



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 8989

ಕಛೇರಿ : ಬಾಮರಾಜಪೇಟೆ

Original

ದಿನಾಂಕ : 01/01/2016

ಶ್ರೀ M/s CAPACITE INFRA PROJECTS LIMITED represented by Its Director and
Authorized Signatory Mr.ROHIT KATYAL rep by SPA Holder Mr.GOVINDRAJAN
KONAR - ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2015 - 16 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 8133 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

	ರೂ. ಪೈ.
ನೋಂದಣಿ ಶುಲ್ಕ	42390.00
ಇತರೆ	20.00
ಸೇವಾ ಶುಲ್ಕ	490.00
ಒಟ್ಟು :	42900.00

Rs. 42390.00 ಡಿ.ಡಿ.ಮೂಲಕ DD No.467664 dated 01/01/2016 Issued by
CORPORATION BANK, Bangalore 510.00 ನಗದಾಗಿ Paid in Cash

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : ----- + 0

ಒಟ್ಟು : 42900.00

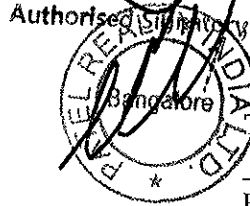
(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ನಲವತ್ತೆರಡು ಸಾವಿರದ ಒಂಬತ್ತು ನೂರು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 01/01/2016 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಹಿರಿಯ ಮುಖ್ಯಸ್ಥ/ನೋಂದಣಿ ಅಧಿಕಾರಿ
ಬಾಮರಾಜಪೇಟೆ (ಬಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

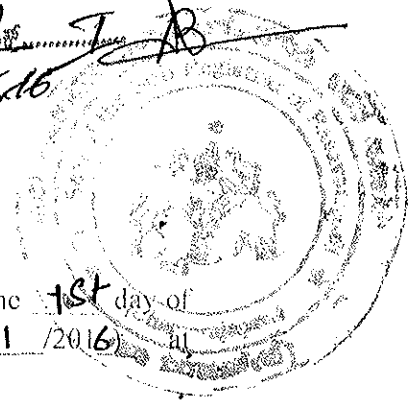
Designed and Developed by C- DAC ,ACTS Pune.

for Capacite Infra projects Ltd.



ಕೆ. ದತ್ತಾತ್ರೇಯ
ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 8136
2015-16

8136
15-16
SALE DEED
(Deed of Apartment)



THIS SALE DEED ("Deed") is made and executed on this the 1st day of Jan, Two Thousand Sixteen (01 / 01 / 2016) at BANGALORE,

BETWEEN

PATEL REALTY (INDIA) LIMITED, a Company registered under the provisions of the Companies Act, 1956 and having its Registered Office at Patel Estate Compound, 2nd Floor, Patel Estate, S.V. Road, Jogeshwari (W) Mumbai – 400 102, represented by its representative Mrs. Vaishali Mohite, authorized vide Board Resolution dated 14th November, 2011, presented for registration by Mr. Ravikumar aged major, occ: Service, c/o No.5, 5th Floor, Onyx Centre, Museum Road, Bangalore – 560001 authorized vide Special Power of Attorney hereinafter called as the "**Vendor**" (which term shall, unless repugnant to or inconsistent with the context, mean and include its successors and assigns) of the **ONE PART**.

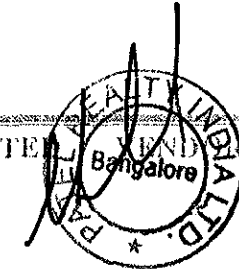
AND

M/s. CAPACITE INFRA PROJECTS LIMITED A Company Incorporated under the Company Act 1956 and having its Registered office at 603, Shrikant Chambers, Phase-I, 6th Floor, Adjacent to R.K.Studio, Sion Trombay Road, Chempur, Mumbai-400071, Represented by its Director and Authorized Signatory **Mr. ROHIT KATYAL** authorized vide Board Resolution dated 07-10-2015, represented By SPA Holder Mr. Govindrajan **Konar** aged about 40 years, residing at Plot No. 45, Alikra Garden, Bagalur Road, Hosur, Tamil Nadu, PIN: 635 109, Authorized vide special Power of Attorney hereinafter called as the "**Purchaser**", (which term shall, unless repugnant to or inconsistent with the context, mean and include his heirs, legal representatives, executors, administrators, successors and assigns) of the **OTHER PART**.

