

T 3435

10-11

ORIGINAL

ಈ ದಸ್ತಾವೇಜು... ಪುಟಗಳನ್ನೂ ಅಗಲಿಸಿರಬಹುದು

1ನೇ ಪುಸ್ತಕದ... 3435... ದಸ್ತಾವೇಜಿನ ಒಂದನೇ ಪುಟ
10-11

ಹಿ.ಉ.ನೋ. ಕ್ರೀಡಾಮಪುರಂ.

THIS JOINT DEVELOPMENT AGREEMENT executed on the 24th day of March, Two Thousand Eleven (24.03.2011) at Bangalore:

BETWEEN:

- 1a] Mr. A.R. Nirmal Kumar
Aged about 67 Years
S/o Late A.K.A Rajappa
Resident of Flat No. S- 2, 99/2, "Pranag Arka"
Bull Temple Road, Bangalore - 560019
PAN No. AAHPN 2313 A
- 1b] Mr. A. N. Mahavir,
Aged about 41 Years
S/o Mr. A.R. Nirmal Kumar,
Resident of Flat No. S- 2, 99/2, "Pranag Arka"
Bull Temple Road, Bangalore - 560019
PAN NUMBER – AAFHA 8565 D
- 1c] Mr. A. N. Navin,
Aged about 34 Years
S/o Mr. A.R. Nirmal Kumar,
Residing at: 3/155, Sterling Terrace,
Flat No. D- 1003, 100ft Ring road
Banashankari 3rd Stage
Bangalore - 560085
Pan Card No: AAIHA 2462 A

- 2a] Mr. A.R. Ramesh
Aged about 63 Years
S/o Late A.K.A Rajappa
Residing at: 3/13, St. Johns road cross

A.R. Nirmal Kumar
A.N. Mahavir
A.N. Navin

Kamala Vilas
Pallavi Anand

Vasanth A
Vijitha

Dr. P. S. S.
JASD

Pranav V.P.

Nytili A

Arjun A

[Signature]

P. V. V.

Ramesh

[Signature]



ಹಿ.ಉ.ನೋ. ಶ್ರೀರಾಮಪುರಂ,

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Puravankara Projects Limited Rep by its Deputy Managing Director.Mr. Nani R Choksey. Rep by his SPA Holder H.G. Nagananda. . . ಇವರು 150000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ |
|--------------------|-------------|---|
| ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ. | 150000.00 | DD No. 004244 Dated 25-03-2011 Drawn on IDBI Bank , Bangalore |
| ಒಟ್ಟು : | 150000.00 | |

ಸ್ಥಳ : ಶ್ರೀರಾಮಪುರಂ

ದಿನಾಂಕ : 26/03/2011


ಉಪನಿರ್ದೇಶಕರು, ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಶ್ರೀರಾಮಪುರಂ,
ಬೆಂಗಳೂರು

ಹಿ.ಉ.ನೋ. ಕ್ರೀಡಾಸಂಪುರಂ.

Bangalore - 560042
PAN NUMBER - AABHA 6014 P

- 2b) Mrs. Priya V Manae,
Aged about 38 years,
Daughter of Mr. A.R. Ramesh,
W/o Mr. Vinayak Mane,
Residing at "SADAN", Number 325/2, 7th Cross, Lakshmi
road, Shanthinagar, Bangalore - 560027
- 2c) Mrs. Pooja Ramesh,
Aged about 33 years,
Daughter of A.R. Ramesh,
W/o Mr. Gautam S Doddannanavar
Residing at 31, Amarjyothi Layout, RT Nagar Post,
Bangalore - 560032
- 3a) Mrs. Kamala Vilas,
Aged about 52 Years
D/o Mr. Late A K A Rajappa,
W/o Dr. Vilas A.P
Residing at: Flat No. 307, Skyline Amogha,
7th Cross, 3rd Lane, Teacher's Colony,
1st Stage Kumaraswamy Layout,
Bangalore - 560078
Pan Card No: AUOPK 4128 M
- 3b) Mrs. Pallavi Anand
Aged about 33 Years
D/o Mrs. Kamala Vilas,
Residing at apartment number 805, GR Pinnacle, 44/3,
Kanakapura Main Road, JP Nagar, Bangalore - 560078
- 3c) Ms. Pavana V.P
Aged about 24 years
D/o Mrs. Kamala Vilas,

A.R. Nironalkumar
Aro. Nironalkumar
A.N. Naur

Kamala Vilas
Pallavi Anand

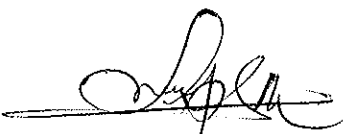
Vasundhara A
Vasundhara

Dr. P. S. P.
P. S. P.

Pavana V.P

Mykhal. A.

Arjun. A.D



Pooja Ramesh

Pooja Ramesh





3435
 1 ನೇ ಹಂತದ ಸಾಮಗ್ರಿಗಳ ದಸ್ತಾವೇಜಿನ ನೇ ಪುಟ

Print Date & Time : 26-03-2011 12:57:07 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3435

ಹಿ. ಉ. ನೋ. ಶ್ರೀರಾಮಪುರಂ.

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಶ್ರೀರಾಮಪುರಂ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 26-03-2011 ರಂದು 12:05:05 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ರೂ. ವೆ. |
|-------------|----------------------|----------|
| 1 | ನೋಂದಣಿ ಶುಲ್ಕ | 15000.00 |
| 2 | ಸ್ಯಾನಿಂಗ್ ಫೀ | 1170.00 |
| 3 | ದ್ವಿ ಪ್ರತಿ ಶುಲ್ಕ | 500.00 |
| 4 | ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ | 2500.00 |
| | ಒಟ್ಟು : | 19170.00 |

ಶ್ರೀ M/s Puravankara Projects Limited Rep by its Deputy Managing Director.Mr. Nani R Choksey. Rep by his SPA Holder H.G. Nagananda. . . ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

| ಹೆಸರು | ಫೋಟೊ | ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು | ಸಹಿ |
|---|------|-------------------|-----|
| ಶ್ರೀ M/s Puravankara Projects Limited Rep by its Deputy Managing Director.Mr. Nani R Choksey. Rep by his SPA Holder H.G. Nagananda. . . | | | |

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
 ಶ್ರೀರಾಮಪುರಂ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ.....ಮುಟ
 ದ್ದಾಗಿ) ಒಪ್ಪಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೊ | ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು | ಸಹಿ |
|-------------|--|------|-------------------|-----|
| 1 | M/s Puravankara Projects Limited Rep by its Deputy Managing Director.Mr. Nani R Choksey. Rep by his SPA Holder H.G. Nagananda. . . (ಬರೆಸಿಕೊಂಡವರು) | | | |
| 2 | A.R. Nirmal Kumar. . . (ಬರೆದುಕೊಡುವವರು) | | | |

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಶ್ರೀರಾಮಪುರಂ, ಬೆಂಗಳೂರು

ಹಿ.ಉ.ನೋ. ಕ್ರೀಡಾಪುರಂ.

Residing at: Flat No. 307, Skyline Amogha,
7th Cross, 3rd Lane, Teacher's Colony,
1st Stage Kumaraswamy Layout,
Bangalore - 78

- 4a) Mr. A.P. Vasupal,
Aged about 53 Years
S/o Late A.K. A. Parswanath
Residing at: No. 37, ITI Layout
M.S.R. Nagar, Bangalore -560054
PAN NUMBER AAAHA 9408 E
- 4b) Mr. Varun V Anekar,
Aged about 20 years
S/o Mr. A.P. Vasupal
Residing at: No. 37, ITI Layout
M.S.R. Nagar, Bangalore -560054
- 4c) Ms. Mythili V Anekar
Aged about 18 years
D/o Mr. A.P. Vasupal
Residing at: No. 37, ITI Layout
M.S.R. Nagar, Bangalore -560054
- 5a) Mr. A.P. Devpal,
Aged about 63 Years
S/o Late A.K. A. Parswanath
Resident of No. 6646, Next to SBM,
Sira Road, Sira Gate,
Tumkur - 572 106
- 5b) Mr. Gautham Anekar
Aged about 35 years,
S/o Mr. A. P. Devpal
Resident of No. 6646, Next to SBM,
Sira Road, Sira Gate,

A.R. Nizamal Krishna
A.N. Naha
A.N. Naha

Kamala Vike
Pallavi Anand

Vasupal AP
Vasupal

Devpal M.
Devpal M.

















Jayanna
V.P.

Mythili Anekar


Anurag AD

P. Jayanna
P. Jayanna

Pooja Ramesh

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು (ಬರೆದುಕೊಡುವವರು) | ಪೋಟೊ | ಹೆಚ್ಚಿನ ಗುರುತು ಹಿ.ಉ.ನೋ. ಕ್ರೋಮಾಪುರಂ. | ಸಹಿ |
|-------------|--|---|--|---------------|
| 3 | Mr.A.N. Mahavir . . . (ಬರೆದುಕೊಡುವವರು) |  |  | A.N. Mahavir |
| 4 | Mr.A.N. Navin. . . (ಬರೆದುಕೊಡುವವರು) |  |  | A.N. Navin |
| 5 | A.R. Ramesh. . . (ಬರೆದುಕೊಡುವವರು) |  |  | A.R. Ramesh |
| 6 | Mrs.Priya V Manae . (ಬರೆದುಕೊಡುವವರು) |  |  | Priya V Manae |
| 7 | Mrs. Pooja Ramesh. . . (ಬರೆದುಕೊಡುವವರು) |  |  | Pooja Ramesh |
| 8 | Mrs. Kamala Vilas . . . (ಬರೆದುಕೊಡುವವರು) |  |  | Kamala. Vilas |
| 9 | Mrs. Pallavi Anand. . . (ಬರೆದುಕೊಡುವವರು) |  |  | Pallavi Anand |
| 10 | Ms. Pavana.V.P. . . (ಬರೆದುಕೊಡುವವರು) |  |  | Pavana.V.P. |


 ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಕ್ರೋಮಾಪುರ, ಬೆಂಗಳೂರು.


