



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ )

Receipt No : 8992

ಕಛೇರಿ : ಚಾಮರಾಜಪೇಟೆ

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 8134 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣಿಗಾಗಿ

	ರೂ. ವೈ.
ನೋಂದಣಿ ಶುಲ್ಕ	41830.00
ಇತರೆ	20.00
ಸೇವಾ ಶುಲ್ಕ	490.00
ಒಟ್ಟು :	42340.00
Rs. 41830.00 ಡಿ.ಡಿ.ಮೂಲಕ DD No.467662 dated 01/01/2016 Issued by CORPORATION BANK, Bangalore	
510.00 ನಗದಾಗಿ Paid In Cash	
ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : -----	0
ಒಟ್ಟು :	42340.00
(ಅಕ್ಷರದಲ್ಲಿ) ( ರೂ. ನಲವತ್ತೆರಡು ಸಾವಿರದ ಮೂರು ನೂರು ನಲವತ್ತು )	
ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 01/01/2016 ದಿನದಂದು ಕೊಡಲಾಗುವುದು	

DELIVERED

ಹಿಂಪುಸ್ತಕದ ಸ್ವೀಕಾರವನ್ನು ಸಾಧಿಸಿರುವುದಾಗಿ

ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),

ಬೆಂಗಳೂರು.

For Capacite Infra Projects Ltd.

ಈ ದಸ್ತಾವೇಜು ..... ಸ್ಥಳಗಳ ವಹಂದಿರಣೆ

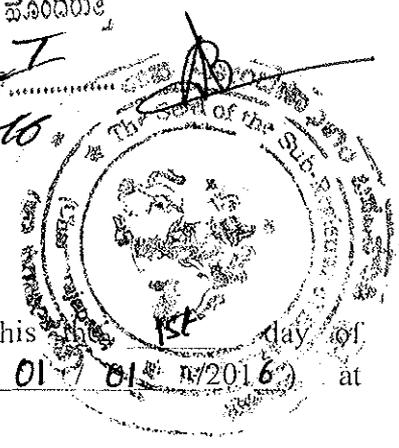
.....ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 8135 I 2015-16



Authorised Signatory

8135  
15-16

**SALE DEED**  
**(Deed of Apartment)**



**SALE DEED ("Deed")** is made and executed on this 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 2<sup>nd</sup> Floor, Patel Estate Compound, Patel Estate, S.V. Road, Jogeshwari (W) Mumbai – 400 102, represented by its representative **Mrs. Vaishali Mohite**, authorized vide Board Resolution dated 14th August, 2013, presented for registration by Mr. Ravikumar aged major, occ: Service, C/o No. 5. 5<sup>th</sup> 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-1, 6th Floor, Adjacent to R.K.Studio, Sion Trombay Road, Chempur, Mumbai-400071, Represented by it 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, Alike 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 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).

M/s. CAPACITE INFRA PROJECTS LIMITED

*(Handwritten signature)*



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ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

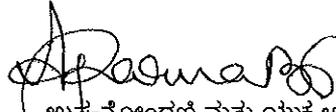
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Capacit'e Infra Projects Limited Rep by it Director and Authorized Signatory Mr Rohit Katyal Rep by SPA Holder Mr Govindrajan Konar , ಇವರು 509940.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	463150.00	DD No 467650, dt 1/1/2016, Corporation Bank, Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	46790.00	DD No 467660, dt 1/1/2016, Corporation Bank, Bangalore
ಒಟ್ಟು :	509940.00	

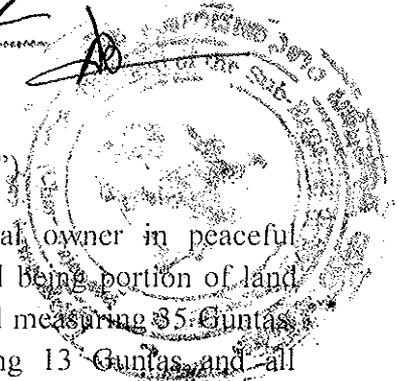
ಸ್ಥಳ : ಚಾಮರಾಜಪೇಟೆ

ದಿನಾಂಕ : 01/01/2016

  
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ  
ಹಿರಿಯ ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿ  
(ಚಾಮರಾಜಪೇಟೆ)  
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),  
ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.