(The expression in relation to the Purchaser shall be deemed to be modified and read suitably depending on the Purchaser being a male, female, a joint stock company, partnership firm, limited liability partnership, body corporate, firm, HUF, association of persons, etc. and whenever there is more than one

M/s. CAPACITE INFRA PROJECTS LIMITED

Page 1



ಶ್ರೀ ಪ್ರಜಾಪ್ರಭುತ್ವ ಸಂಸ್ಥೆ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

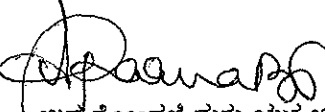
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s CAPACITE INFRA PROJECTS LIMITED represented by its Director and Authorized Signatory Mr.ROHIT KATYAL rep by SPA Holder Mr.GOVINDRAJAN KONAR , ಇವರು 339340.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	308200.00	DD No.467646 dated 01/01/2016 Issued by CORPORATION BANK, Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	31140.00	DD No.467656 dated 01/01/2016 Issued by CORPORATION BANK, Bangalore
ಒಟ್ಟು :	339340.00	

ಸ್ಥಳ : ಚಾಮರಾಜಪೇಟೆ

ದಿನಾಂಕ : 01/01/2016


ಉಪನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ನಿರ್ದೇಶಕರು
(ಚಾಮರಾಜಪೇಟೆ)
ಭುವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ).
ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.

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Purchaser the expression Purchaser in this Deed shall be construed as including each of such Purchasers and their respective heirs, executors, administrators, legal representatives, assigns and successors).

(The Vendor and the Purchaser are collectively referred to as the "Parties").

WHEREAS the Vendor is the absolute, legal and beneficial owner in peaceful possession and enjoyment of the land bearing Sy.No.155/8 measuring 5 Acres 1 Gunta, Sy.No.276/1 measuring 3 Acres 23 Guntas and Sy.No.275 measuring 35 Guntas and aggregating to 9 Acres 19 Guntas situated at Hulimangala Village, Jigani Hobli, Anekal Taluk which is morefully described in the Schedule 'A' hereunder and hereinafter referred to as "**Schedule 'A' Property**", having acquired the same vide a Sale Deed dated 08th January, 2010 duly registered as Document No.JGN-1-04319/09-10 of Book 1 and stored in CD.No.JGND65 at the Office of the Sub-Registrar, Jigani, Bannerghatta, Anekal Taluk, Bangalore (U) District.

AND WHEREAS the Vendor being desirous of developing apartment buildings on the Schedule 'A' Property, formulated plans for development of the Schedule 'A' Property and obtained plan sanction from Karnataka Industrial Areas Development Board ("KIADB") to construct "**SMONDOVILLE®**". **SMONDOVILLE®** comprises of seventeen 12 storied towers consisting of residential apartments of various sizes and descriptions as also Club House, Multi Purpose Hall/Party Hall/Library, Commercial Units, Retail Store/s, Jogging track, etc. together with common entrances, passages, lobbies, staircase, lift, water tank, drainage, plumbing, etc. (hereinafter collectively referred to as the "**Building**")

AND WHEREAS **SMONDOVILLE®** is part of an integrated township called "**NEOTOWN™**" being developed, both **SMONDOVILLE®** and **NEOTOWN™** being the Service Marks owned by the Vendor.