ಕೆ.ಎ.ಸೋ. ಶ್ರೀರಾಮಪುರಂ.

Tumkur - 572 106

5c) Mr. Arjun Anekar
Aged about 37 years,
S/o Mr. A. P. Devpal
Resident of No. 6646, Next to SBM,
Sira Road, Sira Gate,
Tumkur - 572 106

(hereinafter referred to as the "FIRST PARTIES/ OWNERS" or the "OWNERS", which expression shall wherever the context so requires or admits, mean and include their respective heirs, executors, administrators and assigns) of the First Part

AND

M/s. PURAVANKARA PROJECTS LIMITED,

a public limited company incorporated under the Companies Act - 1956, and having its Registered Office at 130/1, Ulsoor Road, Bangalore-560042, Represented by its Deputy Managing Director, Mr. Nani R. Choksey


(hereinafter referred to as the "SECOND PARTY" or the "DEVELOPERS" which expression shall wherever the context so requires or admits, mean and include, its successors-in-title and assigns);

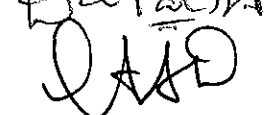
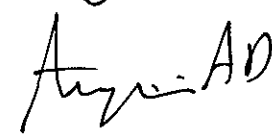
WITNESSES AS FOLLOWS:

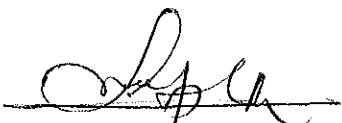
I. WHEREAS the Owners have represented that they are the absolute owners of all that piece and parcel of conjoint following immovable properties

(a) BBMP Nos. 236/1-1, 236/2-1, 236/3-1 and portion of No. 236/4-4 (measuring about 5671 Sq. Ft) situated at Magadi Road, Bangalore, which is described as **Item No. 1 in Schedule** mentioned herein and is hereinafter referred to as the "**Schedule Item No. 1 Property**",

A. R. Nisomalkumar
~~A. N. N. N. N.~~
A. N. N. N.













Kamala. Vilas
Pallavi Anand


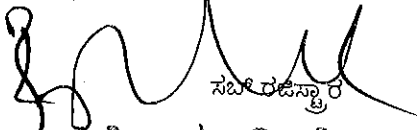
Vasudha A P
Vasudha
Mythil A P
Anuraj A P




P. V. V. V.



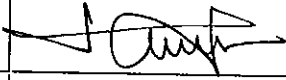
Pooja Ramesh


| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹೆಚ್ಚಿನ ಮಾಹಿತಿ | ಸಹಿ |
|-------------|--|---|--|----------------|
| 11 | A.P. Vasupal. . . (ಬರೆದುಕೊಡುವವರು) |  |  | Vasupal H |
| 12 | Mr. Varun V Anekar. . . (ಬರೆದುಕೊಡುವವರು) |  |  | Varun Anekar |
| 13 | Ms. Mythili V Anekar. . . (ಬರೆದುಕೊಡುವವರು) |  |  | Mythili Anekar |
| 14 | Mr.A.P. Devpal. . . (ಬರೆದುಕೊಡುವವರು) |  |  | Devpal A.P. |
| 15 | Mr. Gautham Anekar. . . (ಬರೆದುಕೊಡುವವರು) |  |  | Gautham Anekar |
| 16 | Mr.Arjun Anekar. . . (ಬರೆದುಕೊಡುವವರು) |  |  | Arjun Anekar |


 ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
 ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಶಿರಾಮಪುರ, ಬೆಂಗಳೂರು

ಗುರುತಿಸುವವರು


ಹಿ.ಉ.ನೋ. ಶ್ರೀರಾಮಪುರಂ.

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ | ಸಹಿ |
|-------------|--|---|
| 1 | Santosh Catalyst Consulting B -3, Musum Terrace, Musum Rd, Bangalore |  |
| 2 | Shiva Rudrappa H No. 44, 1st Main, 1st Cross, BSK 3rd Stage, Veerabhadranagar, Bangalore-85 | H. Shivaramaiah |



 ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
 ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಶ್ರೀರಾಮಪುರಂ, ಬೆಂಗಳೂರು

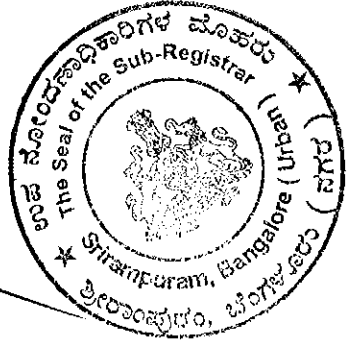
There is No Diffirence Between Original and Dupllicate copies (Five).


 ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಶ್ರೀರಾಮಪುರಂ, ಬೆಂಗಳೂರು



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
 ನಂಬರ SRI-1-03435-2010-11 ಆಗಿ
 ಸಿ.ಡಿ. ನಂಬರ SRID101 ನೇ ಧರಲ್ಲಿ
 ದಿನಾಂಕ 26-03-2011 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


 ಹಿ.ಉ.ನೋ. ಶ್ರೀರಾಮಪುರಂ
 ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಶ್ರೀರಾಮಪುರಂ)



ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಶ್ರೀರಾಮಪುರಂ, ಬೆಂಗಳೂರು

ಹಿ.ಉ.ನೋ. ಕ್ರೀಡಾಮಘರಂ.

| | |
|---|---|
| <p>Mr. A.P. Vasupal and his son and daughter and son, Mr. Varun V Anekar and Ms. Mythili V Anekar - the Third of the Owners</p> | <p>BBMP No. 79/1-3, 79/1-4, 79/1-5 (measuring about 45750 Sq Ft) situated at Magadi Road, Bangalore, which is described as Item No. 3 in Schedule mentioned herein and is hereinafter referred to as the "Schedule Item No. 3 Property".</p> <p>Note: This property comprises of a common road measuring 3555 Sq Ft and this extent is owned jointly by Mr. A P Devpal (the fifth of the Owners) and Mr. A P Vasupal equally and therefore Mr. A P Devpal has joined this deed as a party</p> |
|---|---|

III. WHEREAS the First Parties/ Owners approached the Second Party/ Developer who are the promoters and developers of real estate and have agreed with the Second Party/ Developer so that the Second Party/ Developer will develop the Schedule Property by joining hands with the First Parties/ Owners based on the following representations, assurances and warranties, of the First Parties/ Owners:-

(a) That the First Parties/ Owners are the absolute owners of the Schedule Property based on the documents mentioned below and title of the First Parties/ Owners to the Schedule Property is good, marketable and subsisting and none else has right, title, interest or share therein. The First Parties/ Owners agree to furnish all documents and answer all requisitions in support of their clear and marketable title over the Schedule Property.

(1) Partition Deed dated 12.10.1999 entered into between Mrs. A.P. Hirabai, Mr. A.P. Devpal and Mr. A.P. Vasupal registered as document No. 2543/99-2000, Book -I, at pages 68-76 in the office of the Sub -Registrar, Srirampura.

A.P. Vasupal
A.P. Vasupal
A.P. Vasupal

Kamala Vilas
Pallavi Anand

Towans
V

Vasupal A P Devpal A P.

Varun Anekar

Mythili Anekar

Mythili Anekar

Mythili Anekar

Pravin Vilas
Pravin Vilas

Pravin Vilas

ಹಿ.ಉ.ಸೂ.ಶ್ರೀರಾಮಪುರಂ.

- (2) Gift Deed dated 29.11.1999 executed by Mrs. A.P. Hirabai in favour of A.P. Vasupal registered as document No. 3469/99-2000, Book-I, at pages 113-118 in the office of the Sub --Registrar, Srirampur, Bangalore.
- (3) Partition Deed dated 31.05.2001 executed by A.K.A. Rajappa, A.R. Nirmal Kumar and A.R. Ramesh registered as document No. 933/2001-02, Book -I, at pages 128-140 in the office of the Sub - Registrar, Srirampura, Bangalore.
- (4) Partition Deed dated 04.01.2007 entered into between A.R. Pushpavathi, A.R. Nirmal Kumar, Kamala Vilas and Smt. Padmaprasad, registered as document No. 367/2007-08, Book -I, stored in C.D. No. 66, in the office of the Sub -Registrar, Srirampur, Bangalore.
- (5) Release Deed dated 14.02.2008 executed by Mrs. Lalitha Srikant and Mr. A.R. Ramesh in favour of Mrs. Pushpavathi, Mr. A.R. Nirmal Kumar, Mrs. Kamala Vilas, Mrs. Padma Prasad, registered as document No. 4044/07-08 of Book -I, stored in C.D. No. 75 in the office of the Sub -Registrar, Srirampur, Bangalore.
- (6) Deed of Family Arrangement dated 26.03.2011 executed amongst Ms. A R Pushpavathi, Ms. Padma Prasad, Mr. A R Nirmal Kumar, Mr. A N Mahavir, Mr. A N Navin, Mr. A R Ramesh, Mrs. Priya V Mane, Mrs. Pooja Ramesh, Mrs. Kamal Vilas, Mrs. Paliavi anand and Ms. Pavana V.P and registered as Document No. 3433/10-11 of Book -I, in the office of the Sub -Registrar, Srirampur, Bangalore

(b) That the Schedule Property is not subject to any encumbrances, mortgages, attachments, Court or acquisition proceedings or charges of any kind and that there is no impediment for offering the same for Joint Development.