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ಶ್ರೀ ಪುಷ್ಪ ವಸು ದೇವಿ ಸಂಪತ್  
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(The Vendor and the Purchaser are collectively referred to as the "Parties")

**WHEREAS**, the Vendor herein is the absolute, legal and beneficial owner in peaceful possession and enjoyment of the property being three parcels of land all being portion of land converted for residential purposes bearing Sy .No. 273 first parcel of land measuring 35 Guntas, second parcel of land 32 Guntas, and third parcel of land measuring 13 Guntas, and all aggregating to 2 Acres situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, The aforesaid land is more particularly and fully described in the Schedule 'A' given hereunder and hereinafter referred to as "**Schedule 'A' Property**" having acquired the same under Deeds of Exchange dated 3<sup>rd</sup> July, 2010 and 7<sup>th</sup> July, 2010, registered as Document No.ABL-1-00857/10-11, Book I, stored in CD.No.ABLD42 and ABL-1-00876/10-11, Book I, stored in CD.No.ABLD42 respectively, in the Office of the Sub-Registrar, Attibele, Anekal Taluk, Bangalore.

**AND WHEREAS** the Schedule 'A' Property has been converted from agricultural to non-agricultural residential purposes under Official Memorandums dated 2<sup>nd</sup> December, 2008 bearing No BDS: ALN (A.J) SR 20/08-09 and 2<sup>nd</sup> June, 2010 bearing No. ALN-AJ-SR-86/2009-10, issued by the Special Deputy Commissioner, Bangalore District, Bangalore.

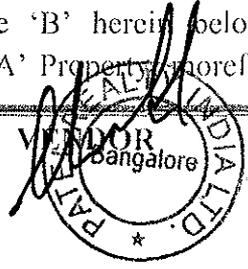
**AND WHEREAS** the Vendor is in peaceful possession and enjoyment of the Schedule 'A' Property and is exercising the acts of ownership and is otherwise well seized or possessed or well and sufficiently entitled to deal with the same in any manner.

**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 "smondo 2.0" comprising of three Wing/s (each building/Wing comprises of stilt on ground level/floor, podium on first level/floor and eighteen upper levels/floors, totaling to stilt plus nineteen levels/floors) consisting of residential units of various sizes and descriptions together with common entrances, passages, lobbies, staircase, , lift, drainage, plumbing, etc. (the three Wings are hereinafter collectively referred to as the "**Building**") as also garden, swimming pool, pool deck, lawn area, kids' play area, party area, pathway, reflexology pathway, gazebo, gymnasium and multipurpose hall (collectively termed as "**Recreational Facilities**").

**AND WHEREAS** smondo 2.0 is part of an integrated township called "NEOTOWN™" being developed, both smondo 2.0 and NEOTOWN™ being the Service Marks owned by the Vendor.

**AND WHEREAS** the Parties herein had entered into a Sale Agreement dated 27<sup>th</sup> 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

M/s. CAPACITE INFRA PROJECTS LIMITED



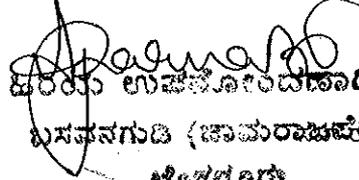
ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 8135

ಚಾಮರಾಜಪೇಟೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 01-01-2016 ರಂದು 03:20:09 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	93570.00
2	ಸೇವಾ ಶುಲ್ಕ	560.00
3	ಇತರೆ	20.00
	<b>ಒಟ್ಟು :</b>	<b>94150.00</b>

