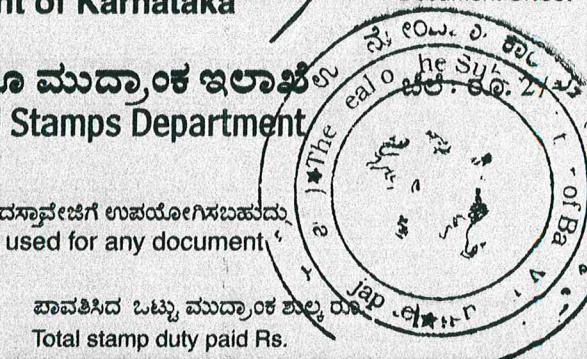


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Registration and Stamps Department

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Total stamp duty paid Rs.



out all the day to day activities of maintaining the building, providing for security, housekeeping, paying taxes and other outgoings on behalf of the members of the *Association* etc. For the first 02 years from the date of handing over possession, the *Second Party* shall maintain the Project through their Property Management concern which has an expertise in the maintenance of all the other projects belonging to the *Second Party* and the *First Party /Purchasers* agree to abide by the regulations formed by the Property Management concern to govern the Apartment Owners. Any reference to *Association supra*, shall be deemed as reference to the Property Management concern for the first 02 years. For the first 02 years from the date of handover, the *Second Party* shall be the appointed *Maintenance team*.

18.8. Rights & Obligations to form a part of all agreements with subsequent purchasers : The parties hereto agree that the rights and obligations as agreed and contained in *this clause* shall form part of all agreements entered into with any subsequent purchaser/s of individual apartment unit/s.

18.9. No Owner of a unit shall be entitled to demand and enforce a partition of his share in the Schedule A property during the time when the Schedule B property is in existence except with the consent of all other Co-owners if the same.

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

30
Mr. Pride & Expert Properties Pvt. Ltd.

Director

ಈ ದಾಖಲೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಡೀಶ ಸಂಖ್ಯೆ ಕಂಃ 152 ಮುನ್ಹಾಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet

ರಿಂ

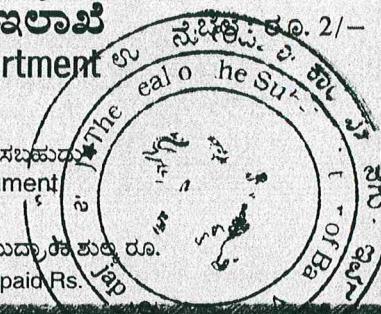


ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಇಲಾಖೆ Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದಾಗಿ
This sheet can be used for any document

ದಾಖಲೆಯನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪ್ರಾಧಿಕ ಮುದ್ರೆ ಮತ್ತು ರೂ.
Total stamp duty paid Rs.



SCHEDULE "A" PROPERTY

All that piece and parcel of industrially converted land bearing Property No. 320 (bearing P-I-D No. 41-1-320) and Property No.320/5 (bearing P-I-D No. 41-1-320/5), Mysore Road, Bangalore 560 026 (both earlier forming part of g Survey No. 11/2, Deevitigeramanahalli Village, Kengeri Hobli, Bangalore South Taluk), together measuring an extent of **4 acre 23 guntas**, and bound on the:

East : Survey No. 7

West : Road and thereafter Sy. No. 12

North : Sy No. 11/1 and Bangalore – Mysore Highway

South : Sy. No. 10

SCHEDULE "B" PROPERTY

A Residential Complex comprising basement, ground + upper floors with or without individual villas, common facilities, amenities, services, roads and boundary walls

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Pride & Expert Properties Pvt. Ltd.

Director



IN WITNESS WHEREOF, the Parties hereto have signed and executed this Agreement on the day, month and year first above written at Bangalore in the presence of the following witnesses:

Witnesses:

(B.R. RAVINDER)

G2 Prde Elite
10. Museum Road.
Bangalore - 1

(HARI PRASAD H.M.)
G2 Prde Elite
(10. Museum Road)
Bangalore - 1

Drafted by Self

For Sri Rama Metal Works

M/s Sri Rama Metal Works,
Represented by its Partners,

Partner

For Sri Rama Metal Works

Partner

Mr. Chand R. Belani,

For Sri Rama Metal Works
Mr. Prakash R Belani

Partner

Mr. Sunder R. Belani

(First Party)

For Pride & Expert Properties Pvt. Ltd.

Director

M/s. Pride and Expert Properties Private Limited,
Represented by its authorised signatory Mr. Murari Lal Saroagi.

(Second Party)