



Date: 23/05/2014

**M/s. Asutosh Trade Links**

**Sub: Original Sale deed of Sobha Classic Apt No. E-2104**

Dear Sir/Madam,

Please find enclosed the **Original sale deed**, Reg Doc No: 2774/14-15 which contains 01 to 27 pages of **Sobha Classic Apt No. E-2104** Of M/s. Asutosh Trade Link

As confirmed by the client, no Bank Loan is involved in this transaction.

Please acknowledge the receipt on the copy of this letter.

Thanking you,

Warm regards,  
**For SOBHA DEVELOPERS Ltd**

**Ramachandra K A**  
Deputy Manager, Legal

Note: Original sale deed received/collected by Mr. Mahammad Sharief B authorized Person and GPA holder of the above said purchaser.

**SOBHA DEVELOPERS LTD.**

REGD & CORPORATE OFFICE: 'SOBHA', SARJAPUR - MARATHAHALLI OUTER RING ROAD (ORR), DEVARABISANAHALLI, BELLANDUR POST, BANGALORE - 560103, INDIA.  
TEL : +9180-49320000, FAX : +9180-49320444. [www.sobha.com](http://www.sobha.com)

CIN : L45201KA1995PLC018475

ಈ ದಸ್ತಾವೇಜು..... 27 ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ.  
 ಒಂದನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2774.....  
 2014-2015

2774  
 14-15

### SALE DEED

THIS DEED OF SALE executed on the Twenty day of May Two  
 Thousand Fourteen (20.05.2014) at Bangalore:

BY

**M/s. SOBHA DEVELOPERS LIMITED,**

a Company incorporated under the Companies Act, 1956,  
 having its Registered Office at No.51/5, "Sobha", Sarjapura-  
 Marthahalli Outer Ring Road (ORR), Devarabeesanahalli,  
 Bellandur Post, Bangalore - 560 103 represented by its  
 Senior Vice President - Legal and Land Affairs Mr.Ashok  
 Kumar N.B

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

IN FAVOUR OF

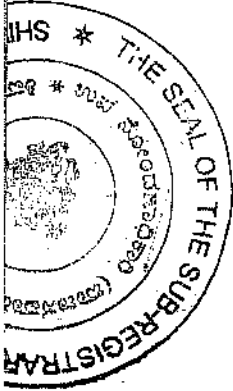
**M/s. ASUTOSH TRADE LINKS**

A partnership firm registered under Indian Partnership Act  
 1932, having office at 33/2, Dresser Rajjappa Lane, S J P  
 Road Cross, Bangalore - 560 062. Represented by its POA  
 holder **Mr. MAHAMMAD SHARIEF. B**

(Hereinafter referred to as "PURCHASER" which expression  
 shall, wherever the context so requires or admits, mean and  
 include, his/her/their heirs, executors, administrators and  
 assigns)

*(Signature)*

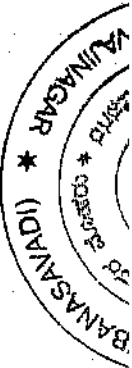
*(Signature)*  
 (no 84 0111)



| Case | Age | Sex | Site   | Pathologic     | Survival |
|------|-----|-----|--------|----------------|----------|
| 1    | 65  | M   | Rectum | Adenocarcinoma | 10 mo    |
| 2    | 68  | M   | Rectum | Adenocarcinoma | 12 mo    |
| 3    | 70  | M   | Rectum | Adenocarcinoma | 14 mo    |
| 4    | 72  | M   | Rectum | Adenocarcinoma | 16 mo    |
| 5    | 74  | M   | Rectum | Adenocarcinoma | 18 mo    |
| 6    | 76  | M   | Rectum | Adenocarcinoma | 20 mo    |
| 7    | 78  | M   | Rectum | Adenocarcinoma | 22 mo    |
| 8    | 80  | M   | Rectum | Adenocarcinoma | 24 mo    |
| 9    | 82  | M   | Rectum | Adenocarcinoma | 26 mo    |
| 10   | 84  | M   | Rectum | Adenocarcinoma | 28 mo    |
| 11   | 86  | M   | Rectum | Adenocarcinoma | 30 mo    |
| 12   | 88  | M   | Rectum | Adenocarcinoma | 32 mo    |
| 13   | 90  | M   | Rectum | Adenocarcinoma | 34 mo    |
| 14   | 92  | M   | Rectum | Adenocarcinoma | 36 mo    |
| 15   | 94  | M   | Rectum | Adenocarcinoma | 38 mo    |
| 16   | 96  | M   | Rectum | Adenocarcinoma | 40 mo    |
| 17   | 98  | M   | Rectum | Adenocarcinoma | 42 mo    |
| 18   | 100 | M   | Rectum | Adenocarcinoma | 44 mo    |
| 19   | 102 | M   | Rectum | Adenocarcinoma | 46 mo    |
| 20   | 104 | M   | Rectum | Adenocarcinoma | 48 mo    |
| 21   | 106 | M   | Rectum | Adenocarcinoma | 50 mo    |
| 22   | 108 | M   | Rectum | Adenocarcinoma | 52 mo    |
| 23   | 110 | M   | Rectum | Adenocarcinoma | 54 mo    |
| 24   | 112 | M   | Rectum | Adenocarcinoma | 56 mo    |
| 25   | 114 | M   | Rectum | Adenocarcinoma | 58 mo    |
| 26   | 116 | M   | Rectum | Adenocarcinoma | 60 mo    |
| 27   | 118 | M   | Rectum | Adenocarcinoma | 62 mo    |
| 28   | 120 | M   | Rectum | Adenocarcinoma | 64 mo    |
| 29   | 122 | M   | Rectum | Adenocarcinoma | 66 mo    |
| 30   | 124 | M   | Rectum | Adenocarcinoma | 68 mo    |
| 31   | 126 | M   | Rectum | Adenocarcinoma | 70 mo    |
| 32   | 128 | M   | Rectum | Adenocarcinoma | 72 mo    |
| 33   | 130 | M   | Rectum | Adenocarcinoma | 74 mo    |
| 34   | 132 | M   | Rectum | Adenocarcinoma | 76 mo    |
| 35   | 134 | M   | Rectum | Adenocarcinoma | 78 mo    |
| 36   | 136 | M   | Rectum | Adenocarcinoma | 80 mo    |
| 37   | 138 | M   | Rectum | Adenocarcinoma | 82 mo    |
| 38   | 140 | M   | Rectum | Adenocarcinoma | 84 mo    |
| 39   | 142 | M   | Rectum | Adenocarcinoma | 86 mo    |
| 40   | 144 | M   | Rectum | Adenocarcinoma | 88 mo    |
| 41   | 146 | M   | Rectum | Adenocarcinoma | 90 mo    |
| 42   | 148 | M   | Rectum | Adenocarcinoma | 92 mo    |
| 43   | 150 | M   | Rectum | Adenocarcinoma | 94 mo    |
| 44   | 152 | M   | Rectum | Adenocarcinoma | 96 mo    |
| 45   | 154 | M   | Rectum | Adenocarcinoma | 98 mo    |
| 46   | 156 | M   | Rectum | Adenocarcinoma | 100 mo   |
| 47   | 158 | M   | Rectum | Adenocarcinoma | 102 mo   |
| 48   | 160 | M   | Rectum | Adenocarcinoma | 104 mo   |
| 49   | 162 | M   | Rectum | Adenocarcinoma | 106 mo   |
| 50   | 164 | M   | Rectum | Adenocarcinoma | 108 mo   |
| 51   | 166 | M   | Rectum | Adenocarcinoma | 110 mo   |
| 52   | 168 | M   | Rectum | Adenocarcinoma | 112 mo   |
| 53   | 170 | M   | Rectum | Adenocarcinoma | 114 mo   |
| 54   | 172 | M   | Rectum | Adenocarcinoma | 116 mo   |
| 55   | 174 | M   | Rectum | Adenocarcinoma | 118 mo   |
| 56   | 176 | M   | Rectum | Adenocarcinoma | 120 mo   |
| 57   | 178 | M   | Rectum | Adenocarcinoma | 122 mo   |
| 58   | 180 | M   | Rectum | Adenocarcinoma | 124 mo   |
| 59   | 182 | M   | Rectum | Adenocarcinoma | 126 mo   |
| 60   | 184 | M   | Rectum | Adenocarcinoma | 128 mo   |
| 61   | 186 | M   | Rectum | Adenocarcinoma | 130 mo   |
| 62   | 188 | M   | Rectum | Adenocarcinoma | 132 mo   |
| 63   | 190 | M   | Rectum | Adenocarcinoma | 134 mo   |
| 64   | 192 | M   | Rectum | Adenocarcinoma | 136 mo   |
| 65   | 194 | M   | Rectum | Adenocarcinoma | 138 mo   |
| 66   | 196 | M   | Rectum | Adenocarcinoma | 140 mo   |
| 67   | 198 | M   | Rectum | Adenocarcinoma | 142 mo   |
| 68   | 200 | M   | Rectum | Adenocarcinoma | 144 mo   |
| 69   | 202 |     |        |                |          |

ಪ್ರಮಾಣ ಪತ್ರ

Designed and Developed by C- DAC ,ACTS Pune.



**WITNESSES AS FOLLOWS:**

**A. RE: Survey No. 3/1B, measuring 15.75 Guntas of Haralur Village:**

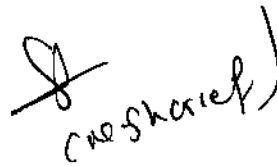
I. WHEREAS originally all that agricultural lands in Survey No.3/1 situated at Haralur Village, Varthur Hobli, Bangalore South Taluk, measuring 1 Acre 15 Guntas, which is hereinafter referred to as "SURVEY NO.3/1", belonged to one Ramaiah son of Subbaiah, he having been conferred occupancy rights and registered as Permanent Tenant, under the Provisions of Mysore (Religious and Charitable), Inams Abolition Act 1954, by virtue of Order dated 29.10.1962 in case bearing No.24/1960-61, passed by Special Deputy Commissioner, Inams Abolition, Bangalore and was registered as Hiduvalidar and Khatedar as per the Endorsement dated 11.12.1964 issued by the Special Deputy Commissioner, Inams Abolition, Bangalore. Though Ramaiah was granted occupancy rights for an extent of 1 Acre 15 Guntas in Sy.No.3/1, he was in uninterrupted possession and enjoyment for an extent of 1 Acre 24 Guntas of land in Sy.No.3/1 for more than 15 years as reflected in the RTC/Pahani from 1978-79 onwards. Thus the said Ramaiah son of Subbaiah became the absolute owner in possession of all that piece and parcel of land measuring 1 Acre 24 Guntas in Sy.No.3/1 of Haralur Village, Varthur Hobli, Bangalore South Taluk.