A.R. Nirmalkumar

~~A.N. Mahavir~~

A.N. Navin

Kamala Vilas

Pallavi Anand

Pavana V.P

Vasupal A

~~Vasupal A~~

Myslib A

~~Padma Prasad~~

ASD

Anya AD

~~Priya V Mane~~

Priya V Mane

Pooja Ramesh

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- (c) That the First Parties/ Owners have not entered into any agreement or arrangement for sale, lease or otherwise, for transfer or otherwise, of their interest in Schedule Property with anyone else. That all the tenants existing in the Schedule Property have been vacated and there are no further claims in this regard.
- (d) That the First Parties/ Owners will permit the Second Party/ Developer to obtain the change of land use from industrial to residential purpose at the cost of the First Parties/ Owners, so that the Second Party/Developer will have no impediment to develop the Schedule Property under any law.
- (e) the First Parties/ Owners will obtain required documents and answer all requests in support of their clear and marketable title over the Schedule Property;
- (f) That all pieces of land in the Schedule Property are conjoint with each other and there are no pockets left in the Schedule Property.
- (g) that the Schedule Property is facing and abutting to the Magadi Main Road having frontage of 24 meters to the road.

acting on the said representations, the Second Party/ Developer has agreed to develop the Schedule Property and the Parties are desirous of reducing the terms agreed into writing;

IV. NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

That in pursuance of the foregoing and subject to the mutual obligations undertaken by the First Parties/ Owners and Second Party/ Developer under this agreement, the Second Party/ Developer hereby agrees to develop, all that piece and parcel of conjoint immovable property bearing existing BBMP Nos.236/1-1, 236/2-1, 236/3-1 and portion of No. 236/4-4 (measuring about 5671 Sq. Ft) situated at Magadi Road, Bangalore, which is described as Item No. 1 in Schedule mentioned herein and is hereinafter referred to as the "Schedule Item No. 1 Property", BBMP No. 236/4, 236/4-2 and No. 236/4-3

A.B. Nisaralkhan
Arun Nohant
A.N. Nary

Kamala Vilas
Pallavi Anand

Parvathi V.P.

Narajal H
Vishu Anand
Mylkichi Ad
Rajpal M.P.
JAD
Anur AD

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(measuring about 62104 Sq.ft) situated at Magadi Road, Bangalore, which is described as Item No. 2 in Schedule mentioned herein and is hereinafter referred to as the "Schedule Item No. 2 Property"; and BBMP No. 79/1-3, 79/1-4, 79/1-5 (measuring about 45750 Sq Ft) situated at Magadi Road, Bangalore, which is described as Item No. 3 in Schedule mentioned herein and is hereinafter referred to as the "Schedule Item No. 3 Property" (the Schedule Item No. 1, 2 & 3 Properties together measuring approximately 1,13,435 square feet) subject to the terms and conditions herein contained into a residential apartments complex.

(1) TITLE AND OTHER OBLIGATIONS:

- (1.1) The Second Party/ Developer has caused a public notice to be published in the newspapers calling for objections from the general public and there has been no objections.
- (1.2) Based on the survey of the Schedule Property the Second Party will be entitled to put up a suitable boundary wall around the Schedule Property. And boundary dispute/problems that may arise in this regard shall be solved by the First Party at their expenses to the satisfaction of the Second Party within a reasonable period.
- (1.3) The First Parties/ Owners have provided all the documents and answers to all requests regarding their good and marketable title over the Schedule Property.
- (1.4) The khata of the Schedule Property needs to be amalgamated into one in order to obtain a single plan sanction for the entire property. Accordingly, the First Parties/ Owners have permitted the Second Party/ Developer to obtain the khata amalgamation at the cost of the First Parties/ Owners which shall be adjusted out of the Non-Refundable Consideration payable to the First Parties/ Owners. In this regard the First Parties/ Owners have agreed to sign and execute all the deeds / documents as may be required.

2) PLANS/LICENCES:

A.R. Niranalkumar
A.R. Niranalkumar
A.R. Niranalkumar

Kamala Vilas
Pallavi Anand
Pallavi Anand

Vanlalal AP
Vanlalal AP
Mysore AP
Mysore AP

Dr. Palal AP
Dr. Palal AP
Arya AP
Arya AP

Rya V. Me

Pooja Ramesh

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(2.1) The Second Party/ Developer has already prepared and finalized the plans and the Second Party shall submit the necessary Plans/ Drawing / Design, with / without modification as may be required by Second Party after obtaining all the required NOC's for the purpose, to the jurisdiction statutory authority for sanction and licence. Thereafter the Second Party/ Developer shall obtain the sanction of building plans as per the prevailing bye-laws applicable on the date of sanction of building plans. The responsibility and expenses for preparing and obtaining necessary Licences and Sanctioned Plan shall be that of the Second Party.

The Second Party/ Developer has furnished the "Drawings/ Details/ Plans" for the proposed multi storied residential apartment building (hereinafter referred to as the "Project") to the First Parties with the assurance that the Second Party/ Developer shall endeavor to finalize the submission drawings /plans /details for the proposed multistoried residential building in the Schedule Property and obtain all the necessary sanctions/ approvals from all the statutory boards/ authorities as per the "Drawings/ Details/ Plans" furnished to the First Party/ Owners with / without modification as may be required by Second Party (the "Drawings/ Details/ Plans").

That the First and the Second Parties agree and declare that the Second Party shall be entitled to make such necessary changes in the "Drawings / Details / Plans" as may be found necessary and expedient by the Second Party for the purposes of complying with the Laws/Bye-Laws for obtaining the necessary sanction and for better execution of the Project subject to the condition that the Second Party shall reasonably ensure the First Parties' Built-up Area (that is 35% of the total Built up Area of the entire project) assured to the First Parties will not be reduced by more than 10%.

2.2) The Second Party shall be entitled to modify the Plan finalized or submit such fresh Plan, as may be decided by the Second Party from time to time. However, such modification/s shall be in conformity with the

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building byelaws and zonal regulations and all other Acts governing such construction and subject to the condition that the Owner's Built – Up shall be as assured under this agreement or any other contemporaneous agreement entered in this regard between the parties hereto. The Second Party/ Developer undertakes that such modification would not be illegal and unauthorized and will be duly informed to the First Parties/ Owners;

3) PERMISSION FOR DEVELOPMENT:

3.1) The First Parties/ Owners are in possession and enjoyment of the Schedule Property. The First Parties/ Owners have delivered the possession of the Schedule Property to the Second Party/ Developer for the purpose of development against execution of this agreement. The First Parties/ Owners shall not revoke the permission or possession so granted as the agency created is one coupled with interest in so far as the Second Party will be marketing the apartments and incurring expenditure for construction having been permitted to develop by obtaining Plan Sanction, License etc. Nothing herein contained shall be construed as delivery of possession in part performance of any Agreement of Sale under Section 53-A of the Transfer of Property Act. The possession of the two office premises retained by the First Party (Mr. Nirmal Kumar and Mr. Vasupal) shall be delivered within three months from the date of this agreement;

3.2) The First Parties agree and declare that the Developers will be entitled to demolish all the structures in the Schedule Property and Second Party/ Developer shall, while demolishing the existing structures, undertake all such work and tasks, at it's cost, as may be necessary for providing alternative sewer line to the part of the Building (now known as Jina Jyoti Complex) owned by Mrs. A R Purshpavathi, Mrs. Kamala Vilas and Ms. Padma Prasad which is going to remain outside the south western boundary of the Schedule Property (that is after demolition of the part of the structure existing within the boundary of the Schedule Property) as per the Deed of Family Arrangement Dated 26th March 2011 registered as Document No. 3433/10-11 with the Sub

A.R. Abiramakrishnan
A.R. Nataraj
A.N. Naray

Kamala Vilas
Pallavi Anand

Vasupal A.P. Dr. P. M. S.
Vasupal
Myskidi A. S. Anurag A.D.

Ryo. V. Me

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Registrar, Srirampuram, Bangalore, and also for the property owned by Mr. Devpal along the south eastern edge of the Schedule Property. The demolition of the two office premises retained by the First Party (Mr. Nirmal Kumar and Mr. Vasupal) shall be taken up for demolition after the third month from the date of this agreement.