AND WHEREAS the Parties herein had entered into a Sale Agreement dated 27th November 2015 whereby the Vendor agreed to sell and the Purchaser agreed to Purchase the Apartment (as defined hereinafter) morefully described in the Schedule 'B' herein below alongwith an undivided percent right, title and interest in the Schedule 'A' Property, morefully described in the Schedule 'C' written hereunder (hereinafter referred to as the Schedule 'C' Property), subject to the terms, conditions and covenants herein contained, for a total sale

M/s. CAPACITE INFRA PROJECTS LIMITED



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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 8136

ಚಾಮರಾಜಪೇಟೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 01-01-2016 ರಂದು 03:42:50 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ



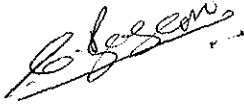



ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	62270.00
2	ಸೇವಾ ಶುಲ್ಕ	560.00
3	ಇತರೆ	20.00
	ಒಟ್ಟು :	62850.00

ಶ್ರೀ M/s CAPACITE INFRA PROJECTS LIMITED represented by its Director and Authorized Signatory Mr.ROHIT KATYAL rep by SPA Holder Mr.GOVINDRAJAN KONAR ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s CAPACITE INFRA PROJECTS LIMITED represented by its Director and Authorized Signatory Mr.ROHIT KATYAL rep by SPA Holder Mr.GOVINDRAJAN KONAR			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

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

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s CAPACITE INFRA PROJECTS LIMITED represented by its Director and Authorized Signatory Mr.ROHIT KATYAL rep by SPA Holder Mr.GOVINDRAJAN KONAR . (ಬರೆದುಕೊಂಡವರು)			
2	PATEL REALTY (INDIA) LIMITED represented by its representative Mrs. VAISHALI MOHITE presented for registration by RAVI KUMAR . (ಬರೆದುಕೊಂಡವರು)			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

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price of Rs. 62,26,250/- (Rupees: Sixty Two Lakh Twenty Six Thousand **Two Hundred Fifty Only**) The Apartment described in Schedule 'B' and the Schedule 'C' Property are hereinafter collectively referred to as the "Schedule Property".

AND WHEREAS the Purchaser has already scrutinized the title deeds with regard to the Schedule 'A' Property as well as the sanctioned plans, specifications (as agreed upon) and other documents relating to the Building and had agreed to purchase the Schedule Property only upon being satisfied about the Vendor's title thereto.

AND WHEREAS the Vendor has submitted the Schedule 'A' Property to the provisions of the Karnataka Apartment Ownership Act, 1972 ("Apartment Act") and has also registered a Deed of Declaration dated 23rd January, 2012 duly registered as Document No. BSG-4-00228-2011-12 of Book IV and stored in CD.No.BSGD157 at the Office of the Sub-Registrar, Basavanagudi, Bangalore (U) District, Bangalore. The Purchaser has scrutinized the said Deed of Declaration and has agreed to accept, ratify and comply with the same. This Deed is a Deed of Apartment within the meaning of the Apartment Act.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. That the recitals mentioned hereinabove shall form an integral part of this Deed as if verbatim reproduced and are not reiterated herein only for the sake of brevity and convenience.
2. That the Purchaser has already paid the total sale price of Rs.62,26,250/- (Rupees: Sixty Two Lakh Twenty Six Thousand Two Hundred Fifty Only) to the Vendor in the following manner:
3. That in pursuance of the foregoing and in consideration of the total sale price of Rs.61,63,987/- (Rupees: Sixty One Lakh Sixty Three Thousand Nine Hundred Eight Seven Only) paid by the Purchaser to the Vendor (the receipt whereof the Vendor hereby accept and acknowledge):

TDS has been paid a sum of Rs. 62,263 /- (Sixty Two Thousand Two Hundred Sixty Three Only) vide challan no. 03239 dated 28-11-15, Drawn on CORPORATION BANK Cheque Number 349415.

