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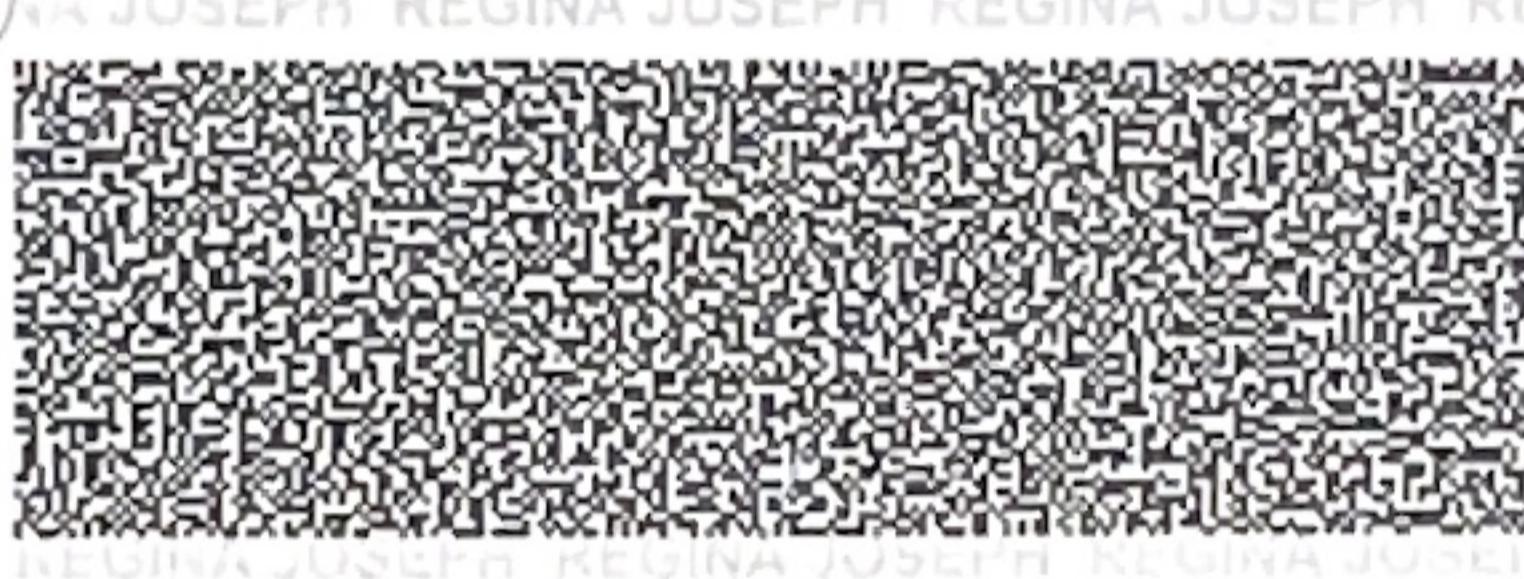
INDIA NON JUDICIAL



Government of Karnataka

e-Stamp

Certificate No.	: IN-KA52968458205465X
Certificate Issued Date	: 14-Feb-2025 03:16 PM
Account Reference	: NONACC (FI)/ kacrsfl08/ HBR LAYOUT/ KA-SV
Unique Doc. Reference	: SUBIN-KAKACRSFL0837896835270746X
Purchased by	: REGINA JOSEPH
Description of Document	: Article 5(J) Agreement (in any other cases)
Property Description	: MEMORANDUM OF UNDERSTANDING
Consideration Price (Rs.)	: 0 (Zero)
First Party	: REGINA JOSEPH
Second Party	: SRISHTI JAIN
Stamp Duty Paid By	: REGINA JOSEPH
Stamp Duty Amount(Rs.)	: 500 (Five Hundred only)



Please write or type below this line

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is made and executed on this the 14th day of February Two Thousand and Twenty Five (14/02/2025) (“Execution Date”) at Bangalore.