II. WHEREAS the said Ramaiah son of Subbaiah along with his brothers Chikka Ramaiah and Govindappa conveyed portion of Survey No.3/1, measuring 22 Guntas to Ramaiah son of late Abbaiah under a Deed of Sale dated 02.02.1972 (registered as Document No.6761/1971-72 in Book-I, Volume 915 at Pages 190 to 192, in the Office of the Sub-Registrar, Bangalore South Taluk); and khata with regard to 22 Guntas in Survey No.3/1, stood transferred in the name of Ramaiah son of Abbaiah vide Mutation Register Extract bearing No.7/1989-90 and was registered as owner and khatedar in the revenue records pertaining to 22 Guntas in Survey No.3/1;

III. WHEREAS the said Ramaiah son of Abbaiah conveyed 22 Guntas in Survey No.3/1, held by him to Chowdamma wife of Chikka Ramaiah under a Deed of Sale dated 20.06.1973 (registered as Document No.1851/1973-74, in Book-I, Volume 1004 at Pages 234 to 237, in the Office of the Sub-Registrar, Bangalore South Taluk); and khata with regards to 22 Guntas in Survey No.3/1 stood transferred in the name of Chowdamma vide Mutation Register Extract No.8/1989-90 and was registered as owner and khatedar in the revenue records pertaining to 22 Guntas in Survey No.3/1;

IV. WHEREAS by an Order of Durust bearing No.MPR (P) V11/1990-91, the lands in Survey No.3/1 was phodied and on such phodi, the northern portion of Sy.No.3/1 held by Chowdamma wife of Chikka Ramaiah measuring 22 Guntas was assigned Survey No.3/1B, hereinafter referred to as "SURVEY NO.3/1B";

V. WHEREAS Chowdamma wife of Chikka Ramaiah joined by her son Krishnappa as consenting witness conveyed Survey No.3/1B to K.G.Kodandarama, son of late Giddanna Reddy under Deed of Sale dated 06.04.1991 (registered as Document No.125/1991-92 in Book-1, Volume No.3364 at Pages 33 to 41, in the Office of the Sub-Registrar, Bangalore South Taluk); and khata with regard to Survey No.3/1B stood transferred in the name of K.G.Kodandarama vide Mutation Register Extract bearing No.6/1991-92 and is registered as owner and khatedar in the revenue records pertaining to Survey No.3/1B;

  
(K.G.Kodandarama)



.....ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2774.....  
2014-2015

Print Date & Time : 20-05-2014 11:31:58 AM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2774

ಬಾಣಸವಾಡಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-05-2014 ರಂದು 11:23:17 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ         | ರೂ. ಪೈ   |
|-------------|--------------|----------|
| 1           | ನೋಂದಣಿ ಶುಲ್ಕ | 78100.00 |
| 2           | ಸೇವಾ ಶುಲ್ಕ   | 945.00   |
|             | ಒಟ್ಟು :      | 79045.00 |

ಶ್ರೀ M/S ASUTOSH TRADE LINKS REP BY ITS POA HOLDER MAHAMMAD SHARIEF.B ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

| ಹೆಸರು   | ವೋಟೊ | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು | ಸಹಿ |
|---|------|------------------|-----|
| ಶ್ರೀ M/S ASUTOSH TRADE LINKS REP BY ITS POA HOLDER MAHAMMAD SHARIEF.B |      |                  |     |

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ)  
ಬೆಂಗಳೂರು - 560 043.

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು   | ವೋಟೊ | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು | ಸಹಿ |
|-------------|---|------|------------------|-----|
| 1           | M/S ASUTOSH TRADE LINKS REP BY ITS POA HOLDER MAHAMMAD SHARIEF.B .<br>(ಬರೆಸಿಕೊಂಡವರು)  |      |                  |     |
| 2           | M/S SOBHA DEVELOPERS LIMITED<br>REP BY ITS SENIOR VICE PRESIDENT - LEGAL AND LAND AFFAIRS MR.ASHOK KUMAR.N.B<br>REP BY HIS SPA HOLDER SHANTHAKUMAR.C .<br>(ಬರೆದುಕೊಡುವವರು) |      |                  |     |

Mr. ASHOK KUMAR N.B. Represented By His Special  
Power of attorney holder Shantha Kumar. C  
(under Special Power of Attorney Dated 19/06/06  
Registered As Document No. 237/06-07  
in Book IV CD No. SHVD65 Registered  
in the Office of the Sub-Registrar, Shivajinagar)

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ)  
ಬೆಂಗಳೂರು - 560 043.

VI. WHEREAS the said K.G.Kodandarama made an application for the conversion of Survey No.3/1B, from agricultural to non-agricultural use and the Special Deputy Commissioner, Bangalore District, Bangalore has vide his Official Memorandum bearing No.**B.DIS:ALN(E)VB:SR:24/2005-06** dated **15.10.2005**, has converted all that piece and parcel of agricultural and in Survey No.3/1B, situated at Haralur Village, Vathur Hobli, Bangalore East Taluk, Bangalore District, measuring 22 Guntas, from agricultural to non-agricultural commercial use;

VII. WHEREAS the Mutation was effected recording the conversion of Survey No.3/1B from agricultural to non-agricultural commercial use in the name of the K.G.Kodandarama herein vide Mutation Register Extract bearing No.23/2005-06; Whereas the K.G.Kodandarama herein thus became the absolute owner of all that piece and parcel of commercially converted land bearing Survey No.3/1B, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, in all measuring 22 Guntas;

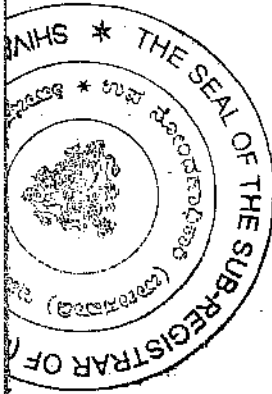
VIII. WHEREAS the said K.G.Kodandarama son late Giddanna Reddy by a power of attorney dated 31.01.2005 (registered as document no.929/2004-05 in Book IV, stored in CD No.132, in the Office of the Sub-Registrar, Bangalore South Taluk) appointed and authorized H.P.Ramareddy son of late Chikkapapaiah and A.Rama Reddy son of A.R. Ashwathanarayana Reddy as his attorney holders to act on behalf of him jointly or severally inter alia to deal with and dispose of the said 22 Guntas in Sy.No.3/1B or any portion thereof;

IX. WHEREAS the said K.G.Kodandarama (duly represented by his GPA Holders H.P.Ramareddy and A.Rama Reddy) conveyed a portion of commercially converted lands measuring 6.25 Guntas (out of 22 Guntas) in Survey No.3/1B along with H.P.Rama Reddy and A.Rama Reddy (who sold their residentially converted lands measuring 33.75 Guntas in Survey No.3/2) to H.V.Shanthram, son of H.Venktachalika vide Sale Deed dated 11.10.2005 (registered on 24.12.2005 as Document No.11745/2004-05 in Book I, stored in CD No.BASD201, in the Office of the Senior Sub-Registrar, Bangalore South Taluk). The said K.G. Kodandarama after conveying 6.25 Guntas continued to be in ownership and possession of the remaining extent of commercially converted land measuring 15.75 Guntas (out of 22 Guntas) in Survey No.3/1B, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk.

X. WHEREAS the said K.G.Kodandarama (duly represented by his GPA Holders H.P.Ramareddy and A.Rama Reddy) along with H.P.Ramareddy and A.Ramareddy, had an arrangement to sell and thus under a Deed of Sale dated 27.03.2008 (registered as Document No.6781/2007-08 in Book I, CD No. VRTD24, in the Office of the Sub-Registrar, Varthur, Bangalore South Taluk), conveyed 15.75 Guntas in survey No. 3/1B in favour of the Vendor-cum-Developer herein.

**B. RE: Survey No.3/2 measuring 35.25 Guntas of Haralur Village**

XI. WHEREAS all that piece and parcel of agricultural land bearing Survey No.3/2, Haralur Village, Varthur Hobli, Bangalore South Taluk, measuring 1 Acre 15 Guntas originally belonged to one Aziz Khan son of Suleman Khan, he having been conferred occupancy rights and registered as Permanent Tenant of Survey No.3/2 measuring 1 Acre 15 Guntas, under the Provisions of Mysore (Religious and Charitable), Inams Abolition Act 1954, by virtue of Order dated 29.10.1962 in case bearing No.67/1960-61, passed by Special Deputy Commissioner, Inams Abolition, Bangalore and was registered as Hiduvalidar and Khathedar as per the Endorsement dated 12.12.1964 issued by the Special Deputy Commissioner, Inams



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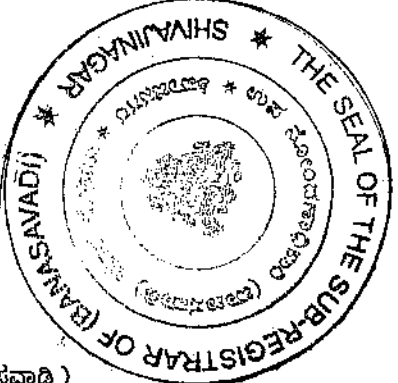
*[Handwritten signature]*  
CWSHORE

ಗುರುತಿಸುವವರು

6ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2774  
2014-2015

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ                        | ಸಹಿ      |
|-------------|--|----------|
| 1           | Mahesh<br>Devarabeesanahalli Bangalore   | Mahesh   |
| 2           | Santhosh<br>Devarabeesanahalli Bangalore | Santhosh |

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ)  
ಬೆಂಗಳೂರು - 560 043.

|  |   |
|--|---|
| <p style="text-align: center;"><br/>1 ನೇ ಪುಟದ ದಸ್ತಾವೇಜು<br/>ನಂಬರ BNS-1-02774-2014-15 ಆಗಿ<br/>ಸಿ.ಡಿ. ನಂಬರ BNSD313 ನೇ ಧರಲ್ಲಿ<br/>ದಿನಾಂಕ 20-05-2014 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ<br/><br/>ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ)</p> | <p style="text-align: center;"></p> |
|--|---|

Designed and Developed by C-DAC, ACTS, Pune

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ)  
ಬೆಂಗಳೂರು - 560 043.

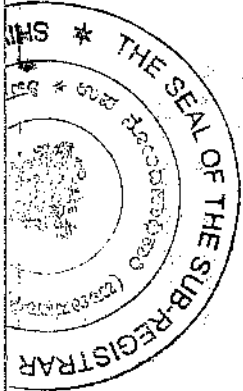
Abolition, Bangalore. Though Aziz Khan was granted occupancy rights for an extent of 1 Acre 15 Guntas in Sy.No.3/2, he was in uninterrupted possession and enjoyment for an extent of 1 Acre 29 Guntas of land in Sy.No.3/2 for more than 15 years as reflected in the RTC/Pahani from 1978-79 onwards. Thus the said Aziz Khan son of Suleman Khan became the absolute owner in possession of all that piece and parcel of land measuring 1 Acre 29 Guntas in Sy.No.3/2 of Haralur Village, Varthur Hobli, Bangalore South Taluk. ;

XII. WHEREAS the said Aziz Khan and his wife died intestate leaving behind his two sons, Gafar Khan and Mohammed Suleman Khan as their only legal heirs. Gafar Khan son of late Aziz Khan died intestate leaving behind his wife Bibi Jan and sons, Akbar Khan, Ahmed Khan, Rahman Khan, Asadulla Khan, Asgar Khan and daughters Shakira Jan and Musrath Khan, and his brother Mohammed Suleman Khan as the only surviving legal heirs; and whereas on the application made for the transfer of khata, the khata with regard to Survey No.3/2 measuring 1 Acre 29 Guntas, stood transferred in the name of Bibi Jan wife of late Gaffar Khan and Mohammed Suleman Khan son of late Aziz Khan, vide Mutation Register Extract bearing No.4/1992-93. Thus Bibi Jan along with her family members became the absolute Owners and Khatedar in revenue records for Sy.No.3/2 measuring 1 Acre 29 Guntas of Haralur Village, Varthur Hobli, Bangalore South Taluk.