M/s. CAPACITE INFRA PROJECTS LIMITED




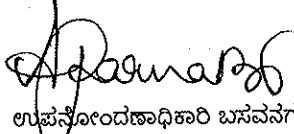

6ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 8136 I
15-16

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Manju #5, 5th Floor, onyx Centre, Museum Road, Bangalore 560 001	Manju
2	Alok #5, 5th Floor, onyx Centre, Museum Road, Bangalore 560 001	Alok

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 12453/- has been paid thereon. BEARING e-stamp certificate bearing No. IN-KA62073397293444N dated 27/11/2015

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ CMP-1-08136-2015-16 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ CMPD151 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 01-01-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ) 11/1/16	
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ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

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- (a) The Vendor hereby grants, transfers and conveys UNTO the Purchaser, BY WAY OF SALE, all that proprietary and ownership rights with regard to Apartment No. S130103 situated on 1 Floor in Tower No. S13 of the Building constructed on the Schedule 'A' Property with a super built up area of 1350.00 square feet (125.42 square meters), morefully described in the Schedule 'B' herein below ("Apartment") to HAVE AND HOLD the Apartment as absolute owner thereof; alongwith
- (b) An undivided 0.1293 % (Point one two nine three percent) right, title and interest in the Schedule 'A' Property equivalent to 534.115 square feet (49.62 square meters), morefully described in the Schedule 'C' written hereunder with all rights, easements and privileges appurtenant thereto, TO HAVE AND HOLD the same, as owner of an undivided share, subject to the terms, conditions and covenants mentioned in this Deed.
4. That a copy of the floor plan is annexed hereto as Annexure 1.
5. That the Vendor has, on the date of execution and registration of this Deed, delivered vacant possession of the Apartment to the Purchaser.

THE VENDOR COVENANTS WITH THE PURCHASER AS FOLLOWS:

1. That the Vendor is the absolute owner of the Schedule Property and that the Vendor's title thereto is good, marketable and subsisting and the Vendor has the power to transfer and convey the same.
2. That the Schedule Property is not subject to any encumbrances, attachments, lien or acquisition proceedings or charges of any kind except as disclosed.
3. That the Vendor has not received any notice of attachment under the Income-Tax Act or any other act or from any other competent authority in respect of the Schedule Property and there are no pending tax claims, demands or proceedings pending against the Vendor with respect thereto.

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4. That the Vendor has paid all the municipal or local taxes, rates and cesses demanded in respect of the Schedule Property till the date of execution of this Deed.

THE PURCHASER COVENANTS WITH THE VENDOR AS FOLLOWS:

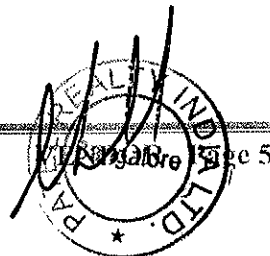
1. That the Purchaser has inspected the documents of title relating to Schedule 'A' Property as well as plans, specifications and regulatory approvals and is satisfied with the Vendor's title thereto.
2. That the Purchaser shall be entitled to all the rights and obligations enumerated herein below as also in the said Deed of Declaration with respect of the Schedule Property and the enjoyment of the common areas and facilities and accordingly has taken possession of the Apartment after thorough inspection thereof and after being fully satisfied about the quality of construction and the specifications provided and further covenants that the Purchaser shall have no right or claim against the Vendor in respect of the quality of work in the Apartment including the specifications (as agreed upon) under any circumstances whatsoever. A certificate from M/s Fusion India Project Management Pvt. Ltd., the Project Management Consultant for SMONDOVILLE®, stating that the construction thereof is per the applicable standards of construction, is annexed hereto as **Annexure 2**. If any latent structural defect, resulting in water seepage or otherwise, is noticed by the Purchaser in the Apartment, the Purchaser will have to notify the same to the Vendor in writing, on or before 31st January 2016 or after the passing of the first monsoon, whichever is earlier, and the Vendor will be responsible to rectify such defect within three months of such notification, provided that the defect is directly attributable to any default or negligence on part of the Vendor and has not been caused by any damage, breakage, mishandling or tampering by the Purchaser or any other occupier or their agents.

