

ಒಂದು ವರ್ಷ... ಪ್ರಮೇಯ ಬಾಗೆಗಳಿಗೆ

Iನೇ ಪ್ರಸಕ್ತಿ 9337 / 2024-25ನೇ
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DEED OF SALE

Residential Villa Plot No.392 in "Prestige Marigold - Phase I"

THIS DEED OF SALE IS MADE AND EXECUTED ON THIS THE 27th DAY OF AUGUST
TWO THOUSAND TWENTY FOUR (27/08/2024), BY:

M/s. ACE REALTY VENTURES, a Partnership Firm constituted under the Indian Partnership Act, 1932 and having its registered office at "Prestige Falcon Tower", No.19, Brunton Road, Bengaluru – 560 025, represented herein by its Managing Partner, M/s. Prestige Estates Projects Limited, represented herein by its Authorised Signatory, Mr. Mohamed Zaffar Sait, hereinafter referred to as "**SELLER/DEVELOPER**" (which expression shall unless repugnant to the context mean and include its successors-in-interest, and assigns etc.,) of the FIRST PART;

:In favour of:

MR. PREM REJOY P., son of Mr. Panneer Selvam, aged about 42 years, residing at: 200, 4th Main, 5th Cross, Srinivasa Nagar Layout, Padmeshwari Nagar Extension, Kithaganur, Bangalore – 560 049, hereinafter referred to as "**PURCHASER**" (which expression wherever it so requires shall mean and include his heirs, successors-in-title, executors, administrators, assigns, nominee/s etc.,) of the SECOND PART.

WHEREAS:

- A. The Seller herein is sole and absolute owner of all those residentially converted lands admeasuring 49 Acres 34 Guntas, comprised in various survey numbers situated at Maragondanahalli Village and Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, morefully mentioned and described in the Schedule 'A' hereunder and hereinafter referred to as "**Schedule 'A' Property**", having purchased same in terms of various Sale Deeds detailed in Annexure 'A' to this Deed ;

21-8-2024

Signature

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ನೋಂದಣಿ ಕಾಗು ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದುಯ ಕಲಂ 10 ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Mr.Prem Rejoy P S/o Mr. Panneer Selvam ಇವರು ₹3,68,962.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೌತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ಲಿವರ
E-Payment	3,68,962.00	Online Challan Reference Number RG0824000011423699 Dated:27/08/2024
Total:	3,68,962.00	

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs6,647.00 has been paid thereon

ಸ್ತುತಿ: ದೇವನಹಳ್ಳಿ

ದಿನಾಂಕ: 28/08/2024



ದೇವನಹಳ್ಳಿ
ಹಿರಿಂಥ ಶಾಸನೋಂದಣಾಧಿಕಾರ
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- B. The lands described in Schedule 'A' are conjoint, contiguous lands and together form a large block of land with an access to the public road on the southern side as shown in the layout plan annexed hereto as **Annexure 'B'**. Further, the said lands are converted to non-agricultural residential use vide various Official Memoranda issued by the Deputy Commissioner, the details of which are also mentioned in **Annexure 'A'** annexed to this Deed ;
- C. The Seller is in the business of buying, developing and selling the real estate and had purchased the Schedule 'A' Property with an intention to develop the same as a layout of House Sites/Villa plots and accordingly has obtained temporary approval of the Layout Plan bearing No.BIAAPA/TP/02/LAO/82/2020-21/986, dated 12/10/2021 (hereinafter referred to as the Sanction Plan) from the Bangalore International Airport Area Planning Authority (BIAAPA) for formation of residential layout consisting of 397 plots, out of which 396 are residential villa plots / house sites, one large site and a site reserved for construction of club house, with internal roads, parks, civic amenity sites and the Seller obtained final approval of the Layout Plan bearing No.BIAAPA/TP/02/LAO/82/2020-21/2023-24, dated 22/12/2023 (hereinafter referred to as the Sanction Plan) from the Bangalore International Airport Area Planning Authority (BIAAPA). The Seller/Developer named the development as "**PRESTIGE MARIGOLD - PHASE I**", hereinafter referred to as the '**Project**' / '**PRESTIGE MARIGOLD - PHASE I**' ;
- D. The Seller being desirous of selling the house sites in '**PRESTIGE MARIGOLD - PHASE I**' registered the said Project under Section 5 of the "Real Estate (Regulation and Development) Act, 2016" ("RERA") with the Real Estate Regulatory Authority of Karnataka and the Regulatory Authority has registered and granted Registration No.PRM/KA/RERA/1250/303/PR/240122/004653, dated 24/01/2022 for the Project ;
- E. The Seller has relinquished in favour of BIAAPA area reserved as Civic Amenities in the Sanctioned Plan measuring about 10300.97 square meters in terms of the Relinquishment Deed dated 25/03/2022, registered vide Document No.DNH-1-13285/2021-22 of Book-I and stored in C. D. No.DNHD1498, in the office of the Sub Registrar, Devanahalli, Bengaluru Rural District. Further, the Seller has also relinquished in favour of Jalige Village Panchayat areas reserved for Parks and layout roads in the Sanctioned Plan, measuring about 80651.53 square meters in terms of the Relinquishment Deed dated 20/07/2022, registered vide Document No.DNH-1-04816/2022-23 of Book-I and stored in C. D. No.DNHD1586, in the office of the Sub Registrar, Devanahalli, Bengaluru Rural District. By virtue of these documents all these areas have vested in these public/local authorities ;
- F. Pursuant to Sanctioned Plan and registration of the Project under RERA, the Seller became entitled to sell the residential Villa Plots/house sites in the Project to any interested persons;
- G. The Purchaser herein being desirous of owning one of the residential Villa Plot/House Site in **PRESTIGE MARIGOLD - PHASE I** has approached the Seller to sell him Villa Plot No.392,

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- DNH-1-09337-2024-25

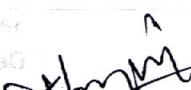
ದೇವನಹಳ್ಳಿ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 28/08/2024 ರಂದು 11:18:17 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	66,479.00
2	ಸೇವಾ ಶುಲ್ಕ	1,015.00
3	ಪ್ರಮಾಣ ಪತ್ರ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	200.00
	ಒಟ್ಟು	67,694.00

Mr.Prem Rejoy P/S/o Mr. Panneer Selvam ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹಾಜರಿಸುವ ವ್ಯಕ್ತಿ	ವೋಟೋ	ಹಬ್ಬಿನ ಗುರುತ್ವ	ಸಹಿ
1	Mr.Prem Rejoy P/S/o, Mr. Panneer Selvam, 42, Resident of: 200, 4th Main, 5th Cross, Srinivasa Nagar Layout, Padmeshwari Nagar Extension, Kithaganur, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560049 (Presenter)		 Left Thumb	