BETWEEN:

- 1. Mrs. Regina Joseph**
DOB : 17/03/1968
W/O : John Mathew
PAN : AECPY6696H

Hugh

Sristhi Jain

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.

2. The onus of checking the legitimacy is on the users of the certificate.

3. In case of any discrepancy please inform the Competent Authority.

Residing @ #197, 3rd Avenue, 3rd main, teachers colony Koramangala Bangalore,
Bangalore south, Karnataka - 560034

Hereinafter referred to as the “SELLER” (which term shall mean and include his Legal
Heirs, Representatives, Administrators, Executors and Assigns) of the FIRST PART;

AND

1. Ms. Srishti Jain

DOB : 09/01/1995

D/0 : Pravin Kumar Jain

PAN : BAEPJ7250C

Srishti Jain

Residing @ E-17, Arya nagar apartments, plot no - 91, i.p.extn., patparganj, east
delhi, Delhi - 110092

Hereinafter referred to as the “BUYER” (which term shall mean and include their legal heirs,
representatives, administrators, executors and assigns) of the SECOND PART;

WITNESSES AS FOLLOWS:

I. WHEREAS, the Seller, executed an “Agreement to Sell” with (1) Mr. BP. Kumar Prabhu, Mrs. Kumudha Kumar Babu, Mrs. Rohini Karumbaiah, Mr. KM. Poovaiah; (2) Anamitra Estates and Developers Private Limited and (3) Sobha Limited (the aforesaid Party No. 3 is the GPA holder of Party Nos. 1 and 2 and the Party No. 1 to 3 are hereinafter referred to as “Vendor/Promoter”). The seller is the agreement holder of all that piece and parcel of Property being residential Flat bearing **No : C1-11141 / Fourteenth Floor of Block Wing 11 of the "SOBHA ROYAL PAVILION PHASE 6 -WING 11",** having a super built area of 1490.45 sft, inclusive of proportionate share in all the common areas such as passages, lobbies, lifts, staircases and other areas of common use and with 1 car parking space in the basement/Ground floor.

II. WHEREAS, the Seller, has offered to grant, transfer, assign his right, title and interest accruing to him under the Agreement of Sale & Construction Agreement referred to above, in respect of the Schedule Property to the Buyer herein, making the following representations and the Buyer shall be entitled for all advantages, benefits, legal right accruing to the Seller in respect of the Schedule Property once the sales process is complete:

a. that the Vendor/Promoter of the Seller is the absolute owner of the Schedule Property and their/it's/his title is good, marketable and subsisting and none else have any right, title, interest or share therein except the Seller herein;

b. that the Schedule Property is not subject to any encumbrances, attachments, court or acquisition proceedings of any kind;

c. that the Vendor/Promoter of the Seller have not entered into any agreement or arrangement for Sale or transfer of the Schedule Property with anyone else except with the Seller and that they are in possession, enjoyment and personal occupation of the Schedule Property;

d. that there is no impediment for the Seller to Assign his right, title and interest in favour of the Buyer herein, in respect of the Schedule Property under any law and that the original land owner/Promoter of the project have also consented for this assignment

[Signature]

Srishti Jain

WHEREAS, the Seller states that he has clear and marketable right to assign his right to the Buyer herein and based on the said representations, the Buyer has entered into this Agreement with the Seller to purchase the Schedule Property and the parties are desirous of reducing the terms agreed into writing;

III. NOW THIS ASSIGNMENT AGREEMENT WITNESSETH AS FOLLOWS:

That in pursuance of the foregoing and in consideration of the price hereby agreed, the Seller hereby agrees to assign and the Buyer hereby agrees to purchase the Schedule Property on the following terms and conditions:

1) SALE PRICE:

1. The price payable by the Buyer to the Seller for the purchase of the Schedule Property shall be Rs 2,53,00,000/- (Rupees Two Crore Fifty Three lakhs Only), including TDS, the balance to be paid to the builder "Sobha Limited" ("Vendor/Promoter") , One covered Car Parking space , BESCOM and all other charges and Excluding stamp duty and registration fees.
2. Transfer charges of the unit would be borne by the seller towards sobha.