PERMANENT ACCOUNT NUMBER:

The Permanent Account Number of the Parties is as follows:-

- a. Vendor : AAEC2373A
- b. Purchaser : AAEC9463G

M/s. CAPACITE INFRA PROJECTS LIMITED



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SCHEDULE 'A' PROPERTY
(Description of Entire Property)

All that piece and parcel of the property being land converted for residential purposes (vide Official Memorandums dated 15th October, 2008 and 22nd December, 2009, both bearing Nos. BDS:ALN (A.J) SR 183/07-08 and ALN(AJ)SR 54/2009-10 respectively, both issued by the Special Deputy Commissioner, Bangalore District, Bangalore) aggregating to 9 Acres 19 Guntas, viz., (4,12,952 sq.ft.) land, bearing Katha No. 399/155/8 (formed out of erstwhile Sy.No.155/8) measuring 5 Acres 1 Guntas, land bearing Katha No. 398/276/1 (formed out of erstwhile Sy.No. 276/1) measuring 3 Acres 23 Guntas and land bearing Katha No. 400/275 (formed out of erstwhile Sy.No.275) measuring 35 Guntas, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore and bounded on the:-

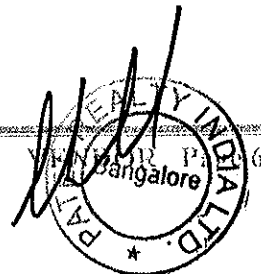
East by	:	Remaining portion of land in the same Sy.No. 275 & 276;
West by	:	Sy.No.155/7 of Hulimangala Village;
North by	:	Sy.No.155/9 and remaining portion of land in the same Sy.Nos.276/1 and 275 of Hulimangala Village; and
South by	:	Road and remaining portion of land in the same Sy.Nos.276/1 and 275 of Hulimangala Village.

(The sewage treatment plant built on the Schedule 'A' Property has been designed to serve various other projects located in NEOTOWN™ and will enure to the benefit of such other projects of the Vendor in the vicinity and the Vendor and its assignees shall be entitled to use the said sewage treatment plant and have an unhindered access to the same).

SCHEDULE 'B' PROPERTY
(Description of the Apartment conveyed hereunder)

A 3 BHK DLX apartment bearing No. S130103 on the 1 Floor of S13 Tower forming part of the "SMONDOVILLE" Building, constructed on the Schedule 'A' Property with a super built-up area of 1350.00 square feet (125.42 square meters) which is inclusive of proportionate share in common areas such as passages, lobbies, lifts, staircases and other areas of common use. with 1 Closed Car Park parking area/right space bearing no. S13-CP-17 (as demarcated in Annexure 3).

M/s. CAPACITE INFRA PROJECTS LIMITED



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SCHEDULE 'C' PROPERTY

**(Description of undivided share in Schedule 'A' Property conveyed
hereunder)**

An undivided 0.1293% (Point one two nine three percent) share in the equivalent to 534.115 square feet (49.62 square meters) in the Schedule 'A' Property.

The PARTIES herein have executed this Deed on the day and place hereinbefore mentioned:

For Capacite Infraprojects Ltd.


Authorised signatory
Purchaser




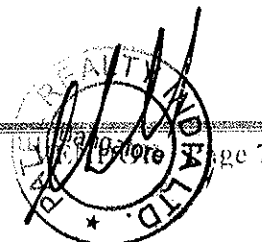
WITNESS:

1. Harsh

2. Alok

Drafted By: 
ARCHANA KANKAR
No.05, 5th Floor, Onyx Centre,
Museum Road, Bangalore-01.


M/s. CAPACITE INTRA PROJECTS LIMITED



1/ನೇ ಪುಟ ರಚನಾಪಡಿಸಿದ ಸಂಖ್ಯೆ 8136 I
15-06

List of Annexures

Annexure 1

(Floor Plan)

Annexure 2

(Certificate from M/s Fusion India Project Management Pvt. Ltd.)