- 3.3) The First Parties agree that the Second Party/ Developer shall be entitled to surrender the existing water and electricity facilities / connections in the Schedule Property and the First Parties/ Owners agree to execute all such necessary documents and records as may be necessary in this regard. However in this regard if there are unpaid dues the same shall become payable by the First Party/ Owners.
- 3.4) The First Parties/ Owners hereby agree not to interfere or interrupt in the course of construction and/or commit any act or omission having the effect of delaying or stopping the work that has to be done under this agreement. However, the First Party shall be entitled to inspect the progress of the work and type of work which is being done on the Schedule Property;

4) CONSTRUCTION:

- 4.1) The Second Party shall at its cost construct and develop the Schedule Property as per the Sanctioned Plan with internal and external services, amenities, facilities including compound walls, lobbies, roads, staircases and passages, etc, as the case may be, required by the Second Party. The construction shall be as per the sanctioned plans and as per the specifications decided by the Second Party/ Developer or equivalents thereto;
- 4.2) The Second Party will be entitled to engage Architects, Engineers, Contractors and others, as they deem fit to execute the construction work. In case of disputes between the Second Party and their contractors, architects, engineers and other workmen, suppliers of materials and other persons who are engaged by the Second Party/ Developer in the development of the Schedule Property, the same

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shall be settled by the Second Party/ Developer and the First Parties/ Owners shall have no liability of any nature whatsoever;

4.3) The Second Party/ Developer shall be entitled to make additions and alterations in the construction as they deem fit without materially affecting the entitlement of the First Party. The Second Party shall have absolute discretion in matters relating to the method, manner and design of construction. However if there are any major deviations from the sanctioned plans the Second Party/ Developer shall keep the First Parties/ Owners duly informed.

5) COST OF CONSTRUCTION:

5.1) The entire cost (including Architects fee and charges/fee if any, to be paid for obtaining License and Sanctioned Plan) for construction to be put up in the Schedule Property including the area falling to the share of the First Parties/ Owners shall be borne by the Second Party. The First Parties/ Owners shall not be required to contribute any amount towards the cost of construction;

5.2) Any claim, cost, charge, expenses or compensation to be paid to the labour employed by the Second Party, shall be paid by the Second Party/ Developer and the First Parties/ Owners shall not be responsible in any manner whatsoever for such claims.

5.3) The Second Party/ Developer shall apply and secure a single Municipal Number by amalgamating all the existing Municipal Numbers into one in the name of the First Parties/ Owners at the cost of the First Parties. In this regard the First Parties/ Owners shall render full co-operation by signing all the required documents, declarations and applications as the case may be.

6) SHARING OF BUILT AREA:

6.1) In consideration of First Parties/ Owners agreeing to transfer an undivided 65% (Sixty Five percent) share in the Schedule Property to

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Pooja Ramesh

Kamala Velas

Pallavi Anand

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Vasundhara A

Vasundhara

~~Mythili A~~

~~B. Pad. M.P.~~

~~ASD~~

~~Ajay A.D.~~

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the Second Party/ Developer or their nominee/s, the Second Party/ Developer agree to construct and deliver to the First Parties/ Owners in one or several buildings and in one or several stages, free from all encumbrances and liabilities, 35% (Thirty Five percent) of the super built-up area, along with proportionate number of car parks and other benefits, in the form of residential apartments in the complex to be constructed in the Schedule Property (hereinafter together referred to as the "OWNERS' CONSTRUCTED AREA") for the absolute use and/or benefit and ownership of the First Party. The cost of construction of the Owners' Constructed Area shall be borne by the Second Party.

- 6.2) In consideration of the Second Party/ Developer agreeing to deliver the Owners' Constructed Area as per Para 6.1 above, the First Parties/ Owners hereby agree to transfer /convey to the Second Party or their nominees, an undivided 65% (Sixty Five percent) share in the Schedule Property, either in one lot or in several shares;
- 6.3) The Owners' Constructed Area shall be the absolute property of the First Parties/ Owners and they shall be entitled to sell, mortgage, gift, lease or otherwise dispose of the same or any part thereof, along with their undivided share in the land (proportionate to the Owner's Constructed Area as said above) /building and Car Parking Area and they shall be entitled to all income, gains, capital appreciation and benefit of all kinds of description accruing, arising or flowing there from;
- 6.4) The Second Party shall be entitled to the remaining 65% (Sixty Five percent) share constructed area in the form of residential apartments in the complex along with proportionate share of car parks and other benefits (herein after referred to as the DEVELOPERS' CONSTRUCTED AREA).
- 6.5) The Second Party/ Developer shall be entitled to assign their rights herein to their nominees, sister concerns, group companies, etc., or to hold or to sell, mortgage, lease, rental discounting or otherwise dispose of the Developer's Constructed Area, along with the

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proportionate undivided share of land in the Schedule Property, in any manner they deem fit and they shall be entitled to all income, gains, capital appreciation and benefits of all kinds of description accruing or arising there from ;

6.6) In the event of the additional FAR is available for construction, the Second Party/ Developer shall have the right to put up the additional construction, and be entitled to 65% (Sixty Five Percent) of such constructed area and corresponding undivided share in the Schedule Property and the First Party shall become entitled to 35% (Thirty Five percent) constructed area of the additional FAR and also corresponding undivided share in the Schedule Property;

6.7) Within 15 days after sanction of Plans the First Parties/ Owners and Second Party/ Developer shall decide upon the units falling to their respective shares. The built-up area shall be allocated proportionately, floor-wise between the parties respectively. As a result if a unit cannot be fragmented then the parties shall decide upon the same mutually. This sharing shall be suitably recorded in writing. In the event the First Parties/ Owners does not come forward, even after being informed vide a registered post, for identifying and recording the share of the parties in the proposed development, then the Second Party/ Developer will be entitled to complete sharing as per the requirements of this clause and inform the First Parties/ Owners, and continue with the development of the Schedule Property, and deal with their respective share of entitlement in the development, in terms of this agreement which shall be binding on the First Parties/ Owners.

7) DELIVERY:

7.1) After the parties agreeing on the sharing of the area as said in Para (6.6) above and within 90 days of obtaining the sanction of plans, the Second Party/ Developer shall start the construction work and the construction shall be completed within 36 months from obtaining the sanction of Plans, Commencement Certificate and other NOC's and Clearances as may be required.

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Pooja Ramiah

Kamala Viles

Pallavi Anand

Vasudha A. D. P. A. D.

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7.2) The Second Party/ Developer shall not incur any liability for any delay in delivery of the possession of the Owners' Constructed Area, by reason of non-availability of Cement and/or Steel, Transport or other Strike and/or by Governmental Restrictions /delays, and/or by reason of Civil Commotion, any act of God or due to any Injunction or Prohibitory Order (not attributable to any action of the Second Party) or conditions of force majeure or due to the acts and omissions caused by the First Parties/ Owners. In any of the aforesaid events, which are beyond the control of the Second Party, the Second Party shall be entitled to corresponding extension of time, for delivery of the said Owners' Constructed Area. The time shall also stand extended, in the event of delays in obtaining Occupancy Certificate or Power / Water / Sanitary connections. In the event of any delay in completion of the Owners' Constructed Area, or any portion thereof, for any reason other than the reasons said above then the Second Party/ Developer will be liable to compensate the First Parties/ Owners with an amount of Rs. 5,00,000/- (Rupees Five Lakhs Only) per month, payable proportionately for the incomplete portion of Owners Constructed Area. This shall be paid in proportion to the extent of the respective extent owned by each member of the First Parties/ Owners in the Schedule Property, for the period of delay.

8) INDEMNITY:

8.1) The First Parties/ Owners hereby confirms that the Owners' title to the Schedule Property is good, marketable and subsisting and that none else has any right, title, interest or share in the Schedule Property and that the Schedule Property is not subject to any encumbrance, including by way of lease, sale, easement, etc., attachment, Court or taxation or acquisition proceedings or charges of any kind. The First Parties/ Owners shall keep the Second Party/ Developer fully indemnified and harmless, against any loss or liability, cost or claim, action or proceedings that may arise against the Second Party/ Developer on account of any deliberate act of the First Party/ Owners which causes delay caused at the instance of the First Parties/ Owners.

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Pallavi Anand

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8.2) The Second Party shall keep the First Party fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise against the First Parties/ Owners in the Schedule Property and the Building to be constructed thereon by reason of any failure on the part of the Second Party to discharge their liabilities/obligations to the labour employed by them or any claims of the labour contractors or on account of any act of omission or commission in using the Schedule Property or putting up the construction. The Second Party shall be fully liable and responsible to the Government, Corporation of the City of Bangalore, Bangalore Development Authority and all other Authorities for compliance of all the statutory requirements regarding construction;

9) TRANSFER OF SECOND PARTY'S SHARE:

9.1) The First Party shall convey / transfer Second Party's 65% (Sixty Five percent) share in the land comprised in the Schedule Property to the Second Party/ Developer or to the persons nominated by the Second Party/ Developer as and when required by the Second Party/ Developer after the parties executing the sharing agreement in pursuance of the sanction plans to be obtained by the Second Party;

9.2) The Second Party/ Developer shall be entitled to enter into Agreements for Sale, of undivided shares in the Schedule Property to an extent of 65% (Sixty Five percent) with persons intending to own units and enter into construction agreements with such intending apartment purchasers for the area. In this regard the First Parties/ Owners have executed a power of attorney in favour of the Second Party.