XIII. WHEREAS the said Bibi Jan wife of late Gaffar Khan joined by her children Akbar Khan, Ahmed Khan, Rahman Khan, Asadulla Khan, Shakira Jan, Mushrath Khan, Asgar Khan and Mohammed Suleman Khan alias Basha son of late Aziz Khan, executed a Power of Attorney on 03.06.1993 (registered as Document No.186/1993-94, in Book-IV, Volume 17 at Pages 133 to 138, in the Office of the Sub-Registrar, Bangalore South Taluk), in favour of M.P.Somaprasad and K.L.Suneja, either jointly or severally, interalia for Sale and transfer of Survey No.3/2 or any portions thereof; Subsequent thereto, K.L.Suneja delegated the powers under the said Power of Attorney dated 03.06.1993 in favour of Roopa wife of K.G.Kodandarama under a Power of Attorney dated 03.06.1993 in favour of Roopa wife of K.G.Kodandarama under a Power of Attorney dated 16.04.2004 (registered as Document No.51/2004-05 in Book-IV, stored in C.D.No.47, in the Office of the Sub-Registrar, Bangalore South Taluk);

XIV. WHEREAS Mohammed Suleman Khan son of late Aziz Khan made an application for the conversion of lands in Survey No.3/2 from agricultural to non-agricultural use and whereas the Special Deputy Commissioner, Bangalore District, has vide his Official Memorandum bearing No. **ALN:(E)(VB) SR-20/2005-06** dated **15.10.2005** converted the lands measuring 38 Guntas to Residential use and converted 16 Guntas to Commercial use and the remaining 15 Guntas to Public and Semi Public use;

XV. WHEREAS Bibi Jan wife of late Gafar Khan joined by her children, Akbar Khan, Ahmed Khan, Rahman Khan, Asadulla Khan, Shakira Khan, Musrath Khan, Asgar Khan and Mohammed Suleman Khan son of late Aziz Khan (represented by their Attorney Holder Roopa), under a Deed of Sale dated 31.01.2005 (registered as Document No.28269/2004-05 in Book I, CD No. 136, in the Office of the Sub-Registrar, Bangalore South Taluk), conveyed Survey No.3/2; measuring 1 Acre 29 Guntas to H.P.Rama Reddy and A.Rama Reddy; and whereas khata with regard to Survey No.3/2 stood transferred jointly in the names of H.P.Rama Reddy and A.Rama Reddy vide Mutation Register Extract bearing No.44/2004-05 and are registered as owners and khatedars in the revenue records pertaining to Survey No.3/2;



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XVI. WHEREAS H.P.Rama Reddy and A.Rama Reddy, on the lands in survey No. 3/2 coming into the residential zone, made an application for the conversion of Survey No.3/2, from agricultural to non-agricultural use and whereas, the Special Deputy Commissioner, Bangalore District, Bangalore, has on the receipt of requisite conversion charges, vide his Official Memorandum bearing No.B.Dis.ALN(E) (V.B)/SR-20/2005-06 dated 26.02.2007, converted all that piece and parcel of land bearing Survey No.3/2 situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, measuring 1 Acre 29 Guntas, from agricultural to non-agricultural Residential use;

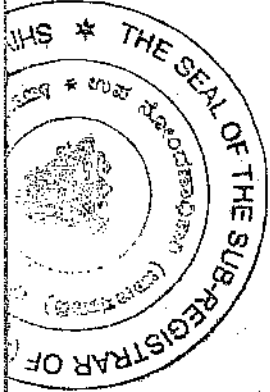
XVII. WHEREAS the H.P.Rama Reddy and A.Rama Reddy conveyed a portion of residentially converted lands measuring 33.75 Guntas (out of 1 Acre 29 Guntas) in Survey No.3/2 along with K.G.Kodandarama (who conveyed his portion of commercially converted lands measuring 6.25 Guntas in Survey No.3/1B) to H.V.Shanthram, son of H.Venktachalika vide Sale Deed dated 11.10.2005 (registered as Document No.11745/2004-05 in Book I, stored in CD No.201, in the Office of the Sub-Registrar, Bangalore South Taluk). Thus the said H.P. Rama Reddy and A.Rama Reddy continued to be in ownership and possession of the remaining extent, in Survey No.3/2, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, measuring 35.25 Guntas (out of 1 Acre 29 Guntas);

XVIII. WHEREAS H.P. Ramareddy and A. Ramareddy along with K.G.Kodandarama (represented by his duly constituted attorney H.P. Ramareddy and A.Rama Reddy) had an arrangement to sell and thus under a Deed of Sale dated 27.03.2008 (registered as Document No.6781/2007-08 in Book I, CD No. VRTD24, in the Office of the Sub-Registrar, Varthur, Bangalore South Taluk), conveyed the remaining extent of 35.25 Guntas in Survey No. 3/2 of Haralur Village, Varthur Hobli, Bangalore East Taluk in favour of the Vendor-cum-Developer herein;

XIX. WHEREAS Zahira Khatoon, daughter of late Abdul Ajeez Khan and wife of late Syed Basha who was unable to join the sale deed dated 31.01.2005 (Doc.No. 28269/2004-05) executed by Bibi Jan and others in favour of H.P.Rama Reddy and A.Rama Reddy, by way of Deed of Confirmation dated 24.06.2008 in favour of the Vendor-cum-Developer herein, registered as document no.1164/08-09, Book-I, stored in CD No.VRTD29 at the office of the Sub-Registrar, Varthur, confirmed the execution of the sale deed dated 31.01.2005 and also sale deed dated 27.03.2008.

WHEREAS (i) Rehman Shariff, son of Mohammed Amir @ Hussain Shariff, (ii) Ashraf Unnisa @ Asraf Bi, wife of Mohammed Sanaula, (iii) Kurshid Begam @ Kursheed Bi, wife of Ansar Pasha, (iv) Khizar Shariff, son of Hussain Shariff, (v) Hyder Shareef son of Hussain Shariff, (vi) Ameena Bi, wife of Mohammed Baksh, (vi) Ahmed Shariff, son of Hussain Shariff, expressing their inability to attend the execution of the Sale Deed dated 31.01.2005 due to unavoidable reasons executed a Deed of Confirmation dated 17.03.2011 in favour of the Vendor-cum-Developer herein, registered as document no.8316/10-11, Book-I, stored in CD No.VRTD103 at the office of the Sub-Registrar, Varthur, confirming the execution of sale deed dated 31.01.2005 and sale deed dated 27.03.2008.

XX. WHEREAS Mahboob Shariff, son of Mohammed Amir @ Hussain Shariff expressing his inability to attend the execution of the Sale Deed 31.01.2005 due to unavoidable reasons executed a Deed of Confirmation dated 03.03.2012 in favour of the Vendor-cum-Developer herein, registered as document no.7867/11-12, Book-I, stored in CD No.VRTD144 at the office of the Sub-Registrar, Varthur, confirming the execution of sale deed dated 31.01.2005 and sale deed dated 27.03.2008;



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XXI. WHEREAS thus the Vendor cum Developer herein became absolute owner in possession of all that piece and parcel of land measuring 35.25 Guntas in Sy.No.3/2 of Haralur Village, Varthur Hobli, Bangalore East Taluk.

**C. RE: Survey No. 7 measuring 3 Acres and 3.5 Guntas of Haralur Village**

XXII. WHEREAS originally lands in Survey No.7, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, measuring 3 Acres 07 Guntas, belonged to Nanjappa son of Maka Reddy and Venkataramanappa son of Thimmarayappa, they having been conferred occupancy rights and registered as occupants by Special Deputy Commissioner, Inams Abolition, Bangalore, vide his Order dated 31.10.1962 in case bearing No.27 and 28/1960-61 under the Provisions of Mysore (Religious and Charitable) Inams Abolition Act, 1954;

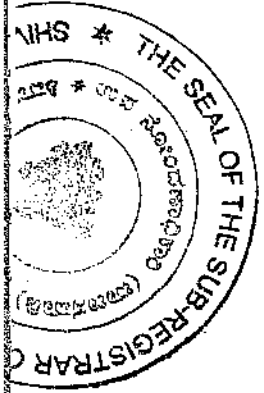
XXIII. WHEREAS Survey No.7 was attached to Thoti and Neerganti Office, the said survey number and other lands were re-granted to the said Nanjappa son of Makareddy and Venkataramanappa son of Thimmarayappa, on 29.07.1970 in case bearing No.HOA(S)9/1969-70 by the Assistant Commissioner, Bangalore Sub-Division, Bangalore, under the Provisions of the Village Offices Abolition Act;

XXIV. WHEREAS Nanjappa son of Makareddy and his wife Muniyamma died intestate leaving behind them their sons, Marappa, Bachappa, Mooka Reddy and Muniswamappa as the only surviving legal heirs.

XXV. WHEREAS Venkataramanappa died intestate on 01.06.1989, leaving behind his wife Muniyamma and sons, Thimmarayappa, Krishnappa, Muniyappa, Somappa @ Somashekaras the only surviving legal heirs;

XXVI. WHEREAS on the death of said Nanjappa and Venkataramanappa, the family members of Nanjappa and the family members of Venkataramanappa, effected a Memorandum of Panchayath Partition on 01.02.1975 of the re-granted properties jointly held by Nanjappa and Venkataramanappa including Sy.No.7 in the presence of the Panchayathdars and on such partition an extent of 24 1/2 Guntas was allotted to the share of Marappa, Bachappa, Munithayamma and Munishamappa under Schedule A therein and 2 Acres 22.5 Guntas in Survey No.7 was allotted to Muniyamma wife of late Venkataramanappa and her children viz., Thimmarayappa, Krishnappa, Muniyappa and Somappa @ Somashekar under Schedule B therein and on such Partition, khata with regard to extent measuring 24.5 Guntas stood transferred in the name of Muni Thimmamma wife of Muka Reddy (family members of Nanjappa) and for an extent measuring 2 Acres 22.5 Guntas stood transferred in the name of Muniyamma and her children vide Mutation Register Extract bearing No.2/1991-92;

XXVII. WHEREAS the said Munithayamma, wife of late Mooka Reddy joined by her sons Venkataraju, Muniraju and Nandeeshha as consenting witnesses, by a Deed of Sale dated 29.07.1995 (registered as Document No.3283/1995-96 in Book I, Volume 4304, at Pages 158-163, in the Office of the Sub-Registrar, Bangalore South Taluk), conveyed 24.5 Guntas in Survey No.7 to V.Muniraju son of Venkatagiriappa and whereas khata with regard to 24.5 Guntas in Survey No.7 stood transferred in the name of V.Muniraju vide Mutation Register Extract bearing No.15/1996-97 and V.Muniraju was registered as owner and khatedar in the revenue records pertaining to 24.5 Guntas in Survey No.7;



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XXVIII. WHEREAS Somappa @ Somashekar son of late Venkataramanappa died on 16.09.1994, leaving behind his wife Gangamma and daughters Meena and Manjula, mother Muniyamma; Thimmarayappa son of late Venkataramanappa died intestate on 05.05.1996, leaving behind his first wife, Ramakka and children, Srinivas and Munirathnamma and Second wife, Munirathnamma and children Geetha, Venkatesh, Babu and Venkataramanappa and mother Muniyamma; Muniyamma wife of late Venkataramanappa died on 27.01.2001 leaving behind her sons, Krishnappa & family, Muniyappa and daughters Ramakka, Srinivas, Munirathnamma, first wife and children of late Thimmarayappa and Munirathnamma, Geetha, Venkatesh, Babu, second wife and children of Thimmarayappa and Gangamma Meena, Manjula, wife and children of Somappa @ Somashekar as the surviving legal heirs; Muniyappa son of late Venkataramanappa died on 28.10.2001 leaving behind his wife Jayamma and sons, Nagaraj and Venugopal, as the only surviving legal heirs;