Annexure 3

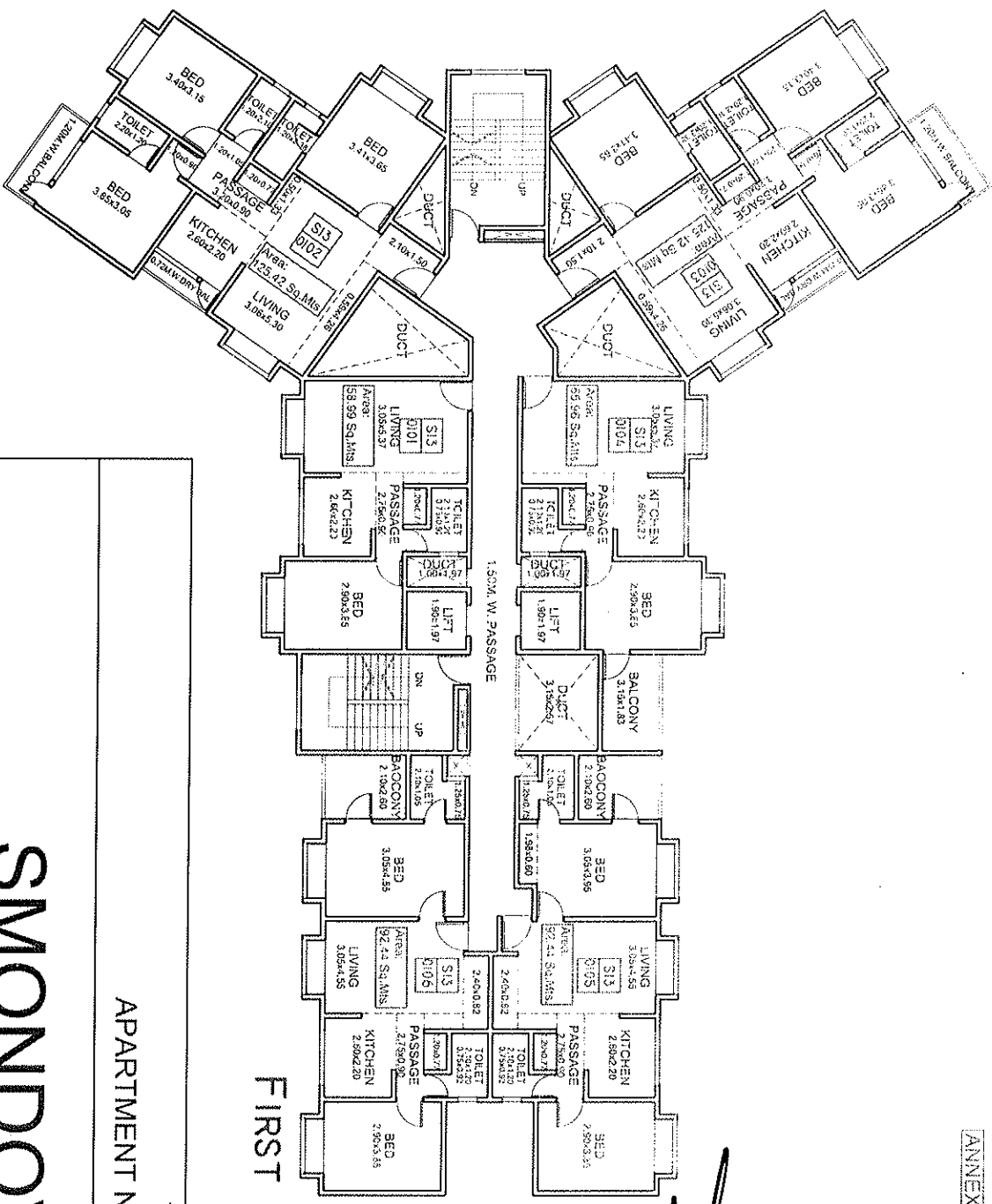
(Sketch of parking area/right)

12

8136 I

1576

AB

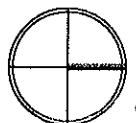
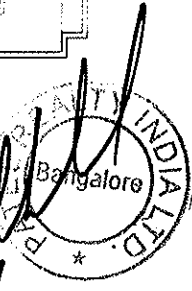


