

at date & time 26/12/2016, 12:06:09 PM



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

1125/✓

Receipt No : 4492

ಕಛೇರಿ : ರಾಜಾಜಿನಗರ

Original

ದಿನಾಂಕ : 26/12/2016

ಶ್ರೀಮತಿ Mrs. Asha Gupta - ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2016-17 ವರ್ಷದ ಪ್ರಸ್ತುತ - 1 ಪ್ರಸ್ತುತದ 3955 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

Registration Fee

ರೂ. ಪೈ.

36480.00

ಸ್ಯಾನಿಂಗ್ ಫೀ

1050.00

ಒಟ್ಟು :

37530.00

Rs. 1050.00 By Cash Paid In Cash 36480.00 By DD D, DNo. 746266 Dt

20/12/2016, Punjab National Bank., Patparganj, Delhi

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : ----- +

40.00

ಒಟ್ಟು :

37570.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಮೂವತ್ತೇಳು ಸಾವಿರದ ಐದು ನೂರು ಎಪತ್ತು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 26/12/2016 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಸಹಿ ರಾಜಾಜಿನಗರ

Designed and Developed by C- DAC ,ACTS Pune.

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt Number:12214

ಕಛೇರಿ :ರಾಜಾಜಿನಗರ

ದಿನಾಂಕ :26/Dec/2016

ಶ್ರೀ Asha Guptha Sa No.12220 ಇವರಿ ದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

RJN-EC-A-0012220-2016-17 ಸಂಖ್ಯೆಯ ಶೋಧನೆ / ಖುಣಭಾರ

ದೃಢೀಕರಣ ಅರ್ಜಿಗಾಗಿ

Period of Search 26/Dec/2016 To 26/Dec/2016 [1 financial year(s)]

ರೂ. ಪೈ.

ಖುಣಭಾರ ಅರ್ಜಿ	35.00
Total Amount:	35.00

Applicant Copy

ಸಹಿ-ರಜಿಸ್ತಾರ್
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

ನಮೂನೆ 15 (148ನೇ ನಿಯಮ)

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ, ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ (ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

Property Schedule: —.

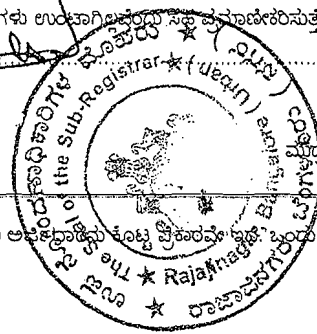
Details Of Property : Properties situated in Shettyhalli, having New Municipal List No : (). Details Of Receipt : Rs 35.00 Paid By Cash against Receipt Number 12214/26-12-2016

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರಗಳನ್ನು 26/Dec/2016 ರಿಂದ 26/Dec/2016 ರವರೆಗೆ 1 ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ತೋರಿಸಿ ನೆಚ್ಚಿನಾಯಿತು ಮತ್ತು ಈ ತೋರಿಸಿಯಿಂದ ಕೆಳಗೆ ತೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದುವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (in Rs.)	ಕಟ್ಟಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ ಸಂಖ್ಯೆ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	Village Name:ಶೆಟ್ಟಿಹಳ್ಳಿ Property Schedule Description: (LAND MARK) Residential Apartment bearing No 1102 on Eleventh Floor in Tower "D" apartment complex known as "Princetown" Property bearing New Municipal No. 1, Shettyhalli Village, Yeshwanthpura Hobli, Bangalore North Taluk, Dasarahalli Sub-Division, BBMP residentially Converted Sy No. 11 & 12 of Shettyhalli Village, Yeshwanthpura Hobli, Bangalore North now assigned Municipal No. 1, by the BBMP, Measuring 905 Sq ft of Super Built up area with One Covered Car Parking Space in the Basement Floor with 0.1217% UDS in Schedule A Property	26/Dec/2016	ಕ್ರಯ Market Value — 3648000.0000 Consideration — 3439900.0000	M/s Marigold Properties Rep by its Partner Manish Jain rep by his SPA holder Umang Ead atya . .	Mrs. Asha Gupta .	RJND299	30	RJN-1-03955-2016-17