ದಸ್ತಾವೇಜು ಬರದುಕೊಟ್ಟಿರುವುದುಂಟಂದು ಒಹಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹಾಜರಿಸುವ ವ್ಯಕ್ತಿ	ವೋಟೋ	ಹಬ್ಬಿನ ಗುರುತ್ವ	ಸಹಿ
1	Mr.Prem Rejoy P/S/o Mr. Panneer Selvam, 42, Resident of: 200, 4th Main, 5th Cross, Srinivasa Nagar Layout, Padmeshwari Nagar Extension, Kithaganur, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560049 (Claimant)		 Left Thumb	
2	M/s. ACE REALTY VENTURES Rep. by its Managing Partner, M/s. Prestige Estates Projects Limited is Rep. by Mr. Mohamed Zaffar Sait (Authorised Signatory), whose POA is Mr. Somashekhar G Pattanshetti (SPA Holder) S/o Gangadhar Pattanshetti, 0, Resident of: Prestige Falcon Tower, No.19, Brunton Road, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560025 (Executant)		 Left Thumb	

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measuring **184.77** square meters (**1989** square feet), morefully described in the Schedule 'B' herein and hereinafter referred to as "Schedule 'B' Property", or "Schedule 'B' Villa Plot";

- H. The Seller has disclosed to the Purchaser that the Seller is in the process of acquiring the lands adjoining to the Schedule 'A' Property and may develop the same in the lines of the Schedule 'A' Property or as any other development and it shall be lawful for the Seller or their transferees of such adjoining land to make use of all the internal roads in the Project and provide access to such adjoining lands which the Seller may acquire and develop in future. In any event, the Purchaser shall not be entitled to claim any exclusivity of usage of any of the layout roads in the Project as the same, pursuant to the Sanction Plan and relinquishment to local authority, have been handed over to the Local Authority and have become public roads ;
- I. In pursuance of the interest shown by the Purchaser to purchase the Schedule 'B' Property during the development of the Project, the Seller furnished to the Purchaser a set of photocopies of the title deeds of the Schedule 'A' Property and the approvals obtained for developing the Project i.e., **PRESTIGE MARIGOLD - PHASE I**, including a copy of the Sanctioned Plan approved by the BIAAPA and the Purchaser after verification of title deeds and approvals have offered to purchase the Schedule 'B' Property and the Seller has accordingly agreed to sell the Schedule 'B' Property to the Purchaser in terms of an Agreement to Sell dated **21/04/2022**, after having developed the Project in accordance with the Specifications stipulated therein and the Purchaser has agreed to purchase the Schedule 'B' Property for a consideration of **₹ 66,47,949/- (Rupees Sixty Six Lakhs Forty Seven Thousand Nine Hundred and Forty Nine Only)**, free from all encumbrances ;
- J. The Seller, pursuant to the above, has completed the development of Project on the Schedule 'A' Property in all respects comprising all the villa plots / house sites, common amenities and facilities including internal roads, drains, pathways, water distribution lines, electricity supply infrastructure, sewerage treatment infrastructure, parks, open spaces as per the agreed Specifications and the Sanctioned Plan, and the Developer has secured from BIAAPA Final Layout Approval & Release Order No.BIAAPA/TP02/LAO/82/2020-21/2023-24/1972, dated 22/12/2023, pursuant to which all the individual Villa Plots in the Layout/Project are given independent/separate E-kathas by the Jalige Village Panchayat;
- K. The Purchaser, on being fully satisfied with overall development of Project and the Seller having provided all the common facilities, amenities as per the agreed Specifications stipulated under the aforesaid Agreement to Sell, have taken possession of the Schedule 'B' Property from the Seller and have also fully paid the agreed Sale Consideration therefor and called upon the Seller to execute this Sale Deed to convey the Schedule 'B' Property in his favour.





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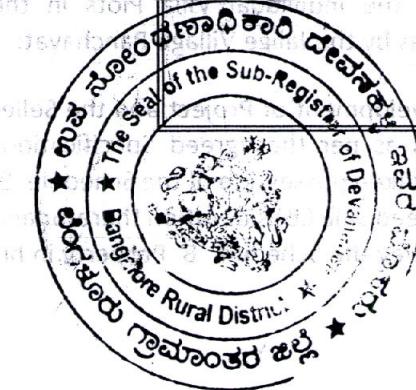
3	<p>M/s. ACE REALTY VENTURES Rep. by its Managing Partner, M/s. Prestige Estates Projects Limited is Rep. by Mr. Mohamed Zaffar Sait (Authorised Signatory), whose POA is Mr. Somashekhar G Pattanshetti (SPA Holder) S/o Gangadhar Pattanshetti, , 0, Resident of: Prestige Falcon Tower, No.19, Brunton Road, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560025 (Executant)</p>		 Left Thumb	
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SR.No	Identifier Name	Address	संग्रहीत द्वारा दिया गया संकेतन
1	Raghuram P C/o .(Identifier)	No. 102, Rams Infantry Manor, Infantry Road, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560001	
2	Mohan C P C/o .(Identifier)	No. 102, Rams Infantry Manor, Infantry Road, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560001	

“*Leviticus 17:11* – *‘And it shall be, when he shall offer his sacrifice, that he shall offer it at the door of the tabernacle, and shall offer it upon the altar which standeth before me: and I will accept it, and I will sanctify you.*”

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ನಂಬರ್ DNH-1-09337-2024-25 ಅಗ್ರಹಿತ ಹಿನ್ನೆಲೆ
ದಿನಾಂಕ 28/08/2024 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯಾಭ್ಯಾಸ ಮಾರ್ಪಿಯಲ್ಲಿ
ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೈವರಿಸಿದ.



ಉತ್ತರಪ್ರಯೋಜನದಿಕ್ತಾತಿ

Digitized by srujanika@gmail.com

14 *संग्रहीत विषयों का समाप्ति*

ಕು.ಅ.ಸಿ. ಡಾಕ್ಟರ್ ಎಂ.ಪಿ.ಎಂ.ಬಿ.ಎಂ.ಬಿ.