2) PAYMENT OF PRICE:

- 2.1) The Buyer had paid a sum of **Rs. 1,00,000/- (Rupees One Lakh Only)** to the Seller in the following manner;

Intra Bank TPT : **Rs 50,000/-** (Ref no MB09221153701T18182195)

Intra Bank TPT : **Rs 50,000/-** (Ref no MB10135053308T4547800)

Intra Bank TPT : **₹ 2,43,000/- (Ref no MB14174456808 T10394775)**

Total Amount in INR: **Rs. 1,00,000/-**

₹ 25,30,000/-

Srishti Jain

The Seller hereby acknowledges the receipt of the said sum as advance from the Buyer before the undersigned witnesses;

- 2.2) The Buyer hereby agrees to pay to the Seller entire amount of his contribution on or before the date of signing the "Assignment Agreement to Sell", which will be executed between the Buyer, Seller and the Vendor/Promoter. The Parties hereby agree to execute the Tripartite Assignment Agreement within 30 extn to 60 days from the Execution Date of this MOU.

- 2.3) Rest of the amount to be paid by the buyer within **60 days** of the execution of the Assignment Agreement to Sell through online transfer to the Seller

- 2.4) TDS on Applicable rates will be deducted by buyer from the total agreed amount and paid to government and remaining amount to be paid to seller.

- 2.5) Buyer here by agrees to pay 10% @ MOU and rest 10% @ the time of assignment agreement of purchase cost as self funding and balance through loan.

B

Srishti Jain

3) TIME FOR COMPLETION:

3.1) The sale shall be completed within **60 Days** from the Execution Date of this MOU and the Seller shall obtain and furnish the entire title documents in respect of the Schedule Property.

4) TITLE/SELLER'S OBLIGATION

4.1) The Seller shall cause the execution of the Assignment Agreement to Sell by the Vendor in favour of the Buyer herein and the Seller shall also sign as Assignor in the said Assignment Agreement to Sell

4.2) The Seller shall absolutely grant, transfer and assign his entire right accruing to him under the Agreements to Sell referred to above in regard to the Schedule Property to the Buyer or his nominee/s upon receiving the full agreed sales amount mentioned above

4.3) The transfer of the Schedule Property shall be free from encumbrances, attachments, Court or acquisition proceedings, minor claims or charges of any kind;

4.4) Upto date Property taxes, cesses and all other out standings in regard to the Schedule Property upto the date of registration of the Tri party agreement or Sale Deed shall be borne by the Promoter/Land Owner and Seller alone.

5) BUYERS OBLIGATION:

5.1) The Buyer hereby undertakes to be bound by the terms agreed under the "Agreement to Sell" dated executed between the Seller and the Vendor/Promoter.

5.2) The Buyer shall ensure that the consideration towards the sale of the Scheduled Property is paid within the timelines agreed under this MOU.

6) EXPENSES:

6.1) The Legal expenses in regard to the Assignment Agreement to Sell shall be borne by the Buyer;

6.2) The expenses relating to making out a good and marketable title with requisite clearances/permissions/ documents shall be borne by the Promoter/Land Owner

7) CONSEQUENCES OF BREACH :

7.1) In the event of either party to this Mou committing breach, the aggrieved party shall be entitled to enforce specific performance of this Mou and also recover all costs by the aggrieved party, as a consequence of such breach from the party committing breach.

7.2) That in spite of the Seller making out a marketable title in respect of the aforesaid apartment and being ready and willing to complete the sale in respect of the said property, if the Buyer fails to complete the sale and make payment of the balance consideration money for any reason whatsoever within the stipulated period i.e. 60 Days, in such case the Seller shall refund the advance and booking amount received after deducting **Rs.4,00000**, plus transfer and return the original copy of the Assignment Agreement to Sell to the Seller, Upon such an event the Assignment Agreement to Sell shall automatically be forthwith terminated. The Seller shall be entitled to deal with the said property with any prospective PURCHASER or PURCHASERS.