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (in Rs.)	ಕಟ್ಟಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ ಸಿ. ಡಿ. ಸಂಖ್ಯೆ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	measuring about 404.03 Sq ft of Undivided Share in the A Schedule Property (EAST) Flat No. C - 1102 (WEST) Flat No. C - 1101 (SOUTH) Open Space (NORTH) Entrance LobbyNote (Schedule C:) Residential Apartment bearing No 1102 on Eleventh Floor in Tower "D" apartment complex known as "Princetown" Property bearing New Municipal No. 1, Shettyhalli Village, Yeshwanthpura Hobli, Bangalore North Taluk, Dasarahalli Sub-Division, BBMP residentially Converted Sy No. 11 & 12 of Shettyhalli Village, Yeshwanthpura Hobli, Bangalore North now assinged Municipal No. 1, by the BBMP , Measuring 905 Sq ft of Super.Built up area with One Covered Car Parking Space in the Basement Floor with 0.1217% UDS in Schedule A Property measuring about 404.03 Sq ft of Undivided Share in the A Schedule Property							

ಸದರಿ ಆಸ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಮುಣಭಾರಗಳ ಹೊರತು ಇತರೆ ಯಾವುದೇ ಕ್ರಮಗಳು, ಮುಣಭಾರಗಳು ಉಂಟಾಗಿಲ್ಲವೆಂದು ಸಹ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ. ಶೋಧನೆ ನಡೆಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರ ಸಿದ್ಧಪಡಿಸಿದವರು ಶ್ರೀ..... ಶೋಧನೆ ಪರಿವೀಕ್ಷಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರಿವೀಕ್ಷಿಸಿದವರು ಶ್ರೀ.....
 ರುಜು (ಪದನಾಮ).....
 ಮುದ್ರೆ..... ರುಜು.....



ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ರಾಜಾಜಿನಗಲ, ಬೆಂಗಳೂರು

ಸೂಚನೆ- (1) ಈ ಮುಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಕಂಡುಬರುವ ಕ್ರಮಗಳು ಮತ್ತು ಮುಣಭಾರಗಳು ಆಸ್ತಿಗಳ ವಿವರಣೆಯ ಮೇಲೆ ಅವಶ್ಯಕವಾಗಿರುವ ಕೊಟ್ಟ ಪ್ರಕಾರವೇ ಇವೆ. ಇಂದು ಮೇ ನೋಂದಣೆಯಾದ ಪತ್ರಗಳಲ್ಲಿ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟಿರುವ ಆಸ್ತಿಯ ವಿವರಣೆ ವ್ಯತ್ಯಾಸವಾಗಿದ್ದಲ್ಲಿ ಅಂತಹ ವಿವರಣೆಯು ಈ ಮುಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸೇರಿಸಲು ಸಾಧ್ಯವಿಲ್ಲ.

1ನೇ ಪುಸ್ತಕದ 3955 ದಸ್ತಾ ವೇದಿನ 2 ನೇ ಪುಟ
ಹಿ.ಉ.ನೋ., ರಾಜಾಜಿನಗರ

WHEREAS, after the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 came into force, the properties vested in then Government of Mysore by operation of law;

WHEREAS, one Sri.K.Muninarasimhaiah, applied for grant of occupancy rights in respect of the aforesaid properties and a case was registered as Case No.1, 6 and 7/1959-60;

WHEREAS, pursuant to the application made by the aforesaid Sri.K.Muninarasimhaiah, the Special Deputy Commissioner for Abolition of Inams, Bangalore passed an order in case Nos.1, 6 and 7/1959-60 granting occupancy rights in respect of the aforesaid properties in favor of the aforesaid Sri.K.Muninarasimhaiah;