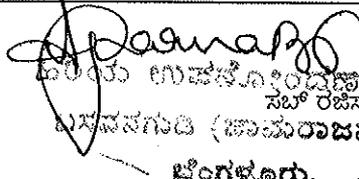
ಶ್ರೀ M/s Capacit'e Infra Projects Limited Rep by It Director and Authorized Signatory Mr Rohit Katyal Rep by SPA Holder Mr Govindrajan Konar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Capacit'e Infra Projects Limited Rep by It Director and Authorized Signatory Mr Rohit Katyal Rep by SPA Holder Mr Govindrajan Konar			

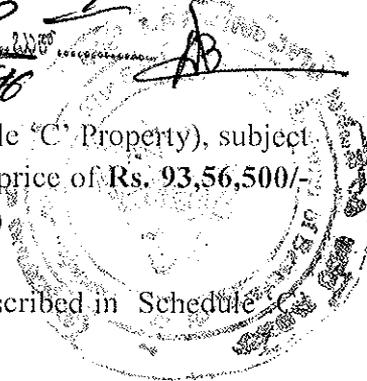
  
 ಕರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
 ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)  
 ಬೆಂಗಳೂರು.

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

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s Capacit'e Infra Projects Limited Rep by It Director and Authorized Signatory Mr Rohit Katyal Rep by SPA Holder Mr Govindrajan Konar . (ಬರೆಸಿಕೊಂಡವರು)			
2	PATEL REALTY (INDIA) LIMITED represented by Its representative Mrs. VAISHALI MOHITE presented for registration by Ravikumar . (ಬರೆದುಕೊಡುವವರು)			

  
 ಕರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
 ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್  
 ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),  
 ಬೆಂಗಳೂರು.

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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 price of Rs. 93,56,500/- (Rupees: Ninety Three Lakh Fifty Six Thousand Five Hundred Only)

The Apartment described in Schedule 'B' and the undivided interest described in Schedule 'C' 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 26<sup>th</sup> September, 2013 duly registered as Document No. BSG-4-00199/2013-13 of Book IV and stored in CD. No.BSGD219 at the office of 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:**

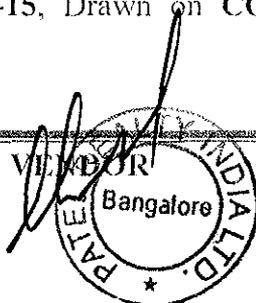
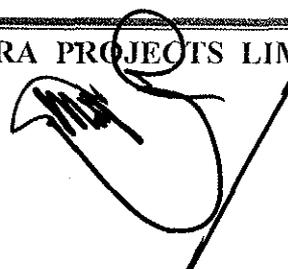
1. That the recitals mentioned hereinabove shall form an integral part of this Deed as if verbatim reproduced and are not reiterated herein only for the sake of brevity and convenience.
2. That the Purchaser has already paid the total sale price of Rs. 93,56,500/- (Rupees: Ninety Three Lakh Fifty Six Thousand Five Hundred 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. 92,62,965/- (Rupees: Ninety Two Lakh Sixty Two Thousand Nine Hundred Sixty Five 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. 93,565/- (Ninety Three Thousand Five Hundred Sixty Five Only) vide challan no. 03140 dated 28-11-15, Drawn on CORPORATION BANK Cheque Number 349419.

M/s. CAPACITE INFRA PROJECTS LIMITED

VENDOR

Page 3



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

*(Signature)*  
ಉಪನಿರ್ದೇಶಕರು  
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)  
ಬೆಂಗಳೂರು.

I hereby certify that on production of the original document. I have satisfied myself that the stamp duty of Rs. 18713/- has been paid thereon. e- Stamp Certificate No IN-KA62029538334116N, dt 27/11/2015, JC Road, Bangalore .

*(Signature)*  
ಉಪನಿರ್ದೇಶಕರು  
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)  
ಬೆಂಗಳೂರು.