XXIX. WHEREAS 2 Acres 22.5 Guntas in Survey No.7 stood transferred in the joint names of Ramakka and Munirathnamma, both wives of late Thimmarayappa, Krishnappa son of late Venkataramanappa, Jayamma wife of late Muniyappa and Gangamma wife of late Somappa @ Somashekar vide Inheritance Register Extract bearing No.11/2001-02 and whereas on the death of Somappa @ Somashekar, Ramakka, Munirathnamma, Krishnappa, Jayamma and Gangamma wife of late Somappa @ Somashekar, Ramakka, Munirathnamma, Krishnappa, Jayamma and Gangamma wife of late Somappa @ Somashekar became entitled to inherit the land in Survey No.7 and were registered as khatedars with regard to 2 Acres 22.5 Guntas in Survey No.7 vide Mutation Register Extract bearing No.8/2002-03, by virtue of law of inheritance and thus became the absolute owners of 2 Acres 22.5 Guntas in Survey No.7;

XXX. WHEREAS by a Deed of Sale dated 09.02.2005 (registered as Document No.28261/2004-05 in Book-I, stored in CD No.136, in the Office of the Sub-Registrar, Bangalore South Taluk) (a) Ramakka, Srinivas, Rathnamma first wife and children of late Thimmarayappa (b) Munirathnamma (for self and as natural guardian mother of her minor sons, Babu, Venkataramanappa), Geetha, Venkatesh, , second wife and children of late Thimmarayappa (c) Krishnappa son of late Venkataramanappa (for self and as father and natural guardian of his minor children Mallesha, Diveka), Nanjamma, Girijamma, Mahadeva, Venkatesh, , wife and children of Krishnappa (d) Jayamma, Nagaraj, Venugopal wife and children of late Muniyappa (e) Gangamma, Meena and Manjula, wife and children of late Somappa @ Somashekar (all represented by their Attorney Holder Syed Waheed Ahmed son of late S.A. Khayum authorized under General Power of Attorney dated 25.08.2003 registered as document no.274/03-04 in Book-IV, stored in C.D.No.115, in the Office of the Senior Sub-Registrar, Bangalore South Taluk), conveyed an extent of 2 Acres 22.5 Guntas (which is inclusive of 3.5 Guntas of kharab) in Survey No.7 to H.P.Rama Reddy son of Chikka Papaiah and A.Rama Reddy son of A. Ashwathnarayana Reddy;

XXXI. WHEREAS (a) Ramakka, Srinivas, Rathnamma, first wife and children of late Thimmarayappa (b) Munirathnamma (for self and as natural guardian mother of her minor sons, Babu, Venkataramanappa), Geetha, Venkatesh, second wife and children of late Thimmarayappa (c) Krishnappa son of late Venkataramanappa, Nanjamma, Girijamma, Mahadeva, Venkatesh, Mallesh, wife and children of Krishnappa (d) Jayamma, Nagaraj, Venugopal wife and sons of late Muniyappa (e) Gangamma, Meena @ Munilakshimi, Manjula, wife and daughters of late Somappa @ Somashekar, by a Deed of Confirmation dated 18.02.2005 (registered as Document No.29381/2004-05 in Book-I, stored in C.D.No.139, in the Office of the Sub-Registrar, Bangalore South Taluk), have confirmed and ratified the Sale Deed dated 09.02.2005 registered as Document No.28261/2004-05, in Book-I, Stored in 136,



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in the Office of the Sub-Registrar, Bangalore South Taluk), executed by their Attorney Holder Sayed Waheed Ahmed in favour of H.P.Rama Reddy and A.Rama Reddy with regard to 2 Acres 22.5 Guntas in Survey No.7;

XXXII. WHEREAS thereafter khata with regard to 2 Acres 22.5 Guntas in Survey No.7 stood transferred in the name of H.P.Rama Reddy and A.Rama Reddy vide Mutation Register Extract bearing No.46/2004-05 and H.P.Rama Reddy and A.Rama Reddy were registered as owners and khatedars in the revenue records pertaining to 2 Acres 22.5 Guntas in Survey No.7;

XXXIII. WHEREAS H.P.Rama Reddy and A.Rama Reddy and V.Muniraju made and application for conversion of land measuring 2 Acres 19 Guntas and 24.5 Guntas held by them in Survey No.7, from agricultural to non-agricultural use and whereas the same has been granted by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum bearing No. **ALN ( E ) V.B.SR: 23/2006-2007, ALN (EVH) SR 106/2006-07, ALN (EVH) SR 95/2006-07** dated 22.02.2008 and as such, the change of land use with regard to portion of Survey No.7, measuring 2 Acres 19 Guntas and 24.5 Guntas has been granted to residential use;

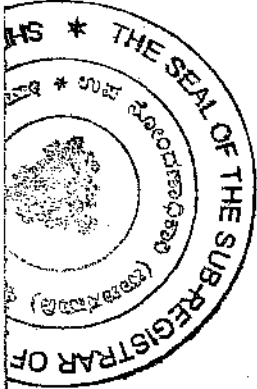
XXXIV. WHEREAS H.P.Rama Reddy and A.Rama Reddy thus jointly became the absolute owners of all that piece and parcel of residentially converted lands being portion of Survey No.7, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, measuring 2 Acres 19 Guntas (exclusive of 3.5 Guntas of unconverted land),; and V.Muniraju thus became the absolute owner of all that piece and parcel of residentially converted land being portion of Survey No.7, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, measuring 24.5 Guntas.

XXXV. WHEREAS H.P.Rama Reddy, A.Rama Reddy and V.Muniraju (represented by his duly constituted attorney holders, H.P.Rama Reddy and A.Rama Reddy, under registered Power of Attorney dated 09.03.2006 registered as document No.1120/2005-06 in Book IV, stored in C.D.225) had an arrangement to sell and thus under a Deed of Sale dated 27.03.2008 (registered as Document No.6776/2007-08 in Book I, CD No. VRTD24, in the Office of the Sub-Registrar, Varthur, Bangalore South Taluk), conveyed Survey No.7, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, measuring 2 Acres 19 Guntas and all that piece and parcel of residentially converted land being portion of Survey No.7, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, measuring 24.5 Guntas in favour of the Developer-cum-Vendor herein.

**D. RE: Survey No. 162, measuring 2 Acres 29 Guntas of Haralur Village**

XXXVI. WHEREAS originally lands in Survey No.8/1, situated at Haralur Village, referred to as "SURVEY NO.8/1", belonged to one H.Srinivasa Reddy son of Hanuma Reddy, he having been conferred occupancy rights and registered as occupant by Special Deputy Commissioner, Inams Abolition, Bangalore., vide his Order dated 09.01.1963 in case bearing No.58/1960-61 under the Provisions of Mysore (Religious and Charitable) Inams Abolition Act confirmed by the Endorsement dated 11.12.1963 and Form VIII Registrar Extract issued by the Office of the Tahsildar, Bangalore East Taluk, Krishnarajapura;

XXXVII. WHEREAS on the Survey and phodi being done of lands in Survey No.8/1 as on 19.04.1969 and by virtue of order bearing No.ASLR BSMR 296/1969-70, the lands held by



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H.Srinivas Reddy son of Hanuma Reddy in Survey No.8/1, measuring 2 Acres 29 Guntas has been assigned new Survey No.162;

XXXVIII. WHEREAS the said H.Srinivasa Reddy son of Hanuma Reddy, by a Deed of Sale dated 25.04.1971 (registered as Document No.526/1971-72 in Book-I, Volume No.867, at Pages 53 to 55, in the Office of Sub-Registrar, Bangalore South Taluk), conveyed an extent of 2 Acres 29 Guntas in Survey No.162 to Krishna Reddy son of Janga Reddy and whereas the Khata with regard to Survey No.162, measuring 2 Acres 29 Guntas stood transferred in the name of said Krishna Reddy son of Janga Reddy vide Mutation Register Extract bearing No.8/1971-72; and the same is treated as family property;

XXXIX. WHEREAS the said Krishna Reddy died intestate on 18.12.1977 leaving behind his wife Eramma and sons, Ananda Reddy, Babu Reddy and Ganesh and daughters Komalamma and Sulochana as the only surviving legal heirs.

XL. WHEREAS the family members of late Janga Reddy effected a Partition of the family properties belonging to late Janga Reddy under a Partition dated 02.03.1978, wherein 1 Acre 39 Guntas in Survey No.162 was allotted to the share of Eramma and sons, Babu Reddy and Ganesh and daughters Komalamma and Sulochana, wife and children of late Krishna Reddy and the remaining 30 Guntas in Survey No.162, allotted to the share of Ananda Reddy ; The said Ananda Reddy son of late Krishna Reddy died intestate leaving behind his wife and children, Kamakshamma, Umesh, Swarna Latha, his mother Eramma as his only surviving legal heirs;

XLI. WHEREAS the said Partition is recorded in Mutation Register Extract bearing No.4/1988-89 wherein Eramma and her children are registered as Khatedars with regard to 1 Acre 39 Guntas and Kamakshamma wife of late Ananda Reddy is registered as khatedar with regard to 30 Guntas in Survey No.162 along with other properties.

XLII. WHEREAS Eramma, Babu Reddy and Ganesh, wife and sons of late Krishna Reddy by a Deed of Sale dated 20.08.1992 (registered as Document No.2758/1993-94 in Book-I, Volume 3610, at Pages 165 to 169, in the Office of the Sub-Registrar, Bangalore South Taluk), conveyed a portion of Survey No.162, measuring 20 Guntas from and out of 1 Acre 39 Guntas to K.Vasudeva son of G.Krishna Reddy and the said K.Vasudeva is registered as khatedar with regard to 20 Guntas vide Mutation Register Extract bearing No.10/1991-92 and is registered as owner and khatedar in the revenue records pertaining to 20 Guntas in Survey No.162;

XLIII. WHEREAS K.Vasudeva son of G.Krishna Reddy, by an Agreement of Sale dated 10.04.2003 agreed to sell his portion of 20 Guntas in the lands in Survey No.162 in favour of K.V.Builders and Developers and whereas pursuant to the receipt of the entire consideration the said K.Vasudeva by a Power of Attorney dated 13.08.2003 (registered as Document No.256/2003-04 in Book-IV, stored in C.D.No.115, in the Office of the Sub-Registrar, Bangalore South Taluk), authorized Syed Waheed Ahmed, Managing Partner of K.V.Builders and Developers, to interalia deal with and dispose of 20 Guntas or portion thereof in Survey No.162;

XLIV. WHEREAS the said Eramma Babu Reddy and Ganesh, wife and sons of late Krishna Reddy by another Deed of Sale dated 20.08.1992 (registered as Document No.2759/1992-93 in Book-I, Volume 3610, at Pages 169 to 172, in the Office of the Sub-Registrar, Bangalore



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South Taluk), conveyed another 20 Guntas of Survey No.162 (western portion) in favour of C.Babu Reddy son of Chikka Ramaiah Reddy; and the said C.Babu Reddy is registered as khatedar with regard to 20 Guntas vide Mutation Register Extract bearing No.6/1993-94 and is registered as owner and khatedar in the revenue records pertaining to 20 Guntas in Survey No.162;