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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. CONVEYANCE:

- a. That in pursuance of the foregoing, and in consideration of the sum of ₹ 66,47,949/- (Rupees Sixty Six Lakhs Forty Seven Thousand Nine Hundred and Forty Nine Only) paid by the Purchaser to the Seller towards the agreed Sale Consideration, the receipt of which the Seller hereby admits and acknowledges in full and final settlement, the Seller hereby sells, grants, conveys, transfers and assigns by way of absolute sale unto the Purchaser all that Schedule 'B' Property, together with the right to use all internal roads, parks, open spaces, common facilities and amenities within the Project and also to enjoy all easements and appurtenances, right, title, interest, claims and demands whatsoever thereto belonging to the Schedule 'B' Property, free from all encumbrances, attachments, mortgages, charges and claims etc., TO HAVE and TO HOLD the same as the absolute owner/s thereof, subject to all those rights and obligations detailed in Schedule 'C' and Schedule 'D' hereunder.
- b. The Purchaser has deducted the applicable Tax Deduction at Source on the consideration paid and the same is remitted to the Department of Income Tax on account of Seller.
- c. That, by virtue of the conveyance herein, the Purchaser has acquired full and absolute ownership and title to the Schedule 'B' Property and the Purchaser shall be hereafter entitled to hold, own, possess, and enjoy the Schedule 'B' Property as absolute owner/s with full powers of enjoyment and alienation, subject to terms of this Sale Deed.

2. POSSESSION:

The Seller has delivered and put the Purchaser in peaceful possession of the Schedule 'B' Property and the Purchaser hereby confirm having taken possession of the Schedule 'B' Property. Before taking possession, the Purchaser is fully satisfied with completion of the Project in all respects including but not limited to completion of all common amenities such as laying of all the internal roads, street lighting, drains, water and electricity distribution lines, provision made for sewerage disposal, development of parks and opens spaces as per the Sanctioned Plan and the entire Project having been developed and completed by the Seller in accordance with Specifications agreed with the Purchaser. The Purchaser also hereby confirms the measurements and the area of the Schedule 'B' Property being in accordance with Agreement to Sell entered into between the Purchaser and the Seller, referred above. Accordingly, the Purchaser hereby fully and completely discharge/s the Seller of all their obligations under the said Agreement and declare that he has no subsisting claims against the Seller of whatsoever nature.

m/s 24/2024-25

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3. NATURE OF RIGHT OF USAGE:

- a. The Purchaser agrees that the Schedule 'B' Property shall be used only for residential purposes i.e., for construction of a single dwelling unit by taking necessary permissions, plan sanctions, approvals from the local authority and maintaining necessary set back as required under law. The Purchaser shall not use Schedule 'B' Property for any other purposes. Further, the Purchaser shall not be entitled to sub divide the Schedule 'B' Property without taking approval of the Local Authority.
- b. The Purchaser shall become member/s of the Owners' Association of Plots to be formed for the purposes of looking after common interest and also for the purposes of maintenance of all the common amenities and facilities within the Project. Upon formation of the Owners Association all the Common Amenities and Facilities and the Common Areas within the Project shall be maintained by the Owners Association. All the Common Areas and the Common Amenities and Facilities provided within the Project shall be used by the Purchaser on a non-exclusive use basis and subject to the rules and regulations of the Owners Association to be formed.
- c. The Purchaser shall be entitled to make use of the internal layout roads and pathways within the Project to reach the Schedule 'B' Property in common with other owners and at no time the Purchaser shall cause obstruction for free-movement of men, materials and vehicles therein in any manner.
- d. The Purchaser shall not do any act which is prejudicial to the interest of Seller and other owners of plots/house sites in the Project.
- e. The Purchaser shall permit the Seller, their agents, with or without workmen at all reasonable times to enter into and upon the Schedule 'B' Property or any part thereof for the purpose of repairing, maintaining, rebuilding, cleaning and keeping in order and condition all services, drains or other convenience belonging to or servicing or used for the Schedule 'B' Property and also for the purpose of laying, maintaining, repairing and testing drainage, water pipes and electric wires and for similar purposes.
- f. The Purchaser shall proportionately share and pay common area maintenance charges (CAM charges) for maintenance of all common areas, facilities and infrastructure within the 'Project' including maintenance of street lighting, water distribution lines, drainage, waste disposal, internal roads, passages, pathways, parks and open spaces and also expenses incurred on, and security based on the area/size of the Schedule 'B' Property. The Purchaser shall not default in payment of CAM Charges and all other levies to be shared by the owners of the house sites in the 'Project'. The CAM Charges shall be paid by the Purchaser to Maintenance Agency appointed by the Seller until formation of the Owners' Association and thereafter to the Owners' Association.

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- g. Though as per rules of Local Authority all the internal layout roads are deemed to be handed over to Local Authority/Panchayath, the Purchaser and the Owners' Association shall maintain the same as any other common area within the Project.

4. ASSURANCES:

- 4.1 The Seller hereby covenants with the Purchaser that notwithstanding anything done or knowingly suffered, the Seller has good title, right and absolute power to sell, transfer and convey the Schedule 'B' Property and every part thereof unto the Purchaser and the same shall hereafter, and at all times be quietly entered into, upon, owned, held, possessed and enjoyed by the Purchaser, without any let, claim, hindrance, interruption or disturbance by the Seller or anyone claiming through or in trust for them.
- 4.2 The Seller further assures that, the Seller shall execute or cause to be executed such other document/s and assurances that are reasonably and legally required to be done at the instance of the Purchaser to more fully and perfectly confirming and assuring the title of the Purchaser to the Schedule 'B' Property, at the cost of the Purchaser.

5. INDEMNITY :

The Seller shall keep the Purchaser fully indemnified against all encumbrances, claims, demands, costs and expenses occasioned on account of any defect in the title of the Seller's to the Schedule 'B' Property or by the reason of any person/s having or claiming any estate, right, title or interest in or to the Schedule 'B' Property, hereby conveyed.

6. TITLE DEEDS:

The Seller has already furnished to the Purchaser photocopies of all the documents of title, approvals taken for development of the Project. The Purchaser declares that he has purchased the Schedule 'B' Property on being fully satisfied with the Seller's title and approvals taken by them for development of the Project. On formation of Owners' Association of all the Plot Owners, the Seller shall be entitled to hand over original title deeds to such Owners' Association.

7. PROPERTY TAXES AND KHATA:

The Seller has secured Panchayath E-khata for the Schedule 'B' Property from Jalige Village Panchayath in their name. The Purchaser shall be liable to pay the property taxes in respect of the Schedule 'B' Property from the date of issuance of E katha for the Schedule 'B' Property. The Seller has no objection for the Purchaser to secure the transfer of the Khata of Schedule 'B' Property in name of the Purchaser.