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು  
ನಂಬರ CMP-1-08135-2015-16 ಆಗಿ  
ಸಿ.ಡಿ. ನಂಬರ CMPD151 ನೇ ದೃಢೀಕರಣ  
ದಿನಾಂಕ 01-01-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

*(Signature)* 11/11/16  
ಉಪನಿರ್ದೇಶಕರು ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)



ಉಪನಿರ್ದೇಶಕರು  
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)  
ಬೆಂಗಳೂರು.

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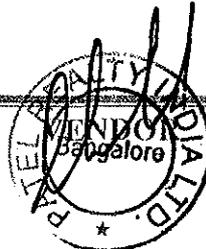
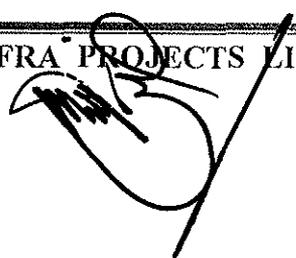
(a) The Vendor hereby grants, transfers and conveys UNTO the Purchaser, BY WAY OF SALE, all that proprietary and ownership rights with regard to Apartment No. B0101 situated on 1 Floor in Tower No. B-Wing of the Building constructed on the Schedule 'A' Property with a super built up area of 1895.00 square feet (176.05 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 0.6964 % (Point six nine six four percent) right, title and interest in the Schedule 'A' Property equivalent to 606.73 square feet (56.37 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..
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.
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.



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[Circular Stamp]

**THE PURCHASER COVENANTS WITH THE VENDOR AS FOLLOWS:**

1. The Purchaser has inspected the Apartment and hereby accepts the possession of the Apartment unconditionally and shall not claim any amount of any nature from the Vendor in any manner in respect of the said Apartment on or after the delivery thereof.
2. 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.
3. 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 smondo 2.0 stating that the construction thereof is as per the applicable standards of construction, is annexed hereto as **Annexure 2**.
4. If any latent structural defect, resulting in water seepage or otherwise, is noticed by the Purchaser in the said Apartment, the Purchaser will have to notify the same to the Vendor in writing on or before 31<sup>st</sup> January 2016 or after the passing of the first monsoon, after the delivery of possession, whichever is earlier, The Vendor will be responsible to rectify such defect, 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:**

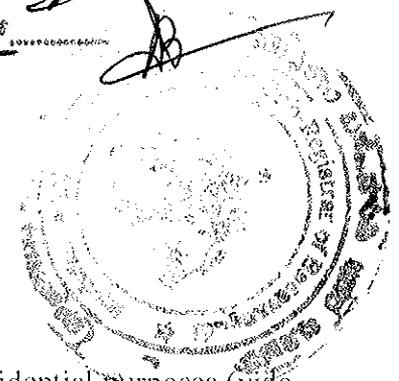
The Permanent Account Number of the Parties is as follows:-

- a. Vendor : AAACP2373A
- b. Purchaser : AAEC9463G

[Handwritten Signature]

[Handwritten Signature]  
[Circular Stamp: VENDOR INDIA LTD. Bangalore]

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**SCHEDULE 'A' PROPERTY**

**(Description of Entire Property)**

**PART I**

**ALL THAT** piece and parcel of the property being land converted for residential purposes (vide Official Memorandum dated 2<sup>nd</sup> December 2008 bearing No. BDS:ALN (A.J) SR 20/2008-09 issued by the Special Deputy Commissioner, Bangalore District, Bangalore) bearing Khata No. 389/ 273 formed in Sy.No.273 measuring 35 Guntas situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore, delineated in blue in the sketch annexed hereto and butted and bounded on the

- East by: Thirupalya Village Boundary (and land belonging to Ramaiah Reddy);
- West by: Remaining portion of land in the same Sy.No.273 belonging to Patel Realty India Limited;
- North by: Remaining portion of land in the same Sy.No.273 belonging to Sri. Rupen Patel; and
- South by: Remaining portion of land in the same Sy.No.273 belonging to Patel Realty India Limited.