9.3) The First Parties/ Owners shall obtain necessary clearances /permissions for sale of undivided shares to the nominee/s of the Second Party;

9.4) The stamp duty, registration charges and expenses in connection with the preparation and execution of the Deed/s of Conveyance and/or

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other documents relating to the 65% (Sixty Five percent) share in the land rights in the Schedule Property agreed to be conveyed to the Second Party's nominee/s shall be borne by the Second Party/ Developer or the nominee/s of the Second Party/ Developer as the case may be;

10) TAXES, MAINTENANCE, DEPOSITS ETC:

10.1) The First Parties shall be liable to bear and pay all taxes, rates and cesses and charges for electricity and other services and the outgoings and maintenance charges payable in respect of the Owners' Constructed Area from the date of delivery of possession or on the expiry of one month from the date of service of a written notice telegraphically and by Registered Post (Acknowledgement Due), by Second Party to the First Parties that the Owners' Constructed Area is ready for delivery and occupation;

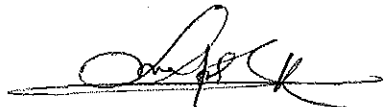
10.2) The First Party shall be liable to bear and pay, VAT, service tax, GST, all charges, cost, Deposits / expenses payable to Electricity Board (including cabling and transformer charges) / Water Supply & Sewerage Board or other Authorities to obtain connections, clearances for the area falling to the share of the First Parties/ Owners. In the case of Apartments sold by the First Parties, this shall be paid against delivery of possession or on the expiry of one month from the date of service of a written notice telegraphically and by Registered Post (Acknowledgment Due), by the Second Party to the First party that the Owners' Constructed Area is ready for delivery and occupation. In the event of any of the Apartments not sold by the First Party, these amounts shall be paid against delivery of possession or within three months on the expiry of three months from the date of service of a written notice telegraphically and by registered Post (acknowledgement Due) by the Second Party to the First party that the Owners' Constructed Area is ready for delivery and occupation.

10.3) The First Parties/ Owners and the Second Party/ Developer shall, from the date of delivery of possession of Owners' Constructed Area,

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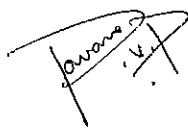


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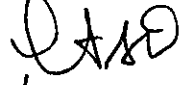
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maintain their respective portions, at their own cost in a good and tenable repair and shall not do or suffer to be done anything in or to the said Premises, and/or common areas and passages of the building which may be against law or which will cause obstruction or interference to the users of such common areas. The First Party and/or their transferees in regard to Owners' Constructed Area and the Second Party/ Developer and their nominees in respect of Developer's Constructed area, shall become members of a Association / Condominium to be formed by all the apartment owners for the purpose of attending to maintenance, and safety of the Building and all matters of common interest and shall observe and perform the terms /conditions /Bye-laws /Rules / Regulations of such Organization. All the unit owners, including the First Parties/ Owners and their Transferees, shall sign, execute, register, necessary documents / Deed of Declaration / other Deeds in that behalf, as may be decided by all the owners in that behalf. In this regard the Owners have authorized the Developers to approve and execute a deed of declaration and other necessary documents in order to incorporate an association of owners under the Karnataka Apartment Ownership Act 1972. Till the Owners Association is formed the amounts payable towards the maintenance of the building and its facility, security, etc., shall be paid by all the owners to the Second Party. In this regard the Developer can avail the services of their Group Companies/Sister Concerns/nominees.

11) REFUNDABLE CONSIDERATION:

The Second Party/ Developer has agreed to pay a sum of Rs. 5,66,47,000/- [Rupees Five Crores Sixty Six Lakhs Forty Seven Thousand Only] as Refundable Consideration to the First Parties/ Owners in the following manner:

11.1] A sum of Rs. 2,83,26,329 /- (Rupees Two Crores Eighty three lacs twenty six thousand three twenty nine Only) being payable to the First Parties/ Owners against this agreement in the First Week of the month of April 2011 in proportion to the respective extent owned by each member of the First Parties/ Owners, and as required and instructed by all the

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agreement vide Cheque Number 107921, dated 02/04/2011, drawn on IDBI Bank, KH Road Branch in the name of Mr. A R Ramesh, the receipt of which A R Ramesh and his children the First Parties/ Owners here by accept and acknowledge,

g] A sum of Rs. 8,78,028/- (Rupees Eight Lakhs Seventy Eight Thousands Twenty Eight Only) paid against this agreement vide Cheque Number 107922, dated 02/04/2011, drawn on IDBI Bank, KH Road Branch in the name of Mrs. Kamala Vilas., the receipt of which the First Parties/ Owners here by accept and acknowledge

The First Parties/ Owners accept and acknowledge the receipt of the afore mentioned Cheques subject to realisation.

11.2] A sum of Rs. 1,41,58,921/- (Rupees One Crore Forty One lacs fifty eight thousand nine hundred twenty one only) against receiving possession of the office premises retained by the First Party / Owners, provided the balance of the original documents of title of the share of Mr. Vasupal in the Schedule Property have been handed over to the Second Party/ Developer; and this amount shall be paid to the First Parties/ owners in the proportion as agreed inter se amongst them and mentioned herein.

11.3] A sum of Rs. 1,41,61,750/- (Rupees One Crore Forty One lacs sixty one thousand seven hundred fifty only) shall be paid after sanction of plans, after adjusting the amounts paid towards khata amalgamation and at the time of the parties identifying and recording the share of each other's entitlement in the development in pursuance of the sanction of plans, (in order to address any variation in the sanctioned plans from the draft plans) and provided the First Parties/ Owners has completed all their obligation by the time.

12) OBLIGATIONS OF THE FIRST PARTIES/ OWNERS:

12.1) The First Parties shall sign and execute necessary applications, papers, documents and do all acts, deeds and things as the Second Party/ Developer may lawfully require in order to (a) obtain Licence,

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Sanctioned Plan, Consents and (b) legally and effectively vest in the Second Party/ Developer and/or its nominee/s title to the undivided 65%(Sixty Five percent) share in the Schedule Property for completing the development of the Schedule Property;

12.2) The First Parties have executed and registered a General Power of Attorney, inter alia empowering the Second Party/ Developer to sell, lease, develop, mortgage by deposit of title deed or otherwise, convey etc., the Second Party's 65% (Sixty Five percent) undivided share in the Schedule Property or any part thereof and further empowered the Second Party/ Developer to obtain or any other clearance that may be necessary. The First Parties/ Owners agree not to revoke the said General Power of Attorney under any circumstances as the same is executed for consideration.

12.3) The First Parties/ Owners further has agreed to execute suitable power of attorney empowering the Developer in terms of clause 12.2 above in case if there is any fractional area difference is arrived at the time of sharing of the areas as per clause 6.6 above;

12.4) The First Parties/ Owners shall complete their obligation as per Para IV (1) above even if the Developer starts development of the Schedule Property and sells their entitlement in the Schedule Property;

13) DOCUMENTS OF TITLE AND BORROWING:

13.1) Against execution of this agreement all the original documents of title have been handed over to the Second Party. The Second Party/ Developer shall transfer the original documents to the association of owners after completing the project.

13.2) After the sanction of plans and the parties recording their share of areas the Second Party/ Developer will be entitled to take loans, finance and financial facilities of any kind, by way of mortgage by deposit of title deeds or otherwise, from any government agencies, banks, financial institutions or private persons, against the security of the Second

| | | | |
|------------------|---------------|-----------|----------|
| A.R. Nirmalkumar | Kamala Vilas | Narayan A | Deepak A |
| A.N. Nagesh | Pallavi Anand | V. S. S. | J. S. S. |
| A.N. Nagesh | | Mysore A | Arjun A |
| | | | |
| P. V. V. | | | |
| P. V. V. | | | |

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Party's share of 65% (Sixty Five percent) of the entitlement in the Schedule Property without the Owners or the Owners' Constructed area being responsible or held liable to repay the same in any manner. In this regard the Developer shall indemnify the Owners for all the claims against the Owners. All the amounts so obtained shall be used exclusively for the completion of construction and development of the Schedule Property.

14) NAME OF THE BUILDING:

The Second Party shall have sole discretion to name the development in the Schedule Property.

15) BREACH AND CONSEQUENCES:

In the event of breach by either party, the other party (the aggrieved party) shall be entitled to specific performance and also be entitled to recover all losses and expenses incurred as a consequence of such breach from the party committing breach;

16) CUSTODY:

The parties have today executed this agreement along with the power of attorney. The First Parties/ Owners have agreed to come forward to present these documents and complete the formalities of registration as and when required by the Second Party. This Agreement is executed in one Original and 5 duplicate. The Original shall be with the Developer and the duplicate shall be with the Owners.

17) JURISDICTION:

Only the Courts in Bangalore alone shall have the jurisdiction;

18) ARBITRATION:

A. R. Nisaralkhanan
A. N. Nishant
A. N. Nayan

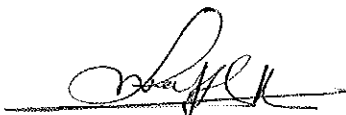
Kamala Vilas
Pallavi Anand

Vasudha H
D. P. P. P.

V. S. S. S.
J. S. S.

T. S. S.

M. S. S. S.
A. S. S. S.



Rya Ville

Paapa Ramush

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| | | | |
|-----|----------------------|--|--|
| 5. | Mr. A. N. Mahavir | 1, 236/2-1, 236/3-1 and portion of No. 236/4-4 (measuring about 5671 Sq. Ft) - Schedule Item No. 1 property b) BBMP No. 236/4, 236/4-2 and No. 236/4-3 (measuring about 62014 Sq.ft) - Schedule Item No. 2 property | Eight Percent) |
| 6. | Mr. A. N. Navin | | 4.75% (Four Point Seven and Five Percent) |
| 7. | Mr. A R Nirmal Kumar | | |
| 8. | Mr. A.R. Ramesh | | 27.72 % (Twenty Seven Point Seven and Two Percent) |
| 9. | Mrs. Priya V Manae | | |
| 10. | Mrs. Pooja Ramesh | | |
| 11. | Mrs. Kamala Vilas | | 3.10% (Three Point One Percent) |
| 12. | Mrs. Pallavi Anand | | |
| 13. | Miss Pavana V.P | | |
| | | | |

21) OTHER MATTERS:

21.1) This Agreement shall not be altered, modified or supplemented except with the prior written approval of the Parties and all such alterations, modifications and supplemental writings shall be effective, valid and binding only if the same are recorded in writing and executed by both the Parties.