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8. COVENANTS:

- a. The Seller hereby represents, warrants and covenants with the Purchaser that:
 - i. the title of the Seller to the Schedule 'B' Property is good, marketable and subsisting and that they are entitled to convey the same and that there is no impediment for sale of the Schedule 'B' Villa Plot under any law, order, decree or contract;
 - ii. the Schedule 'B' Villa Plot is not subject to any encumbrance, charge, litigation, attachment or claims of any kind and the same is free from all encumbrance, charge, litigation, attachment and/or claims of any kind and no part of the Schedule 'B' Property is subject to any easements nor there are any servitudes;
 - iii. the Seller has paid property taxes, cess and all other outgoings with respect to the Schedule 'B' Villa Plot upto the date of this Deed / hand over of possession and that there are no arrears;
- b. The Purchaser hereby represents, warrants and covenants with Seller that:
 - i. the Purchaser shall become a member of the Owners' Association formed or to be formed by the owners of the Plots in **PRESTIGE MARIGOLD - PHASE I** by paying the prescribed membership fee and shall abide by the rules and regulations of the Owners Association.
 - ii. the Purchaser shall enjoy all common amenities provided in **PRESTIGE MARIGOLD - PHASE I** in compliance with the Rules laid down in the Bye-Laws governing the Owners Association.
 - iii. the Purchaser shall use the internal layout road, drains, sewerage lines, water distribution lines and all other common amenities and areas provided in **PRESTIGE MARIGOLD - PHASE I** commonly along with all other owners of the Plots in the project without causing any acts of damage, inconvenience or hindrance of any kind.
 - iv. The Purchaser shall proportionately share (based on the area/size of the Schedule 'B' Property) and bear the expenses incurred either by the Seller or the agency appointed by the Seller or by the Owners' Association towards maintenance of all common areas, amenities, facilities, infrastructure, equipment etc., in the Project as stipulated in the Agreement to Sell
 - v. the parks and open spaces provided in the Project as per the Sanctioned Plan are for the common use by all the owners of villa plots in **PRESTIGE MARIGOLD - PHASE I** and the Purchaser shall also be entitled to commonly make use of them and proportionately share the expenses for maintaining the same;
 - vi. the Purchaser shall make use of the electricity, water distribution network provided within the Project by the Seller for the purposes of getting electricity and water

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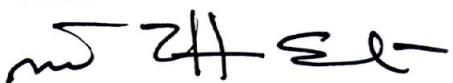


connections to Villa/dwelling house that will be constructed by the Purchaser and the Purchaser shall be liable to pay the charges as per the consumption.

- vii. the Purchaser declares that he will continue to comply with the terms stipulated in the Agreement to Sell aforesaid while owning and/or enjoying the Schedule 'B' Property;
- viii. the Purchaser reiterates and confirms that Purchaser is fully aware of all the disclosures made by the Seller in the Agreement to Sell and has no claims/issues in respect of the same.

9. RIGHTS, OBLIGATIONS, RESTRICTIONS, PRIVILEGES OF THE PURCHASER:

- a. The Purchaser shall use the Schedule 'B' Property only for residential purposes and for construction of villa / dwelling house and for no other purposes.
- b. The Purchaser shall be entitled to all those rights, detailed in the Schedule 'C' hereunder and the Purchaser shall also be liable to comply and adhere to all those restrictions and obligations detailed in the Schedule 'D' hereunder. The rights and obligations details in the Schedule 'C' and Schedule 'D' hereunder are common to all the villa plot purchasers. The rights, obligations, restrictions and privileges details in this Deed of Sale form part of ownership of the Schedule 'B' Property and gets transferred to the transferee automatically with transfer of ownership of the Schedule 'B' Property.
- c. The Purchaser shall have only right of access, usage and support with respect to common infrastructure and amenities like internal roads, pavements, open spaces, drainages, entrance courts, water distribution systems, sewerage disposal system, electricity distribution network etc. and shall not claim any exclusive right of ownership over these common amenities. The Purchaser shall be liable to proportionately share and pay the maintenance charges for maintenance of all these common amenities and infrastructure from the date of hand over of possession either to the Seller or to the Agency appointed by Seller or to Owners' Association from time to time. The maintenance charges include the costs/expenses (if any) incurred for replacement of any worn-out equipment/machinery that are used for providing common amenities.
- d. The Purchaser is aware that the Seller will be developing the lands abutting the Schedule 'A' Property by forming a residential layout (which includes phases of "Prestige Marigold") with internal roads, common infrastructure such as water distribution, electricity distribution, sewerage treatment plant and the same shall remain common not only to the Project but also to the adjoining lands being developed by the Seller. In any event, the Purchaser shall not be entitled to claim any exclusivity of usage of any of the internal layout roads within the project as the same are public roads.




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- e. The Purchaser shall have no objection for the Seller developing the lands adjacent to the Schedule 'A' Property and utilising the internal roads in **PRESTIGE MARIGOLD - PHASE I** for ingress and egress to the adjacent lands.
- f. The large plot identified as Plot/Site No.1 in the Sanctioned Plan is not part of **PRESTIGE MARIGOLD - PHASE I** and the Seller or its transferee is entitled to utilise the same as it deems fit, including construction of a commercial building and/or school etc. The Purchaser has no objection for the Seller alienating the same to any person of Seller's choice and same being utilised for any non-residential purposes including construction of a commercial building and/or school etc. The Seller or owner of the said plot is not entitled to use/utilise any of the common amenities of the Project, consequently, shall not be liable to share and pay any CAM Charges.
- g. The Purchaser is aware that as per rules of the Authority the internal layout roads are deemed to be handed over to the Local Authority/Panchayath, the Purchaser and the Owners Association shall maintain the same upon completion of the Project.

10. CLUB HOUSE:

- a. The Seller is constructing a club house in Plot/Site No.398 in the Schedule 'A' Property and the club house will have amenities detailed in **Annexure 'C'**. The club house facilities will be made available for usage as agreed in the Agreement to Sell. It is clarified that the Club House is not a common facility or a common amenity and will purely be a commercial venture by the Seller. The club house and all the facilities therein shall be the property of the Seller and none of the purchasers of villa plots in the Project shall have any ownership rights over the same. It is further clarified that the Club House shall be non-exclusive and the Seller shall be entitled to permit the owners of villa plots in **PRESTIGE MARIGOLD - PHASE I** as well as general public to make use of the same either as member or otherwise without any limitation. The Seller shall also be entitled to appoint any operator to manage and operate the club house and the facilities therein.
- b. The Purchaser and his immediate family members shall be entitled to membership of the club house and make use of its facilities on availability basis and by paying user/subscription charges as may be prescribed by the Seller/operator from time to time. In the event of transfer of ownership of the Schedule 'B' Property by the Purchaser only the transferee is entitled to the membership of the club house and the Purchaser shall cease to be the member. The Purchaser shall be bound by the rules and regulations stipulated by the Seller or the agency operating the clubhouse for usage of its facilities, from time to time.
- c. The Seller and/or their agents, servants, members, invitees, guests, visitor (authorised by the Seller) shall have perpetual right of ingress and egress to the Club House by using the roads in the **PRESTIGE MARIGOLD - PHASE I**.