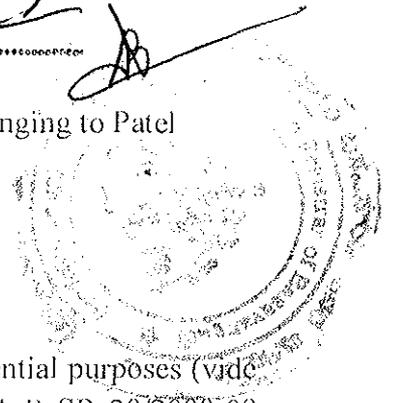
**PART II**

**ALL THAT** piece and parcel of the property being land converted for residential purposes (vide Official Memorandum dated 2<sup>nd</sup> June 2010 bearing Nos. BDS:ALN (A.J) SR 86/2006-10 issued by the Special Deputy Commissioner, Bangalore District, Bangalore) bearing Khata No. 397/ 273 formed in Sy.No.273 measuring 32 Guntas situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore, delineated in blue in the sketch annexed hereto and butted and bounded on the

- East by: Thirupalya Village Boundary;
- West by: Remaining portion of land in the same Sy.No.273 belonging to Patel Realty India Limited;
- North by: Remaining portion of land in the same Sy.No.273 belonging to Patel Realty India Limited; and



South by: Remaining portion of land in the same Sy.No.273 belonging to Patel Realty India Limited.



**PART III**

**ALL THAT** piece and parcel of the property being land converted for residential purposes (vide Official Memorandum dated 2<sup>nd</sup> December 2008 bearing No. BDS:ALN (A.J) SR 20/2008-09 issued by the Special Deputy Commissioner, Bangalore District, Bangalore) bearing Khata No. 389/1/273 formed in Sy.No.273 measuring 13 Guntas situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore, delineated in blue in the sketch annexed hereto and butted and bounded on the

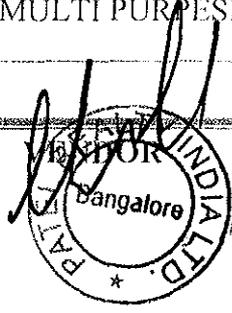
- East by: Property of Ramaiah and late Kodathi Muniyappa Reddy;
- West by: Remaining portion of land in the same Sy.No.273 belonging to Patel Realty India Limited;
- North by: Remaining portion of land in the same Sy.No.273 belonging to Sri. Rupen Patel; and
- South by: Road.

**SCHEDULE 'B' PROPERTY**

**(Description of the Apartment conveyed hereunder)**

A **3 BHK** apartment bearing No. **B0101** on the **1 Floor** of **B-Wing** Tower forming part of the "SMONDO 2.0" Building, constructed on the Schedule 'A' Property with a super built-up area of **1895.00** square feet (**176.05** 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. **B-CP-01** (as demarcated in **Annexure 3**).

NORTH-EAST	STILT
NORTH-WEST	OPEN TO SKY
SOUTH-EAST	MULTI PURPOSE HALL



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8135  
1560  
[Circular Stamp: PROPERTY OF INDIA LTD. BANGALORE]

SOUTH-WEST	OPEN TO SKY
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**SCHEDULE 'C' PROPERTY**

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

An undivided **0.6964%** (Point six nine six four percent) share in the equivalent to **606.73** square feet (**56.37** 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.  
Purchaser  
Authorized Signatory

Vendor  
[Circular Stamp: PROPERTY OF INDIA LTD. BANGALORE]

WITNESS:

1. [Signature]

2. [Signature]

Drafted By: [Signature]  
ARCHANA KANEKAR  
No.05, 5<sup>th</sup> Floor, Onyx Centre,  
Museum Road, Bangalore-01.