21.2) The Right of exclusive user of 20 Feet wide access along the South Eastern Boundary of the Schedule Property (hereinafter referred to as the "Exclusive Access Area for Mr. Devpal"): The Parties agree that Mr. Devpal and his children, Mr. Gautham Anekar and Mr. Arjun Anekar, who are entitled to 4.20% in the Schedule Item No. 3 Property, have joined this Joint Development Agreement offering such undivided share for construction without being entitled for any part of the built up Area in consideration of the Parties hereto irrevocably granting to them (and to every person or persons claiming under through them) to have and to hold the exclusive user of 20 feet wide

A. R. Nirmalkumar
A. N. Mahavir
A. N. Navin

Kamala. Vilas
Pallavi Anand
Pavana V.P

Vasudha A
Vasudha A
Mysktil. Ad
Arjun AD

Pooja Ramesh
Pooja Ramesh

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Road (as indicated in the Sketch Annexed to this Joint Development Agreement and bounded by the alphabets NUKJGLMN and measuring North to South 229 feet x 20 feet and East to West 106 feet x 20 feet) as an easement of right to path for his adjacent property subject to the condition that he shall not put up any permanent construction in such area. The Developer shall construct a 8 feet high boundary wall along the western and northern edge of the exclusive access area marked by the alphabets NUKJ.

21.3) The Right of user of 20 Feet wide access along the North western corner of the Schedule Property (hereinafter referred to as the "Common Access Road Area for Mr. A R Nirmal Kumar and the project"): The Parties agree that Mr. Nirmal Kumar, the First of the First Parties/ Owners, who has retained ownership of a portion measuring 1448 Sq Ft, on the North Western Portion of the Schedule Property shall have the irrevocable right (to him and to every person or persons claiming under through him) to have and to hold the Common Access Road Area (bounded by the alphabets WBCZYW) for Mr. A R Nirmal Kumar and the project" forever commonly with all the parties for use as an easement of right to path for his adjacent property situated at the North Western portion of the Schedule Property (bounded by the alphabets ABWXA) subject to the condition that he shall not put up any construction in such common area.

21.4) In the event that any provision of this agreement or any of the conditions of them are declared by any judicial or other competent authority to be void, voidable, illegal or otherwise unenforceable or indication of the same are received by either of the parties of any relevant competent authority, the parties shall amend the provision in such reasonable manner as achieves the intention of the parties without illegality or at the discretion of the parties it may be severed from this agreement and the remaining provisions of this agreement shall remain in full force.

21.5) The parties hereto agree that in the event of their being any delay in or indulgence shown by either of the parties with regard to the enforcement of any of the terms of this agreement the same shall not be construed as a waiver on the part of the party showing such indulgence or tolerance or any indulgence or tolerance or any indulgence or forbearance shall not be deemed to be a waiver

D A.R. Nirmalkumar
1b) Anu. Nataraj
1c) A.N. Nair
2a) [Signature]
2b) P. V. K. K.
2c) Pooja Ramesh

3a) Kamala. Vilas
3b) Pallavi Anand
3c) [Signature]
Vasudha A
V. S. S.
Mysal - A.

[Signature]
[Signature]
[Signature]
[Signature]

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of the rights and the parties shall be entitled to enforce such right without prejudice to such indulgence or tolerance shown.

21.6) The parties acknowledge that this Agreement and these conditions contain the whole Agreement between the parties and they have not relied upon any oral or written representation made.

SCHEDULE

Schedule Item No.1 Property

All that piece and parcel of the Schedule Property (Presently portions of BBMP No.236/1-1, 236/2-1 and 236/3-1 and Portion of 236/4-4) measuring 5671 Sq.Ft. and bounded by:

- East by: Portion of the Schedule Item No. 3 Property
- West by: Property owned by Mrs. A R Pushpavathi, Mrs. Kamala Vilas and Ms. Padma Prasad
- North by: Portion of the Schedule Item No. 3 Property
- South by: Magadi Road

Schedule Item No.2 Property

:All that piece and parcel of portions of the Schedule property (Presently bearing BBMP No.236/4, 236/4-2, 236/4-3 and portion of Common passage) and measuring 62014 square feet and bounded:

- On the East by: Portion of the Schedule Item No. 3 Property
- On the West by: Private property and Temple
- On the South by: Portion of the Schedule Item No. 3 Property Property owned by Mrs. A R Pushpavathi and Ms. Padma Prasad
- On the North by: Portion of Schedule Item No. 3 Property

Schedule Item No.3 Property

A.R. Nishanalkumar
 A.N. Nishanalkumar
 A.N. Nair
 Kamala Vilas
 Pallavi Anand
 Jagan...
 Vasundhara A.P.
 Vasundhara
 Mykili Reddy
 Padma Prasad
 A.S.D.
 A.D.
 Rya.V. Me
 Poorna Ramesh

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All that piece and parcel of immovable property bearing BBMP No. 79/1-3, 79/1-4, 79/1-5 (measuring about 45750 Sq Ft) including the Common passage measuring 3555 Sq Ft owned along with Mr. Devpal

East: Property belonging to Mr. Devpal and Property of Mr. Shivananjappa,

West : Schedule Item No.1 & 2 Property,

North: Private property; and

South: Magadi Road, Item No. 1 of the Schedule property and Property owned by Ms. A R Pushpavathi and Ms. Padma Prasad

CONSOLIDATED BOUNDARIES OF THE SCHEDULE PROPERTY

All that piece and parcel of conjoint, non-agricultural, immovable properties, along with the structures standing thereon, bearing existing BBMP (Jurisdiction Ramachandrapura Ward) Municipal Number 236/1-1, 236/1-2, 236/1-3, 236/4-2, 236/4-3 portion of 236/4-4, 79/1-3, 79/1-4, 79/1-5 totally measuring 1,13,435 square feet situated on Magadi Main Road, Bangalore – 560023, bounded as follows:

On the East by: Property bearing Municipal Number 79/1-1, 79/1-2 belonging to Mr. Devpal and Private Property

On the West by: Property (including Western portion of Jina Jyothi Complex) belonging to Kamala Vilas, Padma Prasad and Pushpavathi and Private Property.

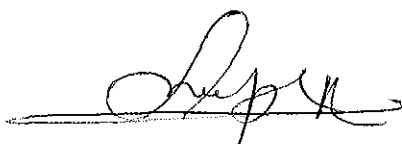
On the North by: Private Property.

On the South by: Magadi Main Road and Property owned by Ms. A R Pushpavathi and Ms. Padma Prasad

A.R. Nishankumar
A.R. Nishankumar
A.N. Naray

Kamala Vilas
Pallavi Anand
Tara V.

Vasudha A
Vasudha
Mythili A
Devpal A.P.
A.P.
Anura A.P.

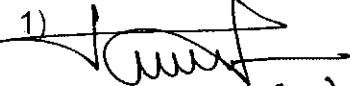

R.V. Naray
Padma Prasad



For better clarity a sketch of the Schedule Property is attached to this document. In the Sketch the Schedule Property is more fully described and bounded by the alphabets PTQRVXWBCZDEFJGLMNP.

IN WITNESS WHEREOF, the PARTIES have executed this AGREEMENT in the presence of the Witnesses attesting hereunder.

WITNESSES:

1) 

(Santosh S)
Catalyst Consulting
B-3, Museum Terrace
Museum Road Bangalore.

2)

H. SHIVARUDRAPPA,

H. Shriniketha
no.44 1st Main Street
B-S-K 3rd Stage
Veera badra Nagar
Bangalore 560085

1a). A.R. Nirmalkumar

1b). An. Naha

1c). A.N. Nary

2a) 

2b) P. V. V. V.

2c) P. V. V. V.

3a) Kamala Vilas

3b) Pallavi Anand

3c) 



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4a) Vasundhara AP

4b) Venu Anubh

4b) Mythil Anubh

5a) Dev Pal AP.