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11. MAINTENANCE CHARGES:

- a. The Purchaser shall be liable to pay common area maintenance charges (CAM Charges) i.e., expenses and charges incurred for maintenance of common layout roads, street lighting, parks and open spaces, common infrastructure like water distribution and sewerage disposal, treatment plants etc., provided within the Project as agreed under the Agreement to Sell. The Purchaser has paid to the Seller advance CAM Charges stipulated under the Agreement to Sell. The Seller through its maintenance agency agrees to maintain the common areas and facilities in the Project for a period of 36 months from the date of completion of the project as evidenced by the final site release order issued by the BIAAPA. Thereafter, the Owners Association shall look after the maintenance of all common areas and amenities in the Project. The Purchaser shall also pay/paid to the Seller maintenance corpus fund which will be transferred to the Owners Association on formation and taking over of common area maintenance after deduction of any arrears of CAM Charges.
- b. The agency appointed by the Seller will be the exclusive maintenance service provider for maintenance of all common areas, the common amenities, facilities and infrastructure provided within the Project until the Owners Association taken over the maintenance of the same. The charges for such maintenance services shall be paid by the Purchaser and all other owners of the Villa Plots in the Project on a proportionate basis i.e., based on the area/size of the Villa Plots. The Purchaser and other owners of the Villa Plots in the Project shall not make arrangements with any outside agency till the completion of three years from the date of receipt of final site release order.

12. RIGHTS OF THE SELLER

As stated above, that, the Seller/Developer are also in the process of acquiring the lands adjoining to the Schedule 'A' Property land and intend to develop the same in the lines as that of the Schedule 'A' Property or as any other development and it shall be lawful for the Seller or their transferees of the such adjoining land to make use of all the internal roads in the Project and provide access to the adjoining lands which the Seller/Developer may acquire and develop in future. In any event, the Purchaser shall not be entitled to claim any exclusivity of usage of any of the layout roads in the Project as the same are, pursuant to the Sanctioned Plan and relinquishment are public roads.

13. NOT TO ALTER NAME:

The Purchaser shall not alter or subscribe to alter the name of PRESTIGE MARIGOLD - PHASE I.

14. STAMP DUTY & REGISTRATION FEE:

The Purchaser has borne the Stamp duty, Transfer duty and registration charges, legal expenses and all other miscellaneous and incidental expenses for registration of the Deed

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of Sale and if any further stamp duty and registration fee is demanded by the registration authorities under whatever proceedings, in such event the Seller shall have no liability in respect thereof and the Purchaser shall be liable for the same.

15. APPLICABILITY:

The Purchaser shall continue to be bound by the terms and conditions of the Agreement to Sell in respect of matters not specifically provided for in this Deed. The Agreement to Sell 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 and shall constitute the documents of title to the Schedule 'B' Property and in the event of any inconsistency, the terms of this Sale Deed shall prevail.

16. PERMANENT ACCOUNT NUMBERS:

a. The income tax permanent account numbers of the parties are as follows:

Seller	:	ABPFA9695R
Purchaser	:	BENPP2584J

SCHEDULE 'A' PROPERTY

All that piece and parcel of non-agricultural, residentially converted lands, measuring in total 49 Acres 34 Guntas, situated at Maragondanahalli Village and Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, detailed below :

<u>Sl. No.</u>	<u>Survey No.</u>	<u>Extent</u>		<u>Village</u>
		Acres	Guntas	
1.	14/1	02	30	Maragondanahalli
2.	14/2	03	05	Maragondanahalli
3.	15	07	09	Maragondanahalli
4.	16/1	02	20	Maragondanahalli
5.	16/2	04	12	Maragondanahalli
6.	17	06	02	Maragondanahalli
7.	18	05	29	Maragondanahalli
8.	145	01	17	Maragondanahalli
9.	188/1	0	23	Bettenahalli
10.	188/4 (Old No.188/3)	01	08	Bettenahalli

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11.	188/5 (Old No.188/3)	0	22	Bettenahalli
12.	188/6 (Old No.188/2)	0	13 ¾	Bettenahalli
13.	188/7 (Old No.188/2)	0	13 ¾	Bettenahalli
14.	189/1	0	33 ¾	Bettenahalli
15.	189/2	0	35	Bettenahalli
16.	189/4 (Old No.189/1)	0	33 ¾	Bettenahalli
17.	189/5 (Old No.189/1)	0	33 ¾	Bettenahalli
18.	189/6 (Old No.189/1)	0	33 ¾	Bettenahalli
19.	189/7 (Old No.189/3)	0	5 ¼	Bettenahalli
20.	189/8 (Old No.189/3)	0	5 ¼	Bettenahalli
21.	190/2	0	31	Bettenahalli
22.	190/3	0	30 ½	Bettenahalli
23.	190/4 (Old No.190/3)	0	13 ½	Bettenahalli
24.	190/5 (Old No.190/3)	0	13 ½	Bettenahalli
25.	190/6 (Old No.190/3)	0	13 ½	Bettenahalli
26.	190/7 (Old No.190/3)	0	13 ½	Bettenahalli
27.	190/8 (Old No.190/3)	0	23 ½	Bettenahalli
28.	190/9 (Old No.190/2)	0	31	Bettenahalli
29.	191/3	0	14	Bettenahalli
30.	191/4	1	0	Bettenahalli
31.	191/8 (Old No.191/4)	0	8	Bettenahalli
32.	194/1	0	9 ½	Bettenahalli
33.	194/2 (Old No.194/2p1)	0	18	Bettenahalli
34.	194/4	0	25	Bettenahalli
35.	194/5 (Old No.194/4)	1	0	Bettenahalli
36.	194/6 (Old No.194/4)	0	5	Bettenahalli
37.	194/7 (Old No.194/1)	0	9 ½	Bettenahalli
38.	195/5 (Old No.195/1)	0	10	Bettenahalli
39.	195/6 (Old No.195/1)	0	20	Bettenahalli
	Total	49	34	

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and the entire extent bounded on the:

East by	:	Land in Survey Nos.19 & 20 of Maragondanahalli Village and Survey Nos.187, 188, 191 of Bettenahalli Village;
West by	:	Land in Survey Nos.8, 9, 10 and 13 of Maragondanahalli Village and Survey Nos.190, 191, 192, 193 and 196 of Bettenahalli Village;
North by	:	Land in Survey Nos.186, 194 and 195 of Bettenahalli Village; and
South by	:	Maragondanahalli – Chapparkal Road

SCHEDULE 'B' PROPERTY

All that piece and parcel of the vacant Residential Villa Plot bearing **No. 392** in the residential layout "**PRESTIGE MARIGOLD - PHASE I**", developed on the Schedule 'A' Property, measuring on the Eastern side **13.60 meters**, Western side **9.97 meters**, Northern side **15.24 meters** and Southern Side **15.67 meters**, measuring in total **184.77 square meters** equivalent to **1989 square feet**, presently bearing property No.**347/349/392** in the revenue records of Jalige Village Panchayath, E Katha No.**150300201200823700**, situated in Maragondanahalli Village/ Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru and bounded on the:

- East by : Site No. 391
- West by : 12 Meters Road
- North by : Site No. 393
- South by : Park

The villa plot details are mentioned in the plan annexed hereto as "**Annexure 'D'**".