XLV. WHEREAS C.Babu Reddy son of Chikka Ramaiah Reddy, by an Agreement for Sale dated 10.07.2003 agreed to sell his portion of 20 Guntas in the lands in Survey No.162 in favour of Syed Waheed Ahmed and pursuant to the receipt of the entire sale consideration, the said C.Babu Reddy, by a Power of Attorney dated 13.08.2003 (registered as Document No.357/2003-04, in Book IV, stored in C.D.No.118, in the Office of the Sub-Registrar, Bangalore South Taluk), authorized Syed Waheed Ahmed, Managing Partner of K.V.Builders and Developers, to inter alia deal with and dispose of 20 Guntas or portion thereof in Survey No.162;

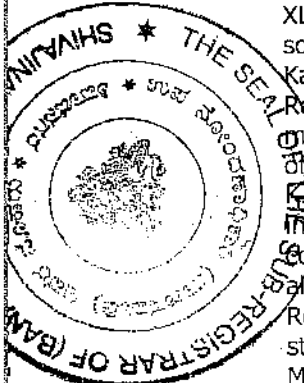
XLVI. WHEREAS the said Eramma wife of Krishnareddy died intestate on 12.09.2001 leaving behind her sons, Babu Reddy Ganesh Reddy, Komalamma, Sulochanamma as surviving legal heirs and they became entitled to the remaining portion of Survey No.162, measuring 39 Guntas and are registered as khatedars with regard to 39 Guntas in Survey No.162, by virtue of Inheritance vide Inheritance Register Extract bearing No. 5/2001-02;

XLVII. WHEREAS the said (a) K.Vasudeva, son of G.Krishna Reddy and (b) C.Babu Reddy son of Chikka Ramaiah Reddy (represented by his Attorney Holder Syed Waheed Ahmed), (c) Kamakshamma, Umesh, Swarnalatha, wife and children of late Ananda Reddy (d) H.K.Babu Reddy, son of late Krishna Reddy, H.B.Pushpa, daughter of H.K.Babu Reddy, H.B.Kiran (being minor represented by his father H.K.Babu Reddy), (e) K.Ganesh alias K.Ganesha Reddy son of late Krishna Reddy, Sowmya and Kishore (both being minors represented by their father K.Ganesh), by a Deed of Sale dated 09.02.2005 (registered as Document No.28265/2004-05 in Book-I, stored in C.D.No. 136, in the Office of the Sub-Registrar, Bangalore South Taluk), conveyed Survey No.162, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, in all measuring 2 Acres 29 Guntas, to H.P.Rama Reddy son of late Chikka Papaiah and A.Rama Reddy son of A.Ashwathnarayana Reddy; and whereas khata with regard to Survey No.162 stood transferred in the joint names of H.P.Rama Reddy and A.Rama Reddy herein vide Mutation Register Extract bearing No.45/2004-05 and are registered as owners and khatedars in the revenue records pertaining to Survey No.162;

XLVIII. WHEREAS H.P.Rama Reddy and A.Rama Reddy, by a Deed of Sale dated 14.12.2005 (registered as Document No.11287/2005-06 in Book-I, stored in C.D.No.199, in the Office of the Sub-Registrar, Bangalore South Taluk), conveyed a portion of Survey No.162, measuring 35 Guntas to N.Somashekar and whereas khata with regard to 35 Guntas in Survey No.162 stood transferred in the name of the N.Somashekar son of late Nagappa Reddy, vide Mutation Register Extract bearing MR No.16/2005-06;

XLIX. WHEREAS the N.Somashekar inturn by a Power of Attorney dated 08.02.2007 (registered as Document No.1105/2006-07 in Book IV, stored in C.D.No. 304, in the Office of the Sub-Registrar, Bangalore South Taluk), authorized A.Rama Reddy to inter alia deal with and dispose of 35 Guntas of portion thereof in Survey No.162 held by him;

L. WHEREAS Komalamma and Sulochana both daughters of late Krishna Reddy by a Deed of Confirmation dated 14.09.2007 (registered as Document No.3174/2007-08 in Book I,



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stored in C.D.No. VRTD11, in the Office of the Sub-Registrar, Varthur, Bangalore Urban District), ratified / confirmed the Sale Deed dated 09.02.2005 (registered as Document No.28265/2004-05 in Book I, stored in C.D.No.136, in the Office of the Sub-Registrar, Bangalore South Taluk), executed in favour of H.P.Rama Reddy and A.Rama Reddy;

LI. WHEREAS H.P.Rama Reddy and A.Rama Reddy, made an application for conversion of land bearing Survey No.162, measuring 2 Acres 29 Guntas from agricultural to non-agricultural use and whereas the same has been granted by the Special Deputy Commissioner, Bangalore District, vide his Official Memorandum bearing No. **ALN (E) V.B.SR: 23/2006-2007, ALN (EVH) SR 106/2006-07, ALN (EVH) SR 95/2006-07** dated **22.02.2008** and as such, the change of land use with regard to lands bearing Survey No.162, measuring 2 Acres 29 Guntas along with other Survey Numbers and has been granted to residential use;

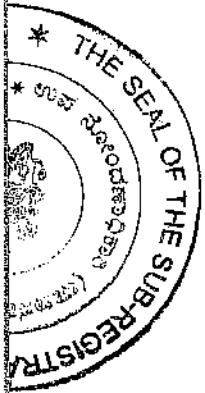
LII. WHEREAS H.P.Rama Reddy and A.Rama Reddy thus became the absolute owner of all that piece and parcel of residentially converted lands being portion of Survey No.162, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, measuring 1 Acre 34 Guntas;; and N.Somashekar became the absolute owner of all that piece and parcel of residentially converted land being portion of Survey No.162, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, measuring 35 Guntas,

LIII. WHEREAS H.P.Rama Reddy, A.Rama Reddy and N.Somashekar (represented by his duly constituted attorney holder, A.Rama Reddy, under registered Power of Attorney dated 08.02.2007 registered as document no.1105/2006-07 in Book IV, stored in C.D.No.304) had an arrangement to sell and thus under a Deed of Sale dated 27.03.2008 (registered as Document No.6779/2007-08 in Book I, CD No. VRTD24, in the Office of the Sub-Registrar, Varthur, Bangalore South Taluk), conveyed 2 Acres and 29 Guntas in survey No. 162 in favour of the Vendor-cum-Developer herein.

LIV. WHEREAS in the light of the aforesaid, the Vendor-cum-Developer is the sole and absolute owner of all that piece and parcel of residentially converted land bearing Survey Nos.3/1B measuring 15.75 Guntas, Survey No.3/2 measuring 35.25 Guntas, Survey No.7 measuring 3 Acres 3.5 Guntas and Survey No.162 measuring 2 Acres 29 Guntas, totally in all measuring 7 Acres 3.5 Guntas and physically measuring 6 Acres 37.85 Guntas or 3,02,580.56 sft situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, Bangalore and whereas the aforesaid property having come within the jurisdiction of the Bruhat Bengaluru Mahanagara Palike (BBMP) and presently bearing BBMP Khata No.02/3/1B, 3/2, 7, 162, which is more fully described in the first Schedule hereunder and hereinafter referred to as "LARGER PROPERTY".

LV. WHEREAS the Vendor-cum-Developer herein has formulated a scheme for developing the Larger Property into residential group housing project comprising of two distinct blocks known as "**Sobha Classic and Sobha Eternia**" (hereinafter referred to as the "PROJECT") which separate amenities and facilities including Club House and Swimming Pool to each blocks, save and except in co-operation with each other shall maintain the common road with common amenities like the Parks and Open spaces, TP, WTP and OWC of the Larger Property which is common to both the blocks.

LVI. WHEREAS the Vendor-cum-Developer has secured a master plan / modified development plan from the Bangalore Development Authority and has relinquished from and



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out of the Larger Property, (a) an extent of 132.12 Sq.Mtrs (1422.12 sft) towards Road widening and (b) an extent of 2814.04 Sq.Mtrs (30,290.34 sft.,) towards Parks and Open Space to Bangalore Development Authority vide Relinquishment Deed bearing Document No.5457/07-08, dated 25.01.2008, Book-I, stored in CD No. VRTD 19 read with Deed of Rectification dated 07.06.2010 (registered on 11.06.2010 as Document No. VRT-1-1768-2010-11, Book-I, stored in CD No. VRTD 74, registered in the office of the Senior Sub-Registrar, Varthur. The Vendor-cum-Developer has also earmarked an extent of 1405.52 Sq.Mtrs (15,129) square feet) from and out of the Larger Property as Civic Amenities Site and shall utilize the same in future for such purposes as the Vendor-cum-Developer deems fit or if required, shall relinquish the same to Bangalore Development Authority. After the relinquishment of the areas set out in Relinquishment Deeds dated 25.01.2008 and 07.06.2010, and the area reserved for Civic Amenities sites, the Vendor is left out with remaining area of 2,55,739 Sft which is more fully set out in the Schedule "A" hereto and hereinafter referred to as the Schedule "A" Property out of which the undivided share would be conveyed to the Purchaser herein;

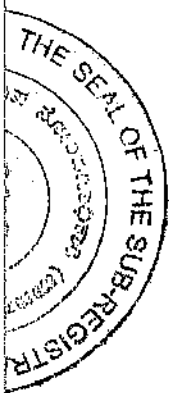
LVII. WHEREAS the Vendor-cum-Developer has secured the building plans / modified building plans vide No. **BDA/NM/AS/AA-3/TS-1/E/05/2011-12**, dated 3.5.2011 read with finally Modified sanctioned plan vide No. **BDA/NM/AS/AA-3/TS-1/E/46/2012-13**, dated **13.09.2012** for Block-2 (Sobha Eternia) from Bangalore Development Authority for developing a residential group housing project of two distinct blocks constructing on Larger Property, a building known as **Sobha Classic and Sobha Eternia** with separate basements for the respective blocks. **Sobha Classic** consisting of ground and thirteen upper floors, Sobha Eternia consisting of ground and fifteen upper floors with separate entrances, lobbies, passages and with their respective common area and amenities and facilities (the Project), within the Larger Property consuming the FAR of the Larger Property though the undivided share would be distributed from and out of the Schedule "A" Property corresponding to the apartments constructed in the Project. As per the development of the said property from Bangalore Development Authority, the Bangalore Development Authority has permitted the development of the said property by putting up residential building including construction of separate club houses and Swimming Pools for Sobha Classic and Sobha Eternia respectively. The Vendor-cum-Developer have also as required by the rules released and relinquished the required lands and roads from and out of the said property to Bangalore Development Authority. The Vendor cum Developer has also earmarked Civic Amenities site out of the said property. This Civic Amenities Site shall always belong to the Vendor-cum-Developer. The Vendor-cum-Developer shall have the right to utilize these CA sites in the manner and can exploit the same as deemed fit by them.

LVIII. The Vendor-cum-Developer, have reserved easement rights in perpetuity on the roads and other passage leading to each of the buildings and other development/s in the Schedule 'A' Property, has offered to sell undivided share of land in Schedule 'A' Property to persons who are desirous of owning the apartments in the Project with a condition that such persons should simultaneously enter into separate construction contract with the Vendor-cum-Developer for construction of apartments corresponding to their undivided share agreed to be purchased in the Schedule 'A' Property (hereinafter referred to as the "SCHEME").