5b) ITAD

5c) Anur AP

FIRST PARTIES / OWNERS

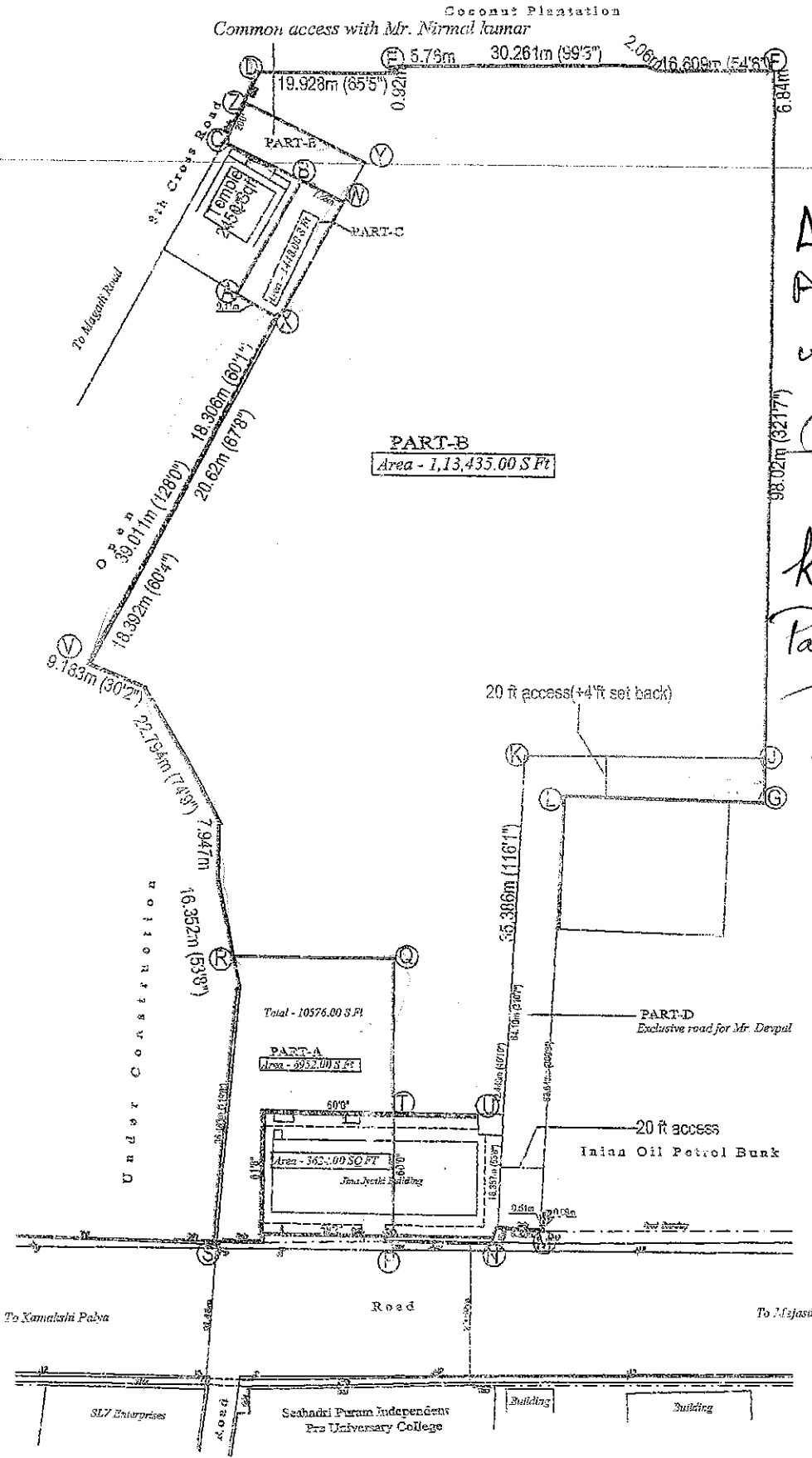
For PURAVANKARA PROJECTS LTD.,

Navin R. Choksey.

DEPUTY MANAGING DIRECTOR
SECOND PARTY / DEVELOPER

Drafted by
Uma Kamath
Associate, B'lore.

ಹಿ.ಉ.ನೋ. ಶ್ರೀಮತುರು.



A. R. Nirmalkumar
 A. R. Nirmalkumar
 A. N. Nani
 P. V. V. M.
 Kamala. Udas
 Pallavi Anand
 Vasudha
 K. S. S.
 H. H. H.
 D. P. P.
 S. S. S.
 A. A. A.



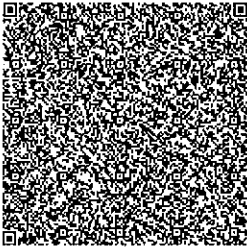
सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No. : IN-KA64748428868606J
Certificate Issued Date : 26-Mar-2011 10:47 AM
Account Reference : SHCIL (FI)/ ka-shcil/ SRO SHIVAJINAGAR/ KA-BA
Unique Doc. Reference : SUBIN-KAKA-SHCIL14115367702560J
Purchased by : A R NIRMAL KUMAR
Description of Document : Article 12 Bond
Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : A R NIRMAL KUMAR
Second Party : PURVANKAR
Stamp Duty Paid By : A R NIRMAL KUMAR
Stamp Duty Amount(Rs.) : 200
(Two Hundred only)

Authorized Signatory
for Stock Holding Corporation of India Ltd.



COPY COPY COPY

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Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

- 2a] Mr. A.R. Ramesh
Aged about 63 Years
S/o Late A.K.A Rajappa
Residing at: 3/13, St. Johns road cross
Bangalore – 560042
PAN NUMBER – AABHA 6014 P
- 2b) Mrs. Priya V Manae,
Aged about 38 years,
Daughter of Mr. A.R. Ramesh,
W/o Mr. Vinayak Mane,
Residing at "SADAN", Number 325/2, 7th Cross, Lakshmi
road, Shanthinagar, Bangalore - 560027
- 2c) Mrs. Pooja Ramesh,
Aged about 33 years,
Daughter of A.R. Ramesh,
W/o Mr. Gautam S Doddannanavar
Residing at 31, Amarjyothi Layout, RT Nagar Post,
Bangalore – 560032
- 3a) Mrs. Kamala Vilas,
Aged about 52 Years
D/o Mr. Late A K A Rajappa,
W/o Dr. Vilas A.P
Residing at: Flat No. 307, Skyline Amogha,
7th Cross, 3rd Lane, Teacher's Colony,
1st Stage Kumaraswamy Layout,
Bangalore - 560078
Pan Card No: AUOPK 4128 M
- 3b) Mrs. Pallavi Anand
Aged about 33 Years
D/o Mrs. Kamala Vilas,
Residing at apartment number 805, GR Pinnacle, 44/3,
Kanakapura Main Road, JP Nagar, Bangalore - 560078

- a) A.R. Nishankumar
b) ~~A.R. Nishankumar~~
c) A.N. Nair
- a) ~~Shree~~
b) Priya V Manae
c) Pooja Ramesh

Kamala Vilas (40) Vinayak Mane (5a)
Pallavi Anand (46) Vinayak Mane (5b)
40) Mythili (5c) 5C)
A.D.

(Handwritten signatures and initials)

3c) Ms. Pavana V.P
Aged about 24 years
D/o Mrs. Kamala Vilas,
Residing at: Flat No. 307, Skyline Amogha,
7th Cross, 3rd Lane, Teacher's Colony,
1st Stage Kumaraswamy Layout,
Bangalore - 78

4a) Mr. A.P. Vasupal,
Aged about 53 Years
S/o Late A.K. A. Parswanath
Residing at: No. 37, ITI Layout
M.S.R. Nagar, Bangalore -560054
PAN NUMBER AAAHA 9408 E

4b) Mr. Varun V Anekar,
Aged about 20 years
S/o Mr. A.P. Vasupal
Residing at: No. 37, ITI Layout
M.S.R. Nagar, Bangalore -560054

4c) Ms. Mythili V Anekar
Aged about 18 years
D/o Mr. A.P. Vasupal
Residing at: No. 37, ITI Layout
M.S.R. Nagar, Bangalore -560054

5a) Mr. A.P. Devpal,
Aged about 63 Years
S/o Late A.K. A. Parswanath
Resident of No. 6646, Next to SBM,
Sira Road, Sira Gate,
Tumkur - 572 106

5b) Mr. Gautham Anekar
Aged about 35 years,
S/o Mr. A. P. Devpal

Kamala Vilas H/D Vasupal A 5a)

Pallavi Anand H/D Vasupal 5b)

Pavana V.P. H/D Vasupal 5c)

Dev Pal A.P.
ASD

Anur A.D

ASD

1a) A.R. Nizamuddin

b) A.M. Nataraj

c) A.N. Nair

a) [Signature]

b) Rya. V. Me

c) Pooja Pamesh

Resident of No. 6646, Next to SBM,
Sira Road, Sira Gate,
Tumkur – 572 106

- 5c) Mr. Arjun Anekar
Aged about 37 years,
S/o Mr. A. P. Devpal
Resident of No. 6646, Next to SBM,
Sira Road, Sira Gate,
Tumkur – 572 106

(hereinafter referred to as the "FIRST PARTIES/ OWNERS" or the "OWNERS", which expression shall wherever the context so requires or admits, mean and include their respective heirs, executors, administrators and assigns) of the First Part

AND

M/s. PURAVANKARA PROJECTS LIMITED,


a public limited company incorporated under the Companies Act - 1956, and having its Registered Office at 130/1, Ulsoor Road, Bangalore-560042, Represented by its Deputy Managing Director, Mr. Nani R. Choksey


(hereinafter referred to as the "SECOND PARTY" or the "DEVELOPERS" which expression shall wherever the context so requires or admits, mean and include, its successors-in-title and assigns);

WITNESSES AS FOLLOWS:

I. WHEREAS the Owners are the absolute owners of all that piece and parcel of conjoint following immovable properties

- (a) BBMP Nos. 236/1-1, 236/2-1, 236/3-1 and portion of No. 236/4-4 (measuring about 5671 Sq. Ft) situated at Magadi Road, Bangalore, which is described as **Item No. 1 in Schedule** mentioned herein and is hereinafter referred to as the "**Schedule Item No. 1 Property**",

- a) A.R. Niranjan
b) A.N. Mahesh
c) A.N. Naidu
d) 
e) Rya. V. K.
f) Pooja Ramesh

- Kamala Vilas 4d) Kamal A 5a) P. Pal M.
Pallavi Anand 4b) Vaninder 5b) JAD
Favane V.P. 4c) M. H. 5c) Arjun A.D.