SCHEDULE 'C'

:Rights of the Purchaser:

The Purchaser shall have the following rights with respect to the Schedule 'B' Property:

1. The right and liberty to the Purchaser and all persons entitled, authorized or permitted by the Purchaser (in common with all other persons entitled, permitted or authorized to a similar right) at all times, and for all purposes, to use and enjoy all the internal roads, parks and open spaces and other areas and facilities of common use in **PRESTIGE MARIGOLD - PHASE I**.
2. The right to free and uninterrupted passage of water, electricity, sewerage, from and to the Schedule 'B' Property 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 Schedule 'B' Property and/or the layout.

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3. Right to put up a single dwelling house/Villa after taking license and plan sanctioned from the concerned authorities and local laws at the cost of the Purchaser.
4. Right to use underground sewerage disposal system in the layout and right to draw water from common water supply system including an overhead tank, subject to bearing and sharing proportionately the common maintenance expenses.

SCHEDULE 'D'
: Obligations of the Purchaser:

The Purchaser shall be bound by the obligations and restrictions:

1. The Purchaser shall not cause any obstruction for free movement of men, materials and vehicles in the internal roads, passages and any common areas by placing any materials/vehicles/articles.
2. The Purchaser shall not sub-divide the Schedule 'B' Property and/or sell/transfer any portions thereof.
3. The Purchaser shall not sink a bore well or create/dig any wells in the Schedule 'B' Property.
4. The Purchaser shall not encroach upon any roads, parks and open spaces in the Schedule 'A' Property and shall keep the same free from any obstructions. The Purchaser shall not trespass into other plots or areas not earmarked for common use.
5. The Purchaser shall not throw garbage/used articles/rubbish in the common areas, parks and open spaces neighboring plots, roads and open space left open in the Schedule 'A' Property. The Purchaser shall strictly follow rules and regulations for garbage disposal as may be prescribed by the Local Authority and Agency maintaining the common areas and facilities in **PRESTIGE MARIGOLD - PHASE I**.
6. The Purchaser shall not use the Schedule 'B' Property for any commercial/industrial purposes nor shall the Purchaser be entitled to put up any display boards or hoardings or neon signs or paintings within the Schedule 'B' Property.
7. The Purchaser shall not install any machinery and/or store/keep explosives, chemicals, inflammable/prohibited articles which are hazardous, dangerous or combustible in nature in the Schedule 'B' Property except the domestic cooking gas;
8. All the purchasers shall become member of the Owner's Association which may be constituted for maintenance and upkeep of common facilities in **PRESTIGE MARIGOLD - PHASE I** and strictly adhere to the rules and regulations that may be prescribed for the Owner's / residents of **PRESTIGE MARIGOLD - PHASE I**.

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9. All the purchasers/owners of Villa plots in the Project, shall proportionately share and pay all the expenses for maintenance of all the common amenities, areas and facilities in the Project such as parks and open spaces, water bodies, landscape, pots and plants, internal layout roads, drainages, sewerage disposal system, sanitary lines, water supply system, street/yard lights, common security, water charges and such other expenses which are common nature and not attributable to any individual plots.

IN WITNESS WHEREOF THE PARTIES HAVE HEREUNTO SET THEIR RESPECTIVE HANDS ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST HEREIN ABOVE WRITTEN.

Witnesses:

1. Signature: 

For M/s. ACE REALTY VENTURES

Name: **RAGHU.R.P**

Address: **4102, RAMS INFANTRY
MANOR INFANTRY
ROAD BLORE**



Authorised Signatory
Seller/Developer

2. Signature: 

Name: **MOHAN.C.P**

Address: **4102, RAMS INFANTRY
MANOR INFANTRY
ROAD BLORE**



Purchaser

Drafted by:



Pattanshetti Associates LLP
Advocates

**201, First Floor, Rams Infantry Manor,
70, Infantry Road, Bengaluru - 560 001.**

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:ANNEXURE 'A':

I: List of Title Deeds

- 1) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-03717/2021-22, Book I, stored in C.D.No.DNHD1337, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.14/1, measuring 02 acres 30 guntas and Survey No.14/2, measuring 03 acres 05 guntas, situated at Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 2) Sale Deed dated 21/06/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-03724/2021-22, Book I, stored in C.D.No.DNHD1337, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.15, measuring 07 acres 09 guntas, situated at Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 3) Sale Deed dated 21/06/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-04880/2021-22, Book I, stored in C.D.No.DNHD1359, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.16/1, measuring 02 acres 20 guntas and Survey No.16/2, measuring 04 acres 12 guntas, situated at Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 4) Sale Deed dated 21/06/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-03722/2021-22, Book I, stored in C.D.No.DNHD1337, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.17, measuring 06 acres 02 guntas, situated at Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 5) Sale Deed dated 21/06/2021, executed by Mr. Deepak G. Gowda, son of Mr. N. Gopalaiah, in favour of the Seller herein, registered vide Document No.DNH-1-01906/2021-22, Book I, stored in C.D.No.DNHD1298, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.18, measuring 05 acres 29 guntas, situated at Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 6) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-04908/2021-22, Book I, stored in C.D.No.DNHD1360, registered in the office of the Sub-Registrar,

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Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.145, measuring 01 acre 17 guntas, situated at Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.

- 7) Sale Deed dated 21/06/2021, executed by Mr. Deepak G. Gowda, son of Mr. N. Gopalaiah, in favour of the Seller herein, registered vide Document No.DNH-1-01908/2021-22, Book I, stored in C.D.No.DNHD1298, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.188/1, measuring 23 guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 8) Sale Deed dated 21/06/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-01647/2021-22, Book I, stored in C.D.No.DNHD1293, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.188/4 (old Survey No.188/3), measuring 01 acre 08 guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 9) Sale Deed dated 21/06/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-01649/2021-22, Book I, stored in C.D.No.DNHD1293, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.188/5 (old Survey No.188/3), measuring 22 guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 10) Sale Deed dated 21/06/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-04640/2021-22, Book I, stored in C.D.No.DNHD1355, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.194/1, measuring 9 ½ guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 11) Sale Deed dated 21/06/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-04717/2021-22, Book I, stored in C.D.No.DNHD1357, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.194/2 (old Survey No.194/2p1), measuring 18 guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 12) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-04341/2021-22, Book I, stored in C.D.No.DNHD1349, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.194/6 (old




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Survey No.194/4), measuring 05 guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.