7.3) That in-spite of the Seller making out a marketable title in respect of the said property and of the Buyer being ready and willing to complete the sale and make payment of the balance consideration money, if the Seller fails to execute the Assignment Agreement to Sell in respect of the Schedule property in favour of the Buyer or his nominee or nominees in such case the Buyer shall be entitled to receive **Rs. 4,00000** /- as liquidated damages from the Seller over and above the amount of the advance and booking amount paid to the Seller with the Assignment Agreement to Sell. The Seller shall be entitled to deal with the Schedule B property with any prospective PURCHASERS or PURCHASERS.

7.4) The above mentioned penalty amount is not applicable if this deal is delayed due to any unexpected Circumstances such as lockdown and any legal issue which is not directly attributable to either of the Party.

SCHEDULE "A" PROPERTY

(The Property on which "Sobha Royal Pavallion" is being constructed)

All that piece and parcel of the residentially converted land bearing Sy.Nos. 59/2, 59/3, 60/2, 61, 54/3, 58/2, 58/3, 59/5, 55/2, 55/1, 58/4, 63/1 in all measuring about 14 Acres 2.25 Guntas, and Sy nos 61, 60/2, 58/1, 55/2, 55/1, 59/4 and 63/1 in all measuring about 8 Acres 3.25 Guntas and Sy no 55/2 measuring 1 Acre and Sy no 58/1 measuring 30 Guntas, all conjoint lands situated at Hadosiddapura Village and Chikkannelli Village, Varthur Hobli, Bengaluru East Taluk in all measuring about 23 Acres 35.50 Guntas (excluding 38 Guntas of Karab Land) and physically measuring 23 Acres 24.75 Guntas or 95,580.35 Sqm are herein collectively referred to as the **SCHEDULE "A" PROPERTY** and is bounded by :

EAST BY : Sy No 95 & 76

WEST BY : Sy No 54/2, 54/4 & 63/1

NORTH BY : Sy No 31/1 & 56

SOUTH BY : Sy No 63/8 & 62

Out of the above extent , an extent of 9,561.73 Sqm and 3,878.35 Sqm are relinquished for Parks, Open Spaces & Road widening respectively and 3,002 Sqm to be relinquished for Sub- Station in the Schedule "A" property. The UDS on the land is calculated after deducting these areas.

SCHEDULE "B" PROPERTY

(Corresponding to "SOBHA ROYAL PAVILION Phase 6- Wing 11 of Development)

94902.92 sqft or 8816.70 sqm of undivided share in land area out of the Schedule "A" Property, proportionately allocable to Block **Wing 11**, based on which the First party have achieved the FAR for the Construction of composite development.

SCHEDULE "C" PROPERTY

(Description of the undivided share in land corresponding to the Unit/ Apartment)

An undivided 0.07% share, right, title and interest in the Schedule "A" Property i.e., equivalent to 581.00 sft (53.98 sqm).

(Description of the Unit/Apartment to be constructed under the Scheme by the Developer for the Purchaser) A 3 Bedroom Apartment unit bearing **No. C1-11141** on the Fourteenth Floor of Block Wing 11 of the "SOBHA ROYAL PAVILION PHASE 6 -WING 11", having a Carpet Area of 49.77 sft, Balcony Area of 49.77 sft, Common Areas of 362.9 sft, and the total Super Built-up Area of 1,490.45 sft along with One car park/ing space in the basement with proportionate share in the Common Area and Common Area of " SOBHA ROYAL PAVILION Phase 6 - Wing 11", with the non-exclusive right to use the Common Amenities and Facilities of "SOBHA ROYAL PAVILION" in the project.

The Schedule "C" Apartment is shown in plan **Annexure I-A** hereto.

IN WITNESS WHEREOF, the parties have affixed their signatures to this Agreement of Sale made on the day month and the year first above written.

WITNESSES

1. SELLER

2. BUYER