M/s. CAPACITE INFRA PROJECTS LIMITED

[Circular Stamp: PROPERTY OF INDIA LTD. BANGALORE]  
[Signature]

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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)



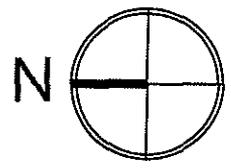
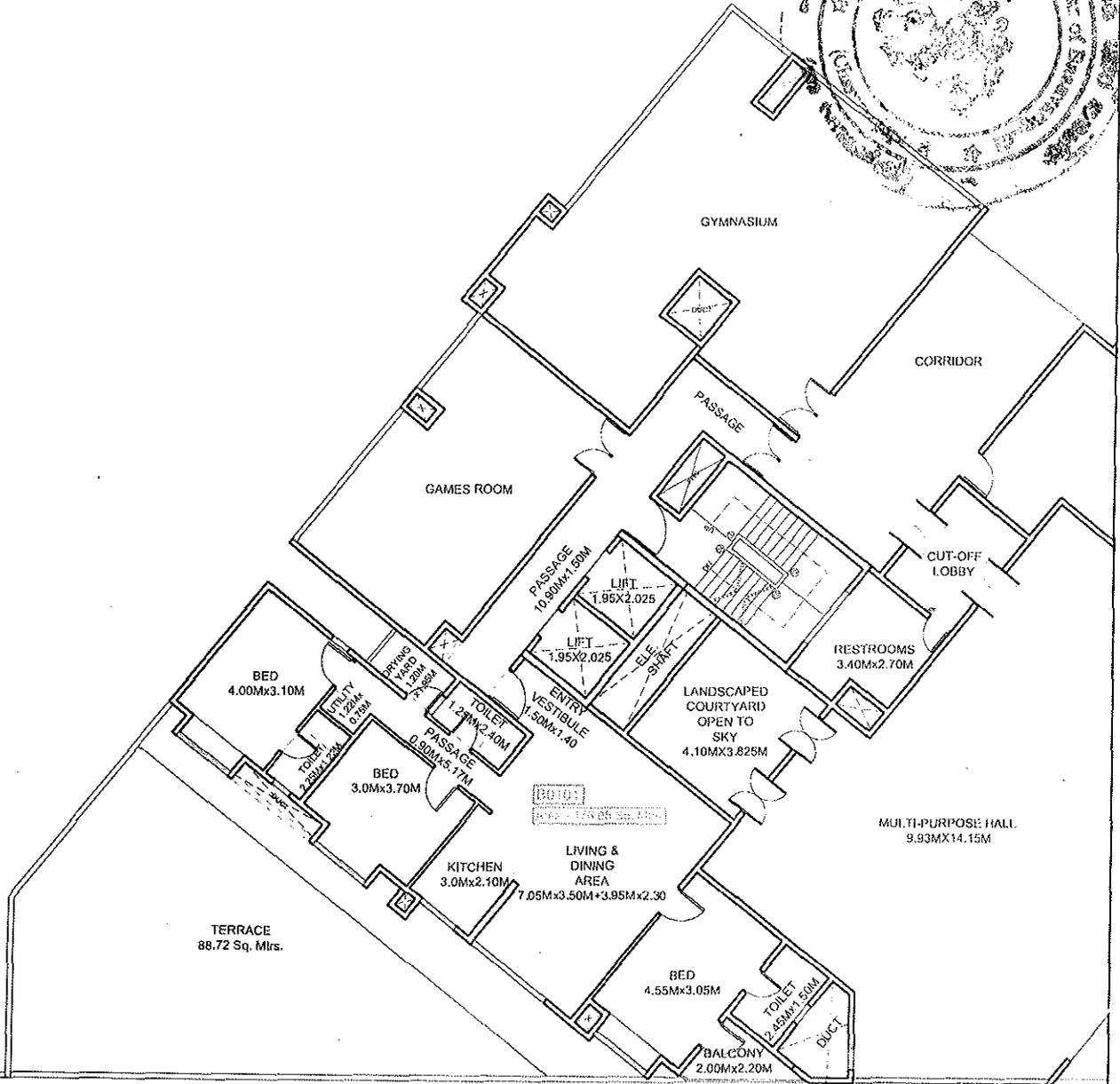
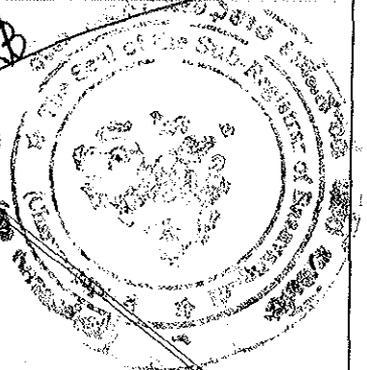
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ANNEXURE "1" - FLOOR PLAN