- (b) **BBMP No. 236/4, 236/4-2 and No. 236/4-3** (measuring about 62014 Sq.ft) situated at Magadi Road, Bangalore, which is described as **Item No. 2 in Schedule** mentioned herein and is hereinafter referred to as the "**Schedule Item No. 2 Property**"; and
- (c) **BBMP No. 79/1-3, 79/1-4, 79/1-5** (measuring about 45750 Sq Ft) situated at Magadi Road, Bangalore, which is described as **Item No. 3 in Schedule** mentioned herein and is hereinafter referred to as the "**Schedule Item No. 3 Property**".

And whereas, the Schedule Item No. 1, 2 and 3 Properties are hereinafter together referred to as the "**Schedule Property**".

II. WHEREAS by a Joint Development Agreement dated 24th March 2011, the First Party as owner of the Property described in the Schedule herein, entrusted the same to Second Party for development in terms contained therein.

III. WHEREAS subsequent to the execution of the Joint Development Agreement dated 24th March 2011, the parties have decided to record certain changes to the Joint Development Agreement dated 24th March 2011 based on mutually agreed terms and conditions and hence this Deed.

IV. NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1) This Supplemental Agreement shall be read in continuation of the Joint Development Agreement dated 24th March 2011 and both shall form part

| | | |
|------------------------------|--------------------------------|-------------------------|
| a) <u>A.N. Nakawade</u> | Karmala Vilas Hallan <u>AD</u> | 5a) <u>Dr. Pal S.P.</u> |
| b) <u>A.R. Nisankulkarni</u> | Pallavi Amand <u>AD</u> | 5b) <u>JAD</u> |
| c) <u>A.N. Nair</u> | <u>Tanana V.P.</u> | 5c) <u>Agri AD</u> |
| 1a) <u>Shruti</u> | <u>AD</u> | |
| 1b) <u>Pya V. He</u> | | |
| 1c) <u>Pooja K. Misal</u> | | |

and parcel of the same transaction. Except what is stated herein all other terms and conditions of the Joint Development Agreement dated 24th March 2011 shall remain the same and in full force and effect. Accordingly this agreement shall always be read together with the Joint Development Agreement dated 24th March 2011

2) That under the terms of the Joint Development Agreement dated 24th March 2011, the Second Party had agreed to pay a sum of Rs. 5,66,47,000/- [Rupees Five Crores Sixty Six Lakhs Forty Seven Thousand Only] as interest free refundable deposit. The parties hereto agree that this amount of interest free refundable deposit shall, from now onwards be treated as Non-Refundable Consideration.

3) That the Second Parties agree and covenant that this sum of Rs. 5,66,47,000/- [Rupees Five Crores Sixty Six Lakhs Forty Seven Thousand Only], and every payment as part of this amount, being paid as Non – Refundable Deposit, the second Party shall not claim any part of this amount from the First Parties under any circumstance.

4) That the Second Parties further covenant and declare that any stamp duty or registration fee payable as a consequence of the amount of Rs. 5,66,47,000/- [Rupees Five Crores Sixty Six Lakhs Forty Seven Thousand Only] being treated as Non- Refundable Deposit, either under the Stamp Act or any similar enactment or law shall be paid by the Second Party/ Developer.

a) A. R. Niranjan Kumar

b) Anu Nair

c) A. N. Nair

a) [Signature]

b) P. Y. V. Me

c) Pooja K. Me

Kavita Vilesh 4a) Vanshika A 5a)

Pallavi Anand 4b) Vanshika 5b)

[Signature] 4c) Mykhil A 5c)

[Signature]

[Signature]

[Signature]

[Signature]

4) This Agreement is prepared in six sets and each of the parties shall have one set each.

SCHEDULE

Schedule Item No.1 Property

All that piece and parcel of the Schedule Property (Presently portions of BBMP No.236/1-1, 236/2-1 and 236/3-1 and Portion of 236/4-4) measuring 5671 Sq.Ft. and bounded by:

East by: Portion of the Schedule Item No. 3 Property
West by: Property owned by Mrs. A R Pushpavathi, Mrs. Kamala Vilas and Ms. Padma Prasad
North by: Portion of the Schedule Item No. 3 Property
South by: Magadi Road

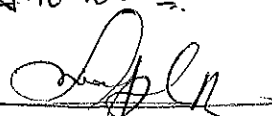
Schedule Item No.2 Property






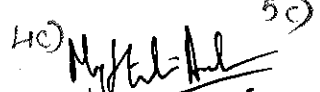
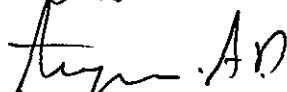

:All that piece and parcel of portions of the Schedule property (Presently bearing BBMP No.236/4, 236/4-2, 236/4-3 and portion of Common passage) and measuring 62014 square feet and bounded:

On the East by: Portion of the Schedule Item No. 3 Property
On the West by: Private property and Temple
On the South by: Portion of the Schedule Item No. 3 Property Property owned by Mrs. A R Pushpavathi and Ms. Padma Prasad
On the North by: Portion of Schedule Item No. 3 Property

Schedule Item No.3 Property

All that piece and parcel of immovable property bearing BBMP No. 79/1-3, 79/1-4, 79/1-5 (measuring about 45750 Sq Ft) including the Common passage measuring 3555 Sq Ft owned along with Mr. Devpai

- 1a) A. R. Normalakshman
- 1b) Anu. N. N. N. N.
- 1c) A. N. N. N.
- 2a) 
- 2b) P. y. a. V. U. U.
- 2c) P. a. g. a. m. a. h.

Kamala Vilas 4a)  5a) 
Pallavi Anand 4b)  5b) 
 4c)  5c) 



East: Property belonging to Mr. Devpal and Property of Mr. Shivananjappa,
 West : Schedule Item No.1 & 2 Property,
 North: Private property; and
 South: Magadi Road, Item No. 1 of the Schedule property and Property owned
 by Ms. A R Pushpavathi and Ms. Padma Prasad

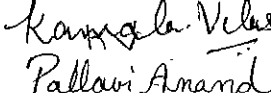
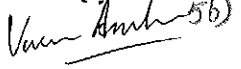
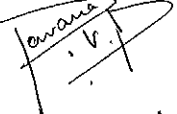

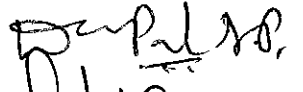
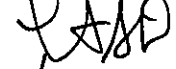
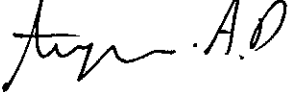

CONSOLIDATED BOUNDARIES OF THE SCHEDULE PROPERTY

All that piece and parcel of conjoint, non-agricultural, immovable properties, along with the structures standing thereon, bearing existing BBMP (Jurisdiction Ramachandrapura Ward) Municipal Number 236/1-1, 236/1-2, 236/1-3, 236/4-2, 236/4-3 portion of 236/4-4, 79/1-3, 79/1-4, 79/1-5 totally measuring 1,13,435 square feet situated on Magadi Main Road, Bangalore – 560023, bounded as follows:

- On the East by: Property bearing Municipal Number 79/1-1, 79/1-2 belonging to Mr. Devpal and Private Property
- On the West by: Property (including Western portion of Jina Jyothi Complex) belonging to Kamala Vilas, Padma Prasad and Pushpavathi and Private Property.
- On the North by: Private Property.
- On the South by: Magadi Main Road and Property owned by Ms. A R Pushpavathi and Ms. Padma Prasad

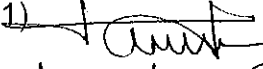
For better clarity a sketch of the Schedule Property is attached to the Joint Development Agreement dated 24-03-2011. In the Sketch the Schedule Property is more fully described and bounded by the alphabets PTQRVXWBCZDEFJGLMNP.

1a) A.R. Nizamkumar
 1b) A.N. Nataraj
 1c) A.N. Nataraj
 2a) 
 2b) P. V. V. V.
 2c) P. V. V. V.

Kamala Vilas 4a) 
 Pallavi Anand 4b) 

 4c) 
 5a) 
 5b) 
 5c) 


IN WITNESS WHEREOF, the PARTIES have executed this AGREEMENT in the presence of the Witnesses attesting hereunder.

WITNESSES:

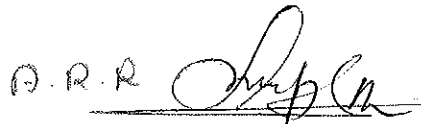
1) 
(Santosh S.)
Catalyst Consulting
B-5, Museum Terrace
Museum Road
Bangalore.
2)

H. SHIVARUDRAPPAN
H. Shivarudra
NO. 44 1st Main 1st Cross
B.S.K 3rd Stage
Veerabachar Nagar
Bangalore 56008

1a) A. R. Nirmalkumar

1b) Anandhan

1c) A. N. N. Annan

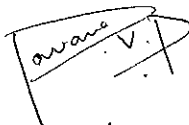
2a) 

2b) P. V. M. Pyarville

2c) P. R. Poojara

3a) K. Anala Vilas

3b) Pallavi Anand

3c) 

4a) A. Akshay Ad

4b) V. V. R. V. R. Anand



4b) M.V.A. M.V.A.

5a) A.P.D. A.P.D.

5b) G.A. G.A.

5c) P.A. P.A.

FIRST PARTIES / OWNERS

For PURAVANKARA PROJECTS LTD.,

Mani R. Choksey

DEPUTY MANAGING DIRECTOR
SECOND PARTY / DEVELOPER