LIX. WHEREAS the Purchaser herein desirous of owning the apartment in the Project, after being satisfied with the title of the Vendor-cum-Developer to the Schedule 'A' Property and the Scheme formulated by the Vendor-cum-Developer, has entered into an Agreement for Sale (hereinafter referred to as the "Agreement for Sale") with the Vendor-cum-Developer

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for the purchase of **0.31%** undivided share in the Schedule 'A' Property, which is more fully set out in Schedule 'B' hereto and hereinafter referred to "SCHEDULE 'B' PROPERTY", and by virtue of agreeing to purchase the Schedule 'B' Property became entitled to get constructed by the Vendor-cum-Developer, the **Three Bedroom** apartment bearing No.**E-2104**, on the **Tenth Floor** of the building known as "**Sobha Classic**", more fully described in Schedule 'C' hereunder and hereinafter referred to as "SCHEDULE 'C' APARTMENT", and accordingly entered into a Construction Agreement with the Vendor-cum-Developer for the construction of the Schedule 'C' Apartment ("Construction Agreement").

LX. WHEREAS the Vendor-cum-Developer has after the execution of the Agreement for Sale with the Purchaser, submitted the Schedule "A" Property and the common amenities and facilities attached thereto under the provision of the Karnataka Apartment Ownership Act 1972 (hereinafter referred to as the Said Act), by a Deed of Declaration dated 11.03.2014 (registered as Document No.17572/2013-14, Book-I, stored in the CD No.BNSD301 in the office of the Sub Registrar, Banasawadi (Shivajinagar), Bangalore) (hereinafter referred to as the "Said Deed of Declaration"), and whereas all the apartment owners shall become members of the said Deed of Declaration and they shall be governed by the rules and regulations attached to the said Deed of Declaration in order to ensure proper maintenance and management of the two Blocks constructed in the Schedule "A" Property and all the common areas of the Schedule "A" Property which are to be enjoyed in common by all the residential apartment of the two blocks constructed on the Schedule "A" Property on the terms and conditions set out therein;

LXI. WHEREAS the Purchaser herein declares that, the Purchaser has gone through the Said Deed of Declaration and Bye-laws annexed thereto of the Association formed by the purchasers of the apartments known as "SOBHA CLASSIC AND SOBHA ETERNIA APARTMENT OWNERS ASSOCIATION" (hereinafter referred to as the "ORGANISATION") which has been constituted by virtue of the said Deed of Declaration and the Purchaser herein has accepted the same as it is and the Purchaser has further agreed to abide by the same and become the member of the Organization and have with the deed of this Sale, also executed a Declaration in Form B under the Said Act;

LXII. WHEREAS the Purchaser has paid the entire sale consideration as set out under the Agreement for Sale for the Schedule "B" Property and all amounts payable for the construction of the Schedule "C" Property and has now called upon the Vendor-cum-Developer to execute this Deed of Sale.

**LXIII. NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:**

1) That in pursuance of the foregoing and in consideration of **Rs.22,66,682/- (Rupees Twenty Two Lakh Sixty Six Thousand Six Hundred Eighty Two only)** paid by the Purchaser to the Vendor-cum-Developer, the receipt of which the Vendor-cum-Developer hereby accepts and acknowledges in full and final settlement of the sale price, the Vendor-cum-Developer hereby grants, transfers and conveys UNTO the Purchaser, BY WAY OF SALE an undivided **0.31%** share in the Schedule 'A' Property which is more fully described in the Schedule 'B' written hereunder and hereinafter referred to as the Schedule 'B' Property, referred to as the "SCHEDULE PROPERTY" or the "PROPERTY HEREBY CONVEYED" with all rights, with the land, trees, plants, water courses, fences and all rights, easements and privileges appurtenant thereto, TO HAVE AND TO HOLD the same as the absolute owner, so as to enable the Purchaser to construct and own the Schedule 'C'

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Apartment which is more fully set out in the Schedule 'C' hereunder subject to the covenants herein contained, along with the sale and transfer of whatever right, title and interest that the Vendor-cum-Developer may have in the Schedule 'C' Apartment;

2) The Vendor-cum-Developer has delivered possession of the Schedule 'B' Property to the Purchaser by placing the Purchaser in joint possession of the Schedule 'A' Property and full free and vacant possession of the Schedule "C" Apartment and in this regard the Purchaser agrees, declares and accepts that:

- (a) The area of the Schedule "C" Apartment and the Area of the Car Parking and other areas allotted (if any) are as per the agreed terms.
- (b) Specifications and amenities which are provided in and the construction of the Schedule "C" Apartment and the entire Project are as per the agreed terms.
- (c) Quality of construction and development in "Sobha Classic" and of the Schedule "C" Apartment, is as per the agreed terms and sanction plans.
- (d) Electrical Fittings and Plumbing and Sanitary Fittings etc., in the Schedule "C" Apartment and in the Building "Sobha Classic" are as per the agreed terms.
- (e) The Facilities and Services (including common amenities & facilities) provided in Schedule "C" Apartment and the Building "Sobha Classic" in which it is situated is as per the agreed terms;
- (f) That the Purchaser has understood the scheme of development and is aware of the Common facilities and amenities to be shared with Sobha Eterna.
- (g) The Vendor-cum-Developer has completed all its obligations in terms of the Construction Agreement executed between the Vendor-cum-Developer and the Purchaser and accordingly the Vendor-cum-Developer is completely discharged from all its obligations.

3) The sale hereby made is only to enable the Purchaser to construct and own the Schedule "C" Apartment and the Purchaser shall not be entitled to seek partition or separate possession of the Schedule 'A' Property;

4) The Purchaser have this day joined the Organization formed under the said Deed of Declaration and the Purchaser covenants to be subjected to the rights and obligations specified in the said Deed of Declaration and the Rules/Bye-Laws thereunder and in accordance with which the Building maintenance and operations/administration shall be governed. The Purchasers have become member of Organization by executing this deed and shall abide by the terms thereof and participate in the administration and other aspects of the blocks constructed on the Schedule "A" Property and accordingly the Purchasers have also executed the Form B under the Said Act along with the execution of this Deed of Sale;



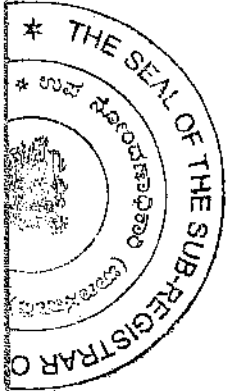
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**LXIV. THE VENDOR-CUM-DEVELOPER COVENANTS WITH THE PURCHASER AS FOLLOWS:**

- 1) That the Purchaser shall be entitled to quietly enter upon, hold, possess and enjoy the Property Hereby Conveyed and the income and profits received therefrom, as absolute owner, without any interference or disturbance by the Vendor-cum-Developer or its predecessors-in-title or any one claiming through or under them or any person claiming any legal title thereto;
- 2) That when the Schedule 'B' Property is conveyed to the Purchaser it shall be free from attachment, encumbrances, court or acquisition proceedings or charges of any kind and that the Vendor-cum-Developer shall be liable to clear any encumbrance, proceedings attachments, if any, before effecting conveyance of the Schedule "B" Property;
- 3) That the Vendor-cum-Developer's title to the Schedule 'B' Property when conveyed, shall be good, marketable and subsisting and the Vendor-cum-Developer has the power to convey the same and has the right to carry on the development as per the Scheme;
- 4) That the Vendor-cum-Developer is the absolute owner of the Property Hereby Conveyed and they have the power to convey the same and none else have any right, title, interest or share therein and that there is no impediment for this sale under any law, order, decree or contract;
- 5) That the Vendor-cum-Developer agrees to do and execute or cause to be done or executed all acts, deeds and things, as may be required by the Purchaser for more fully and perfectly assuring the title of the Purchaser to the Schedule 'B' Property at the time of execution of the conveyance of the Schedule 'B' Property in favour of the Purchaser;
- 6) That while conveying any share in the Schedule 'A' Property to other persons, the Vendor-cum-Developer shall not confer on such Transferee/s, any right which is not reserved for or conferred on the Purchaser herein, nor shall omit or exclude in the case of such other transferee/s, any covenant, stipulation between the Vendor-cum-Developer and the Purchaser under this Deed and any obligation which is required to be performed or shared by the Purchaser herein;
- 7) The Vendor-cum-Developer shall indemnify and keep indemnified the Purchaser against any loss or damage which the Purchaser may sustain on account of there being any claim against the Schedule 'B' Property and/or the Schedule 'C' Apartment resulting in the Purchaser's right to remain in peaceful possession and enjoyment of the Schedule 'B' Property and/or the Schedule 'C' Apartment as absolute owner being disturbed in any manner whatsoever on account of any defect or deficiency in the title of the Vendor-cum-Developer agree to defend the right, title and interest of the Purchaser to the Schedule 'B' Property and Schedule 'C' Apartment against all claims and all expenses in this regard shall be borne and paid for by the Vendor-cum-Developer. The Vendor-cum-Developer shall also indemnify the Purchaser against all claims arising against the Purchaser in respect of any statutory or legal compliances pertaining to the Schedule 'B' Property and Schedule 'C' Apartment.
- 8) That the Vendor-cum-Developer acquired rights to Schedule 'B' Property in the manner stated in the recitals to this Deed of Sale;



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**LXV. THE PURCHASER COVENANTS WITH THE VENDOR-CUM-DEVELOPER AS FOLLOWS:**

1) The Purchaser shall not interfere with or obstruct the use of such of the exclusive and perpetual use of the Garden Area, Terrace Area (if any) and the Basement Area the restricted common area for Car Parking which may be allotted to any other purchaser of apartments in the Project;

The restricted common area for Car Park space not specifically allotted to any apartment owners either in the basement floor or ground floor of the respective projects shall belong to the Vendor-cum-Developer and the Vendor-cum-Developer shall allot the same to any prospective purchaser.

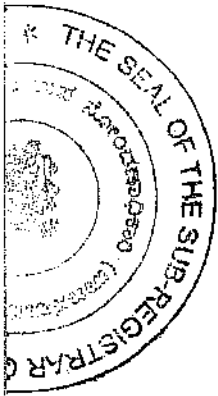
2) That the Purchaser shall be entitled to the rights as are conferred upon the Purchaser, as stated in para no LXV herein and be liable to comply and adhere to the restrictions and obligations imposed on the Purchaser detailed in para no LXV herein under this Deed of Sale and that the Purchaser shall abide by all the rules and regulations imposed by the Vendor-cum-Developer with regard to the Schedule 'A' Property, the sale deeds under which the Vendor-cum-Developer acquired the Schedule 'A' Property and the said Declaration;

3) That the Purchaser hereby accepts to conform to the rules and regulations that shall be framed with regards to the Schedule 'A' Property and the apartment to be constructed thereon under the provision of the Karnataka Apartment Ownership Act, 1972;

4) The Purchaser agrees that the amenities and facilities which are to be provided in the Schedule 'A' Property are subject to technical feasibility and approvals from the competent authority and can be provided at any location in the Project and not necessarily at the location, as indicated in the brochure or the approved layout plan and accordingly the location of the site and the area thereof may differ.

5) That the Purchaser shall become a member of the Organization to be formed by the Vendor-cum-Developer comprising of the owners of the apartments in this Block, where the Schedule 'C' Apartment is located, as well as the other Block Sobha Eternia, for the maintenance and upkeep of the common amenities and facilities in such Blocks separately attributable to them and such maintenance which are common to both the blocks. The Purchaser shall become the member of such Organization and be responsible for payment for the subscription or the scheme and be bound by the terms and conditions thereof including the payment of periodical subscription and other such sums as the said Organization may decide from time to time in the interest of all the apartment owners. The role of the Vendor-cum-Developer is to only facilitate the formation of the Organization.