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*[Handwritten signature]*



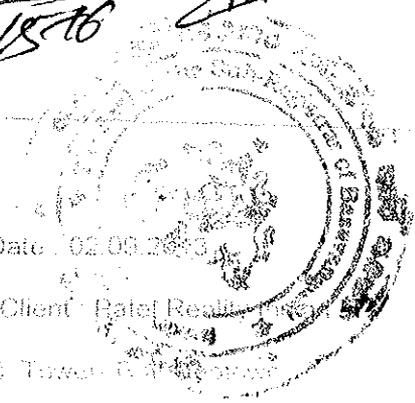
APARTMENT NO: B0101

AREA: 176.05 Sq.Mts.

Smondo 2.0

1st Floor Plan  
TOWER - B

14  
2135  
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Name of the Project : Smondo 2.0, Tower - B, at Neotown

Date : 02.09.2013

PMC Consultants : Fusion Consulting

Client : Patel Realty

Sub : Certification of Quality for the Work Completion in Smondo 2.0, Tower - B, at Neotown

This is to state that the above work has been completed as per the standard specifications under strict Supervision.

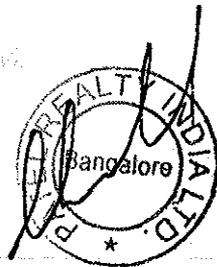
Further it is to state that the following tests are carried out and check lists maintained during the project Execution

1. The works was executed as per Architectural, structural and services drawings and followed relevant IS standards
2. Cement and steel test reports obtained from third party.
3. All Standard fitting 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 specifications as guided by us/contract documents.
6. There is no deflections nor honeycombs of the Finished members.