FIRST FLOOR PLAN

TOWER NO: S13
APARTMENT NO: 5130103

SMONDOVILLE®

ANNEXURE '1' - FLOOR PLAN



13
8136 I
15-16



Name of the Project: Smondoville at NeoTown

Date: 12.07.2012

Project Management Consultants : Fusion Consulting

Client: Patel Realty India Limited

Sub: Certification of Quality for the work completion in Smondoville, Tower - S13 at Neotown, Electronics City, Bangalore

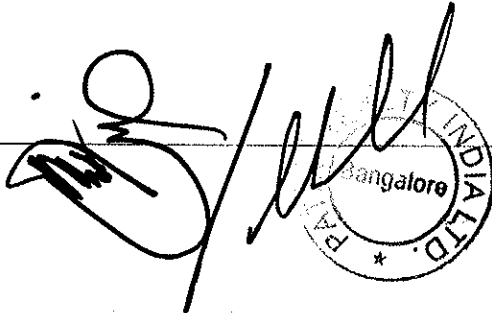
This is to state that the above work has been completed as per the standard norms and under our strict supervision.

Further it is to state that the following tests are carried out and check lists maintained during the project execution:

1. The work was executed as per Architectural, Structural and Services Drawings and followed all relevant IS Standards.
2. Cement and Steel test reports obtained from third party.
3. All standard fittings and fixtures of reputed brands has been used.
4. Witnessed various field tests on site viz. Mortar, Blocks, Sieve Analysis etc.
5. All Mix Proportions are as per standard specification as guided by us.
6. There is no deflections nor honeycombs of the Finished members.

This is to certify that the quality is satisfactory/ good and well within the parameters of I.S. standards.

AB



LETTER

To,

Date: 01/01/2016

M/s. CAPACITE INFRA PROJECTS LIMITED

Sub: Unit No. S130103 on 1st Floor, in Tower No. S13, in the building known as "SMONDOVILLE" situated at NEOTOWN Electronic City, Bangalore South, agreed to be purchased vide Sale Agreement Dated 27th Nov 2015.

Dear Sir/Madam,

Please sign this Letter as a token of acceptance of the following:

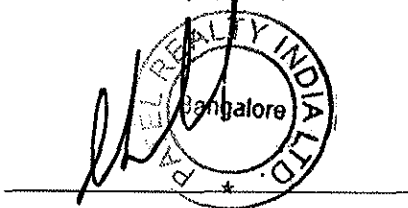
1. You confirm having received possession of the Unit from us today (alongwith a set of keys thereto) for the purpose of carrying out fit-outs and interiors works in the Unit.
2. You shall be entitled to carry out interior works in the Unit without causing any damage to the Unit or the Building and subject to the stipulated guidelines and conditions. The decision of the Company as to the extent of damage caused, if any, and the amount required to rectify the same shall be final and binding.
3. You shall not carry out any alteration, additions or modification of permanent or temporary nature to the structure of the Unit or the Building including to any wall, floor, plumbing, electrification, utilities, garden, terrace, common area, etc. in any manner whatsoever.
4. We hereby accept the delivery of the possession of the said premises/unit in full and final settlement and shall not claim anything (monetary or otherwise) from you in any manner in respect of the said Unit.

We welcome you to the NEOTOWN™ family and wish you happiness, peace and prosperity in your new home.


Sincerely,

I/We have read the above and
I/We accept and confirm the same.

For Patel Realty (India) Ltd


A circular stamp of Patel Realty India Ltd, Bangalore, is visible behind the signature.

M/s. CAPACITE INFRA PROJECTS LIMITED

**PATEL REALTY (INDIA) LTD.**

Onyx Centre, 5th Floor, No. 5 Museum Road,
Bangalore - 560 001, INDIA

T : +91 80 4283 5500
F : +91 80 4283 5501

E : info@patelrealty.in
W : www.patelrealty.in

Regd. Office : 2nd Floor, Patel Estate, Off S.V. Road, Jogeshwari (West), Mumbai - 400 102, INDIA.

CIN : U70200MH2007PLC167118