6) The Purchaser covenants that the Purchaser shall comply with all the rules and regulation pertaining to electrical installations, lifts, generators, fire safety equipment and services, pollution control and general safety equipment and services of the Project, as may be prescribed by the statutory authority and/or the Organization. The Purchaser shall with the other apartment owners of the Block in which the Schedule 'C' Apartment is located, take over such Block and the maintenance thereof through the Organisation.



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7) The Purchaser with the other owners of the apartments in the two Blocks, Sobha Classic and Sobha Eternia through the Organization, shall ensure that the annual maintenance contracts are valid and subsisting at all times, with regards to all safety equipment such as lift, generator, heating and cooling systems, equipment provided for fire safety, pollution control equipment, pumps, motors and other equipment as well as to take all such steps to ensure safety in and at the terrace levels, walls/cladding, swimming pool and other places. The Purchaser is fully aware that non-payment towards the annual maintenance contracts will adversely affect the safety of the blocks comprised in the Project and adversely affect safety and operation of all the equipment installed in the Project and its two Blocks;

8) After the maintenance of the Project and its Blocks is handed over to the Organization that is to be formed, the Vendor-cum-Developer shall not be responsible for any consequence or liability on account of failure, negligence, act or omission, obstruction, alteration, modification, restraint or improper use by any or all the owners, service providers or their agents with regards to the fire equipment, fire protection systems, their supporting equipment, pollution control and other general safety equipment, related facilities and services or failure to maintain and keep in currency all the annual maintenance contracts, certificates, licenses, permits, permissions, insurances. The Purchaser shall ensure that periodical inspections of all such equipment and facilities are made by them so as to ensure proper functioning of all such equipment;

#### **9a) CLUB HOUSES AND SWIMMING POOLS**

The Larger property has two separate Club Houses and Swimming Pools, one for Sobha Classic and one for Sobha Eternia for their exclusive usage. The Club House and Swimming Pool located in Sobha Classic shall be for the exclusive usage and benefit of the owners and occupants of Sobha Classic. Similarly the Swimming Pool and Club House located in Sobha Eternia shall be for the exclusive usage and benefit of the owners and occupants in Sobha Eternia. The apartment owners/occupants of Sobha Classic shall not be entitled to use the club house and swimming pool of Sobha Eternia and similarly apartment owners/occupants of Sobha Eternia shall not be entitled to use the Club House and Swimming Pool of Sobha Classic.

The expenses for the maintenance of the respective Club House and Swimming Pool attributable to Sobha Classic and Sobha Eternia shall be borne by the owners/occupants of the respective blocks in proportionately as decided by the association from time to time..

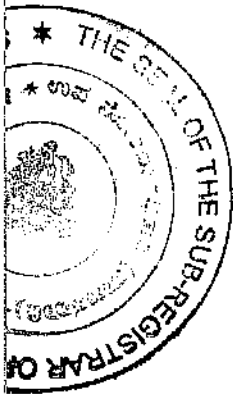
#### **9b) LIMITED COMMON AMENITIES AND FACILITIES**

a) The owners of Sobha Classic consisting of block Nos.1A, 1B and 1C shall be entitled to use the Roads and Pathways to access their respective block, the Parks and Open spaces and their exclusive amenities such as Swimming Pool (Southern side) Kids pool, and their exclusive amenities such as Cardio Gym and Multi Gym, Indoor and Outer Community hall, Meditation Room, Pool Table Room, Male and Female Steam, Foosball, Carrom, Table Tennis, Reading Room, Children's play area, Jogging Track, Half basket ball court and Rappelling wall provided in their separate Club house.

b) The owner of Sobha Eternia consisting of block No.2 shall be entitled to the use of Roads and Pathways to access their Block, Parks and Open space and their exclusive amenities such as Swimming Pool (Northern side) with change rooms, the Multipurpose hall, Creche, Pool Table, Table Tennis, Cards Room, Yoga hall, Children's play area and Half basket ball court Provided in the Club House.

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c) That the purchasers of apartments in Sobha classic will not have any manner of right, title and interest over the amenities and facilities provided to Sobha Eternia and similarly purchasers of apartments in Sobha Eternia will not have any manner of right, title and interest over the amenities and facilities provided to Sobha Classic.

c) The expenses for the maintenance of amenities and facilities which are commonly used by **Sobha Classic and Sobha Eternia shall be proportionately borne by them** as decided by the associations.

**9c) COMMON ACCESS ROADS & AMENITIES**

a) The schedule property is facing and accessed from the Haralur Main Road on the western side of the property and this Road is the Main Entrance and exit for **Sobha Classic and Sobha Eternia**. This Road will be the common access for entry and exit to the owners and occupants of both Sobha Classic and Sobha Eternia.

b) The owners of **Sobha Classic and Sobha Eternia** shall have perpetual easementary right for ingress and egress and for use of all kinds of vehicular traffic/pedestrian traffic 24/7 through this common access road.

c) The schedule property also has one common Water Treatment Plant, Sewage Treatment Plant, Organic Waste Converter, Rain Water Harvesting system for both Sobha Classic and Sobha Eternia.

d) The purchasers shall maintain the common road with common amenities like common passage, park and open space, STP, RWH, WTP room and OWC of the Schedule 'A' Property which is common to both the blocks.

e) The owners and occupants of **Sobha Classic and Sobha Eternia** proportionately bear the maintenance charges of the common access road and the common amenities as stated in (a) and (c) above as decided by the association or the Vendor-cum-Developer from time to time.

10. That the Purchaser or any one claiming through the Purchaser will use the entries, exits, roads, pathways and all the common amenities and facilities including club house and swimming pool, open areas, play areas forming part of Sobha Classic without causing any obstruction or hindrance to similar right possessed by other apartment owners in Sobha Classic.

11. The Purchaser or any one claiming through the Purchaser will use the entries, exits, roads, pathways and all the common amenities and facilities including Club House and Swimming pool, open areas, play areas forming part of Sobha Eternia without causing any obstruction or hindrance to similar right possessed by other apartment owners in Sobha Eternia.

12. The Purchaser shall permit the Vendor-cum-Developer and its agents with or without workmen at all reasonable times be entitled to enter upon the Schedule 'C' Apartment, or any part thereof for the purpose of inspecting and repairs and maintenances related to common amenities passing through the Schedule 'C' Apartment.



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13. That the Vendor-cum-Developer or any agency appointed by the Vendor-cum-Developer for the maintenance of the common areas of the Schedule 'A' Property will have the exclusive right to erect and display in common spaces advertising and signage.

14. The Purchaser acknowledges that for all the rights which the Vendor-cum-Developer has under this Agreement for and towards the common areas of the Schedule 'A' Property, the Purchaser along with other purchasers, will grant to the Vendor-cum-Developer or any one claiming through the Vendor-cum-Developer, easementary rights to services the erections, displays etc. which the Vendor-cum-Developer may have installed.

15. The Purchaser shall not in any manner obstruct the Vendor-cum-Developer, its agents, representatives, Vendor-cum-Developers, contractors, workers, sub-contractors, etc, to develop the Larger Property;

16. That in the event of there being any FAR of the Schedule 'A' Property remaining after the construction of all the apartments in the Project, the Vendor-cum-Developer will be entitled to use the same in any other part of the Schedule 'A' Property or part thereof, without any payment to the Purchaser of the Schedule 'B' Property or the other purchasers of apartment in the Project.

17. The Purchaser shall pay the water consumption charges as are fixed by Vendor-cum-Developer based on the consumption recorded in water meter for the usage of water in the Schedule 'C' Apartment. The Purchaser shall pay relevant deposits and charges towards the installation of such water connection and meter on demand by the concerned authority, if applicable.

18. The Purchaser covenants that he/she/it shall not drill individual bore wells in the Schedule 'A' Property;

19. The Purchaser shall adhere to and comply with the rules relating to use of the water provided as part of common amenities, as per the Pollution Control Board norms.

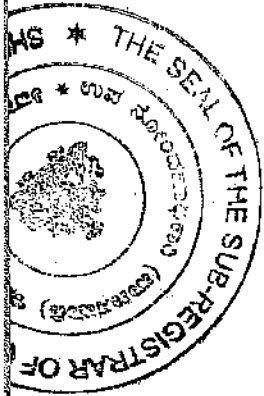
20. That the Purchaser shall abide by the rules and regulations of the Club House, Swimming Pool and other common amenities and facilities, which the Purchaser is entitled to by virtue of purchasing the Schedule 'B' property, in the Block where the Schedule 'C' Apartment is located;

21. That the Purchaser is aware that the Civic Amenities site belongs to the Vendor-cum-Developer and the Purchaser would have no objection to the Vendor-cum-Developer to utilize and exploit the Civic Amenities site reserved/earmarked in the Larger Property, in the manner as they deem fit.

**LXVI. RIGHTS AND OBLIGATIONS OF THE PURCHASER IN REGARD TO THE SCHEDULE 'A' PROPERTY:**

**I) RIGHTS OF THE PURCHASER:**

1. The Purchaser shall be entitled to the ownership of the Schedule "C" Apartment in the building "Sobha Classic" constructed on the Schedule "A" Property, subject to the terms and conditions contained in this Deed, the Deed of Declaration as also the Agreement for Sale / Construction and this Sale Deed entered with the Vendor-cum-Developer.



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2. The Purchaser and all persons authorized by the Purchaser (in common with all other persons entitled, permitted or authorized to a similar right) shall have the right at all times, and for all purposes, to use the staircases, lift, passages and common areas (except the basement, earmarked garden, earmarked terrace and car parking spaces) in Schedule 'A' Property specific to their Block / Building;

3. The right to subjacent, lateral, vertical and horizontal support for the Schedule 'C' Apartment from the other parts of the Building.