- 13) Deed of Sale dated 21/06/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-04638/2021-22, Book I, stored in C.D.No.DNHD1355, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.194/7 (old Survey No.194/1), measuring 9 $\frac{1}{2}$ guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 14) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda along with two others, in favour of the Seller herein, registered vide Document No.DNH-1-04125/2021-22, Book I, stored in C.D.No.DNHD1344, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.189/1, measuring 33 $\frac{3}{4}$ guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 15) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, along with two others in favour of the Seller herein, registered vide Document No.DNH-1-04343/2021-22, Book I, stored in C.D.No.DNHD1349, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.188/6 (old Survey No.188/2, measuring 13 $\frac{3}{4}$ guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 16) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-04345/2021-22, Book I, stored in C.D.No.DNHD1349, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.188/7 (Old Survey No.188/2), measuring 13 $\frac{3}{4}$ guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 17) Sale Deed dated 21/06/2021, executed by Mr. Deepak G. Gowda, son of Mr. N. Gopalaiah, in favour of the Seller herein, registered vide Document No.DNH-1-01909/2021-22, Book I, stored in C.D.No.DNHD1298, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.189/2, measuring 35 guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 18) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-04166/2021-22, Book I, stored in C.D.No.DNHD1345, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.189/4 (old

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Survey No.189/1), measuring 33 $\frac{3}{4}$ guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.

- 19) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-04123/2021-22, Book I, stored in C.D.No.DNHD1344, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.190/7 (old Survey No.190/3), measuring 13 $\frac{1}{2}$ guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 20) Sale Deed dated 23/11/2021, executed by Mrs. Sunandamma, daughter of Late Chinnappaiah, and Mr. Raghu S. son of Mr. Subbanna, in favour of the Seller herein, registered vide Document No.DNH-1-07278/2021-22, Book I, stored in C.D.No.DNHD1402, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.190/2, measuring 31 guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 21) Sale Deed dated 19/07/2021, executed by N. Gopalaiah, son of Late Range Gowda, along with two others, in favour of the Seller herein, registered vide Document No.DNH-1-04344/2021-22, Book I, stored in C.D.No.DNHD1349, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.189/7 (old Survey No.189/3), measuring 5 $\frac{1}{4}$ guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 22) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, along with two others in favour of the Seller herein, registered vide Document No.DNH-1-04170/2021-22, Book I, stored in C.D.No.DNHD1345, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.189/8 (old Survey No.189/3), measuring 5 $\frac{1}{4}$ guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 23) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, along with two others, in favour of the Seller herein, registered vide Document No.DNH-1-03718/2021-22, Book I, stored in C.D.No.DNHD1337, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.190/8 (old Survey No.190/3), measuring 23 $\frac{1}{2}$ guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 24) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-04120/2021-22, Book I, stored in C.D.No.DNHD1344, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.190/3,

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measuring 30 $\frac{1}{2}$ guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.

- 25) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-04121/2021-22, Book I, stored in C.D.No.DNHD1344, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.190/6 (old Survey No.190/3), measuring 13 $\frac{1}{2}$ guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 26) Sale Deed dated 21/06/2021, executed by Mr. Deepak G. Gowda, son of Mr. N. Gopalaiah, in favour of the Seller herein, registered vide Document No.DNH-1-01907/2021-22, Book I, stored in C.D.No.DNHD1298, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.191/3, measuring 14 guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 27) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-4169/2021-22, Book I, stored in C.D.No.DNHD1345, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.190/5 (old Survey No.190/3), measuring 13 $\frac{1}{2}$ guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 28) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-03720/2021-22, Book I, stored in C.D.No.DNHD1337, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.190/4 (old Survey No.190/3), measuring 13 $\frac{1}{2}$ guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 29) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, along with two others in favour of the Seller herein, registered vide Document No.DNH-1-04118/2021-22, Book I, stored in C.D.No.DNHD1344, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.189/5 (old Survey No.189/1), measuring 33 $\frac{3}{4}$ guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 30) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-04342/2021-22, Book I, stored in C.D.No.DNHD1349, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.191/4,





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measuring 01 acre, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.

- 31) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-4117/2021-22, Book I, stored in C.D.No.DNHD1344, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.189/6 (old Survey No.189/1), measuring 33 $\frac{3}{4}$ guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 32) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, along with two others, in favour of the Seller herein, registered vide Document No.DNH-1- 04171/2021-22, Book I, stored in C.D.No.DNHD1345, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.195/5 (old Survey No.195/1), measuring 10 guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 33) Sale Deed dated 21/06/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-04639/2021-22, Book I, stored in C.D.No.DNHD1355, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.194/4, measuring 25 guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 34) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, along with two others, in favour of the Seller herein, registered vide Document No.DNH-1-04346/2021-22, Book I, stored in C.D.No.DNHD1349, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.195/6 (old Survey No.195/1), measuring 20 guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 35) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of Late Range Gowda, along with two others, in favour of the Seller herein, registered vide Document No.DNH-1-04122/2021-22, Book I, stored in C.D.No.DNHD1344, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.194/5 (old Survey No.194/4), measuring 01 acre, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.
- 36) Sale Deed dated 19/07/2021, executed by Mr. N. Gopalaiah, son of late Range Gowda along with two others, in favour of the Seller herein, registered vide Document No.DNH-1-04168/2021-22, Book I, stored in C.D.No.DNHD1345, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey

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No.191/8 (old Survey No.191/4), measuring 08 guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.

- 37) Sale Deed dated 17/08/2022, executed by Mr. N. Gopalaiah, son of Late Range Gowda, in favour of the Seller herein, registered vide Document No.DNH-1-06020/2022-23, Book I, stored in C.D.No.DNHD1608, registered in the office of the Sub-Registrar, Devanahalli, Bengaluru Rural District, Bengaluru, with respect to Survey No.190/9 (old Survey No.190/2), measuring 31 guntas, situated at Bettenahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Bengaluru.