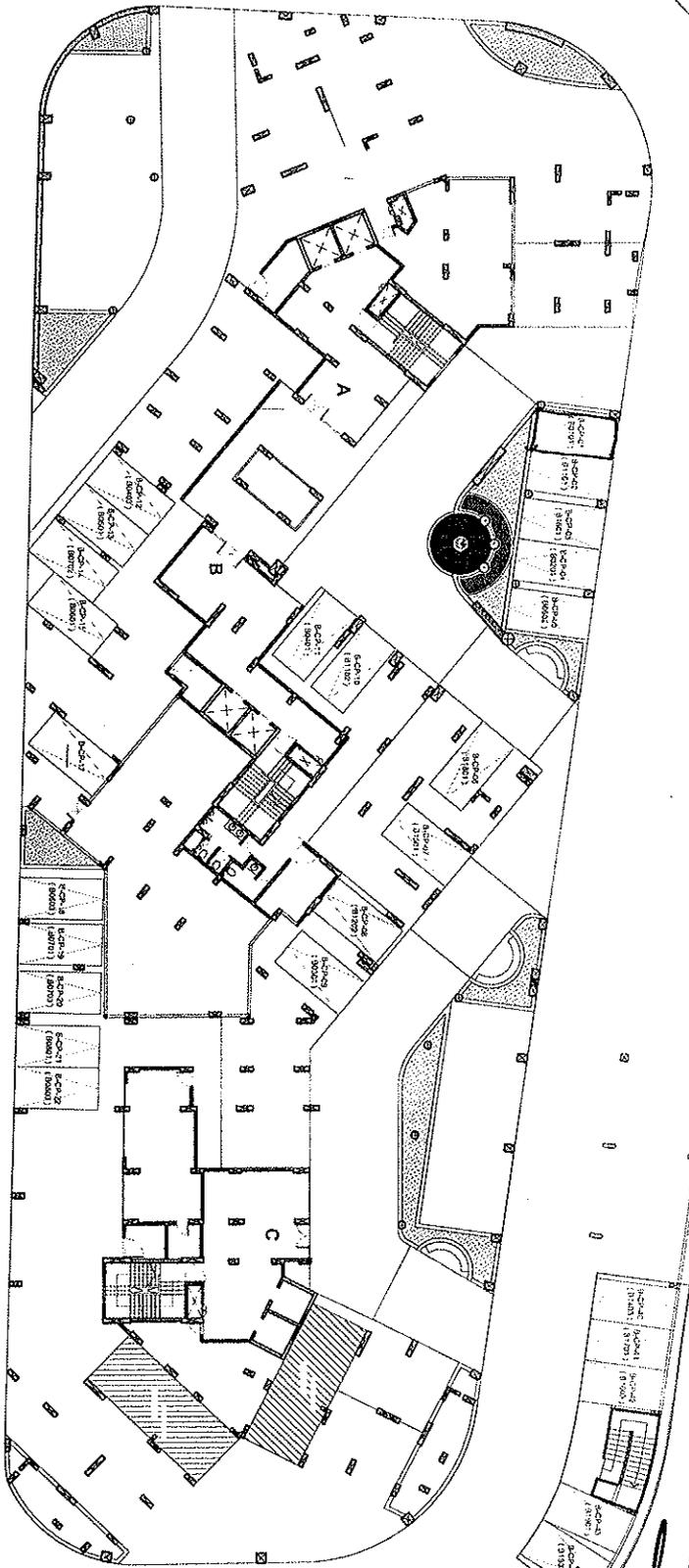
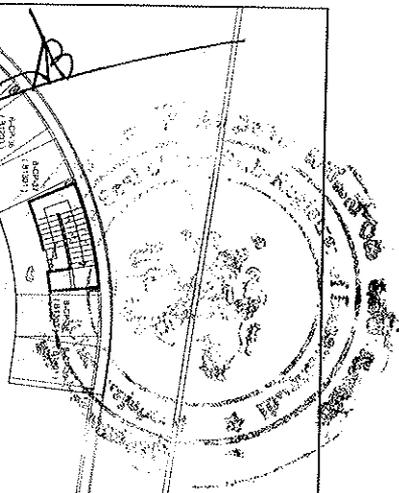
This is to certify that the quality is satisfactory/ good and well within the parameters of IS standards.

For Fusion India Project Management Pvt. Ltd.

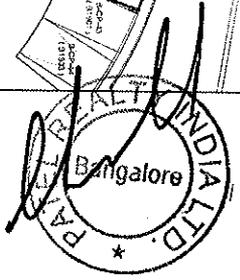
Authorized Signatory



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STILT & UPPER-GROUND FLOOR PLAN



*[Handwritten signature]*

OWNER:	
	Patel Realty India Ltd.
PROJECT TITLE:	
SMOKO 2.0, NEOTOWN, BANGALORE SOUTH, INDIA	
SUBJECT OF DRAWING:	
PARKING ALLOTMENT TOWER B - CLOSED PARKING - 1	
DATE:	
<small>THIS DRAWING IS THE PROPERTY OF PATEL REALTY INDIA LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PATEL REALTY INDIA LTD. ANY VIOLATION WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.</small>	

LETTER

To,

Date: 01/01/2016

**M/s. CAPACITE INFRA PROJECTS LIMITED**

**Sub:** Unit No. **B0101** on **1<sup>st</sup> Floor**, in Tower No. **B**, in the building known as "SMONDO 2.0" situated at NEOTOWN Electronic City, Bangalore South, agreed to be purchased vide Sale Agreement Dated **27<sup>th</sup> 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

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