4. The right to force uninterrupted passage of water, gas, electricity, sewerage etc., from and to the Schedule 'C' Apartment through the pipes, wires, sewer lines, drain and water courses, cables, pipes and wires which are or may at any time hereafter be, in, under or passing through the Building or any part thereof by the Schedule 'A' Property;

5. The right to lay cables or wires for Radio, Television, Telephone and such other installations, in any part of the Building, however, recognizing and reciprocating such rights of the other apartment holders;

6. The right of entry and passage for the Purchaser and Purchaser's agents or workmen to other parts of the building at all reasonable times after giving notice to enter into and upon other parts of the Building for the purpose of repairs or maintenance of the Schedule 'C' Apartment or for repairing, cleaning, maintaining or renewing the water tanks, sewer, drains and water courses, cables, pipes and wires causing as little disturbance as possible to the other apartment owners and making good of any damage caused;

7. The Purchaser has the right to use the common areas provided in the Schedule 'A' Property including pathways, Parks, open spaces and their respective parking areas, club house, swimming pool and other common amenities and facilities specific to their block / building;

## II) **OBLIGATIONS OF THE PURCHASERS:**

1. The Purchaser shall not at any time, carry on or suffer to be carried on in the Schedule 'C' Apartment or any part thereof or in the Building, any noisy, offensive, or dangerous trade or pursuit which may be or become in any way a nuisance, annoyance or danger to the Vendor-cum-Developer or other apartment owners or occupiers or the neighbours or which may tend to depreciate the value of the other apartments or any part thereof;

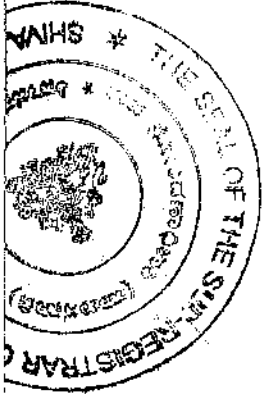
2. The Purchaser shall use the Schedule 'C' Apartment only for Residential purposes;

3. The Purchaser shall give to the other apartment owners, necessary support and co-operation and reciprocate and recognize the rights of the other apartment owners in the Building as enumerated herein;

4. The Purchaser shall become and remain a member of the Organization to be formed and consisting of all the apartment owners in the Building for the purpose of attending the matters of common interest, including repairs, maintenance, white washing, painting etc., in respect of the Building and to maintain the roads, compound walls and all other common areas. For this purpose, the Purchaser shall execute or authorize the Owners or one of the office bearers of the organization to form Organization. The Purchaser will observe and

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perform the terms and conditions, Bye-laws and the Rules and Regulations prescribed by such Organization;

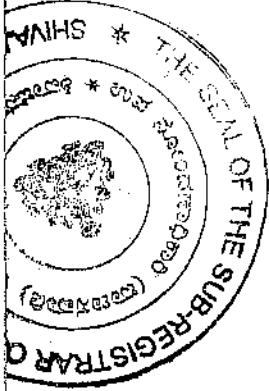
5. The Purchaser is aware that a separate Club House and Swimming Pool along with the other amenities has been provided in the each of the blocks i.e., "Sobha Classic and Sobha Eternia". The Purchaser of apartments in Sobha Classic will not be entitled to any right of usage of the Swimming Pool and the Club house and other amenities of Sobha Eternia, and similarly, the Purchaser of the Apartment in Sobha Eternia will not be entitled to any right of usage of the Swimming Pool, club house and other amenities facilities of Sobha Classic.

6. The Purchaser agrees that owing to the nature of development, in co-operation with each other shall maintain the common road with common amenities like STP, WTP, and OWC of the Schedule 'A' Property will be common to Owners of Apartments in both "Sobha Classic and Sobha Eternia" and that the Organizations formed for the respective blocks if any will in co-operation with the other Organization maintain the said road and common amenities. Save and except the said common road and the common amenities as stated above, the other amenities and facilities will be specific to the respective blocks and that neither the owners of apartments in Sobha Classic will have right title and interest over such amenities and facilities specific to Sobha Eternia; nor the owners of apartments in Sobha Eternia will have right, title and interest over such amenities and facilities to Sobha Classic.

7. The Purchaser will use all sewers, drains and water lines in or upon or hereafter to be erected and installed in the Building in common with the other apartment owners and shall permit free passage of water, sanitary, electrical lines, through and along the same or any of them and to share with the other apartment owners, the cost of repairing and maintaining all such sewers, drains and water lines as also the cost of maintaining and repairing all common amenities such as common roads, staircases etc., and to use the same as aforesaid and / or in accordance with the Rules, Regulations, Bye-laws and terms of the Organization.

8. The Purchaser shall duly and punctually pay the proportionate share of Municipal Taxes, rates and cess betterment charges, development charges, insurance charges, cost of maintenance and management of the Building and the common access Road and charges for maintenance of services, like water, sanitation, electricity etc., salaries of the employees of the Organization and other expenses in regard to the Building and of the Housing Colony as may be determined by the Managing Committee of the Organization from time to time. The liability for such share shall commence from the date when the Apartment is ready for occupation, irrespective of whether the Purchaser take/s possession thereof or not. If the Organization does not come into existence by the date the Apartment is ready, the purchaser shall pay such share of taxes / expenses etc., to the Vendor-cum-Developer, as may be determined by the Vendor-cum-Developers.

9. The Purchaser/s shall deposit such sum as may be required by the Vendor towards the maintenance Deposit. The said maintenance deposit will be retained by the Vendor and the interest at the rate prevailing from time to time of a standard Nationalised Bank will be considered as interest earned on the maintenance deposit from the date of commencement of warranty period and utilised for meeting the common maintenance repairs and up-keep including indirect expenses. In case the Considered Interest is inadequate, the Vendor shall call for additional deposit to meet the maintenance expenses of the Building and the Purchasers shall pay the same within ten days of the demand. Alternatively, the Purchasers will reimburse additional maintenance charges to the Vendor within ten days of the demand.



*[Signature]*

*[Signature]*  
(M. Shereef)

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2014-2015

In case, these payments are not being made to the Vendor, the Vendor shall have the right to adjust such deficit from and out of the Maintenance Deposit to recover the maintenance dues. In the event of there being any delay in payment of the amount, the Purchasers shall also be liable to pay interest at the rate of 24% per annum on the outstanding dues. Upon the formation of the Association, the Maintenance Deposit amount (subject to deductions as mentioned above) shall be transferred to the Association after completion of the one year of warranty period.. The maintenance deposit shall be used for the Club-House, Swimming Pool and common amenities and facilities in "SOBHA CLASSIC AND SOBHA ETERNIA" and also common areas of "SOBHA CLASSIC AND SOBHA ETERNIA" and also common areas as per above clause no.9a, 9b and 9c by the Vendor Cum Developer or their nominees and Association;

10. The Purchaser shall keep the common areas, open spaces, parking areas, passages, lifts, staircases, lobbies etc., free from obstructions and in a clean and orderly manner and shall not encroach on any common areas;

11. The Purchasers shall keep the apartment walls, drains, pipes and other fittings in good and habitable condition so as to support and protect the parts of the building and shall carry out any internal works or repairs as may be required by the Managing Committee of the Organization.

12. The Purchaser shall not make any additions or alterations or cause damage to any portion of the Building or the Schedule 'C' Apartment and shall not change the outside colour scheme, outside elevation / façade / décor of the Building, otherwise than in a manner agreed to by the majority of the apartment owners.

13. The Purchaser shall not alter or subscribe to the alteration of the name of the building, which shall be known as "Sobha Classic".

14. The Purchaser shall not park any vehicles in any part of the Schedule 'A' Property, except in the parking area specifically allotted and earmarked for the said Purchaser. After completion of the Building and after obtaining possession of their respective apartment, the apartment owners may by mutual agreement, set apart or demarcate any part of the common area as parking lot for bicycles and two wheelers.

15. The Purchaser is aware that the exclusive right of use of restricted common area for Car Parking space in basement level / ground level / surface parking if any on the spaces left open after construction of the apartment buildings will be allotted by the Vendor-cum-Developers to the various apartment owners and that right of use so allotted shall vest solely in the respective Apartment owners to whom it is allotted. The Purchaser shall have no objections to such right of use being allotted. It is however, clearly understood that such right of use shall not vest in the Purchaser any title to the land earmarked as restricted common area for car Parking space.

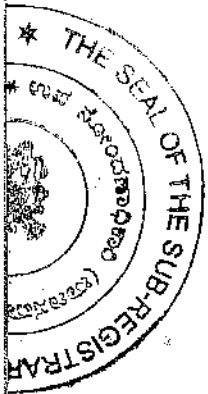
**LXVII. PERMANENT ACCOUNT NUMBER/GENERAL INDEX REGISTER NUMBER:**

The Permanent Account Number/General Index Register Number of the Vendor-cum-Developer and the Purchaser are as follows:-

|     |                      |   |            |
|-----|----------------------|---|------------|
| (a) | Vendor-cum-Developer | : | AABCS7723E |
| (b) | Purchaser            | : | AAUFA0468Q |

*(Signature)*

*(Signature)*  
(No. shared)



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**LARGER PROPERTY**  
**(The Entire Property)**

All that piece and parcel of residentially converted land bearing Survey No.7, measuring 3 Acres 3.5 Guntas, Survey No.162, measuring 2 Acres 29 Guntas, Sy.No.3/1B, measuring 15.75 Guntas and Survey No.3/2 measuring 35.25 Guntas, totally measuring 7 Acres 3.5 Guntas and physically measuring 6 Acres 37.85 Guntas or 3,02,580.56 sft., situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, Bangalore, presently bearing BBMP Khata No.2/3/1B, 3/2/, 7, 162 and bounded as follows:

ON THE EAST : By Sy.No.8 of Haralur Village;  
WEST : Road;  
NORTH : By Sy.No.6, and 3/3 of Haralur Village  
SOUTH : By Sy.No.9, Portion Sy.No.7 and thereafter Sy.No.2, No.3/2 and Part of Sy.No.3/1B of Haralur Village.

**SCHEDULE "A"**

PROPERTY AVAILABLE FOR DISTRIBUTION OF THE UNDIVIDED SHARE IS AS FOLLOWS;

| Details of the land                            | Extent in sft |
|--|---------------|
| Physically area of the land                    | 3,02,580.56   |
| <b>Less:</b> Area relinquished to BDA          |               |
| a) Road widening                               | 1,422.12      |
| b) Parks & Open space                          | 30,290.34     |
| <b>Less:</b> Area reserved for Civic Amenities | 15,129.00     |
| Land Area available for Undivided Share        | 2,55,730.01   |

**SCHEDULE 'B'**

**(Property hereby conveyed to the Purchaser)**

An undivided **0.31%** share, right, title and interest in the Schedule "A" Property (i.e., **783.07** sft).

Market Value of the Schedule Property is **Rs.22,66,682/-** (Rupees Twenty Two Lakh Sixty Six Thousand Six Hundred Eighty Two only)

**SCHEDULE 'C'**

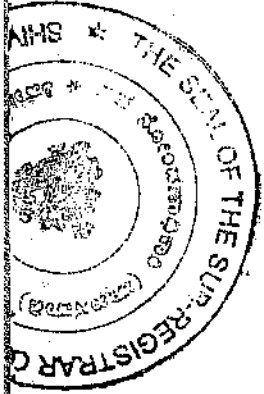
**(Description of the Apartment Constructed corresponding to the acquisition of Schedule 'B' Property)**

A **Three Bedroom** Apartment bearing No.E-2104, on the **Tenth Floor** in the Apartment Building known as "**Sobha Classic**" to be constructed in the Schedule 'A' Property with a built-up area of **1719.76** square feet and **340.86** square feet of proportionate share in common areas with **One** car parking space in the limited common area of Basement.

(The said Apartment has RCC Roofing, Vitrified Flooring, Wooden Doors and Aluminum door and Windows).

*[Signature]*

*[Signature]*  
(w/Share)




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NOTE: This is the first sale of undivided share in the Schedule "A" Property made by the Vendor-cum-Developer;

IN WITNESS WHEREOF the VENDOR-CUM-DEVELOPER has executed this DEED OF SALE in favour of the PURCHASER in the presence of the Witnesses attesting hereunder:

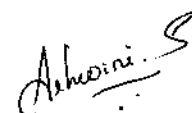
**WITNESSES:**

1)

  
**SANTHOSH D'SOUZA**  
 Sarjapur-Marathahalli (ORR),  
 Devarabisanahalli, Bellandur Post,  
 BANGALORE- 560 103

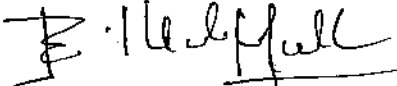
  
**VENDOR-CUM-DEVELOPER**

2)

  
**ASHWINI. S**  
 Sarjapur-Marathahalli (ORR),  
 Devarabisanahalli, Bellandur Post,  
 BANGALORE- 560 103

  
**PURCHASER**

Drawn by:



Advocate / Legal Department

Sobha Developers Ltd.,

**VENKATAMAHESH. R.**  
**KAR / 2122 / 2 K**