II: DETAILS OF CONVERSION ORDER:

Sl. #	Sy. No.	Extent Acre/Guntas		Village	Date	Official Memoranda Nos.
1.	14/1	02	30	Maragondanahalli	19/06/2018	LNDC 10000029
2.	14/2	03	05	Maragondanahalli	19/06/2018	LNDC 10000029
3.	15	07	09	Maragondanahalli	19/06/2018	LNDC 10000024
4.	16/1	02	20	Maragondanahalli	19/06/2018	LNDC 10000001
5.	16/2	04	12	Maragondanahalli	19/06/2018	LNDC 10000001
6.	17	06	02	Maragondanahalli	16/07/2005	ALN SR 133/05-06
7.	18	05	29	Maragondanahalli	16/07/2005	ALN SR 133/05-06
8.	145	01	17	Maragondanahalli	14/07/2015	ALN SR 96/13-14
9.	188/1	0	23	Bettenahalli		ALN SR 33/14-15
10.	188/4 (Old No.188/3)	01	08	Bettenahalli	04/12/2019	47620
11.	188/5 (Old No.188/3)	0	22	Bettenahalli	04/12/2019	47619
12.	188/6 (Old No.188/2)	0	13 ¾	Bettenahalli	04/12/2019	47159
13.	188/7 (Old No.188/2)	0	13 ¾	Bettenahalli	04/12/2019	47613
14.	189/1	0	33 ¾	Bettenahalli	13/06/2016	ALN SR 44/14-15
15.	189/2	0	35	Bettenahalli	16/05/2016	ALN SR 33/14-15
16.	189/4 (Old No.189/1)	0	33 ¾	Bettenahalli	13/06/2016	ALN SR 44/14-15
17.	189/5 (Old No.189/1)	0	33 ¾	Bettenahalli	13/06/2016	ALN SR 44/14-15
18.	189/6 (Old	0	33 ¾	Bettenahalli	13/06/2016	ALN SR 44/14-15

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	No.189/1)					
19.	189/7 (Old No.189/3)	0	5 ¼	Bettenahalli	04/12/2019	47617
20.	189/8 (Old No.189/3)	0	5 ¼	Bettenahalli	04/12/2019	47615
21.	190/2	0	31	Bettenahalli	04/12/2019	47627
22.	190/3	0	30 ½	Bettenahalli	04/12/2019	47628
23.	190/4 (Old No.190/3)	0	13 ½	Bettenahalli	13/06/2016	ALN SR 44/14-15
24.	190/5 (old No.190/3)	0	13 ½	Bettenahalli	13/06/2016	ALN SR 44/14-15
25.	190/6 (old No.190/3)	0	13 ½	Bettenahalli	13/06/2016	ALN SR 44/14-15
26.	190/7 (old No.190/3)	0	13 ½	Bettenahalli	13/06/2016	ALN SR 44/14-15
27.	190/8 (old No.190/3)	0	23 ½	Bettenahalli	07/09/2017	ALN SR 08/17-18
28.	190/9 (old No.190/2)	0	31	Bettenahalli	03/08/2022	351342
29.	191/3	0	14	Bettenahalli	16/05/2016	ALN SR 33/14-15
30.	191/4	1	0	Bettenahalli	07/09/2017	ALN SR 08/17-18
31.	191/8 (Old No.191/4)	0	8	Bettenahalli	07/09/2017	ALN SR 08/17-18
32.	194/1	0	9 ½	Bettenahalli	04/12/2019	47624
33.	194/2 (Old No.194/2p1)	0	18	Bettenahalli	04/12/2019	50144
34.	194/4	0	25	Bettenahalli	07/09/2017	ALN SR 07/17-18
35.	194/5 (Old No.194/4)	1	0	Bettenahalli	07/09/2017	ALN SR 08/17-18
36.	194/6 (Old No.194/4)	0	5	Bettenahalli	07/09/2017	ALN SR 08/2017-18
37.	194/7 (Old No.194/1)	0	9 ½	Bettenahalli	04/12/2019	47622
38.	195/5 (Old No.195/1)	0	10	Bettenahalli	07/09/2017	ALN SR 08/17-18
39.	195/6 (Old No.195/1)	0	20	Bettenahalli	07/09/2017	ALN SR 08/17-18
		49	34			

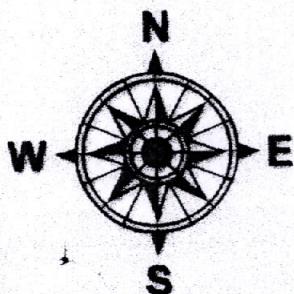
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PRESTIGE
MARIGOLD
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ANNEXURE 'B'
LAYOUT PLAN



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:ANNEXURE 'C':

AMENITIES IN THE CLUB HOUSE

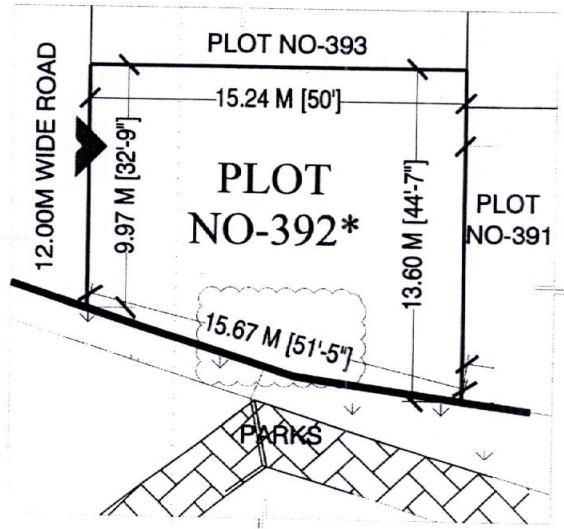
- Gymnasium
- Party Hall
- Café
- Business Center
- Badminton Court
- Indoor Games Room
- Mini-Theater
- Crèche
- Yoga Deck
- Spa

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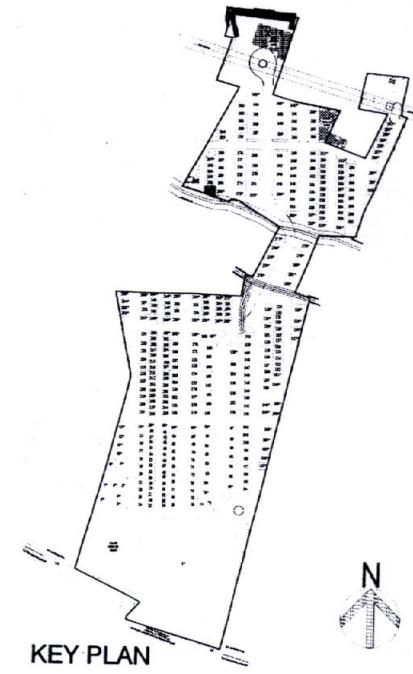
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:ANNEXURE 'D':



PLOT NO	AREA (SMT)	AREA (SFT)	PLOT FACING
392	184.77	1989	WEST



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Margondareshwari, Bangalore

**PLOT
DETAILS:
NO:392**

**Architect
Hafeez
Contractor**

mt 24 Se

Jan 2024