WHEREAS, pursuant to the order of the Special Deputy Commissioner for Abolition of Inams, Bangalore, an endorsement dated : 29/02/1964 endorsing that Sri.K.Muninarasimhaiah was registered as Permanent Tenant under Section 5 of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954;

WHEREAS, the aforesaid Sri.K.Muninarasimhaiah duly got his name entered in the revenue records like Index of Lands Register and Records of Rights Register as the sole and absolute owner of the aforesaid properties;

WHEREAS, the aforesaid Sri.K.Muninarasimhaiah died intestate on 30/11/1970 as evidenced by the Death Certificate issued by the Commissioner, Bangalore City Corporation leaving behind his wife Smt.K.Chinnamma and one daughter Smt.M.Jayanthi as his legal heirs who became the absolute co-owners of the aforesaid properties by virtue of provisions of Section 8 of the Hindu Succession Act, 1956;

WHEREAS, thereafter the aforesaid Smt.K.Chinnamma and Smt.M.Jayanthi duly got the Khatha in respect of the aforesaid properties transferred to their names as evidenced by the entry in the IHC Register bearing IHC No.1/1970-71 as reflected in the Column No. - 10 of the RTC (Pahani); WHEREAS, the aforesaid Smt.K.Chinnamma subsequently died intestate leaving behind her only daughter Smt.M.Jayanthi as her legal heir who became the

Ashce Gururze

For Marigold Properties

Partner



Print Date & Time : 26-12-2016 12:06:02 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 3955

ನೇ ಪ್ರಸ್ತುತದ 3955 ದಸ್ತಾವೇಜಿನ 4 ನೇ ಪುಟ
ಹ.ಉ.ನೋ., ರಾಜಾಜಿನಗರ

ರಾಜಾಜಿನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ರಾಜಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 26-12-2016 ರಂದು 11:44:25 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ.
1	Registration Fee	36480.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	1050.00
	ಒಟ್ಟು :	37530.00

ಶ್ರೀಮತಿ Mrs. Asha Gupta ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ Mrs. Asha Gupta			Asha Gupta

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
1	Mrs. Asha Gupta . (ಬರೆಸಿಕೊಂಡವರು)			Asha Gupta
2	M/s Marigold Properties Rep by its Partner Murlish Jain rep by his SPA holder Umang Badjatya . . (ಬರೆದುಕೊಂಡವರು)			Umang Badjatya

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

3955
ನೀ ಪುಸ್ತಕದ...ದತ್ತಾ ವೇದಿನ...ನೀ ಪುಸ್ತಕ
ಹಿ.ಉ.ನೀ, ರಾಜಾಚನಗರ

absolute owner of the aforesaid properties by virtue of provisions of Section 15 of the Hindu Succession Act, 1956;

WHEREAS, thereafter the aforesaid Smt.M.Jayanthi executed a sale deed dated:01/05/1975 in favour of Smt.Jayalakshamma, which has been duly registered as Document No.536/1975-76 in Book - I, Volume - 2990, pages 44 to 46 with the Sub-Registrar, Bangalore North Taluk on 27/06/1975 by means of which the aforesaid Smt.Jayalakshamma purchased the immovable property being agricultural dry land measuring an extent of 5 Acres 08 guntas (inclusive of kharab land comprised therein) comprised in Sy.No.11 of Shettyhalli Village, Yeshwanthapura Hobli, Bangalore North Taluk;

WHEREAS, thereafter the aforesaid Smt.M.Jayanthi executed a sale deed dated:28/05/1975 in favour of Smt.Jayalakshamma, which has been duly registered as Document No.968/1975-76 in Book - I, Volume - 2973, pages 246 to 248 with the Sub-Registrar, Bangalore North Taluk by means of which the aforesaid Smt.Jayalakshamma purchased the immovable property being agricultural dry land measuring an extent of 4 Acres 16 guntas (inclusive of kharab land comprised therein) comprised in Sy.No.12 of Shettyhalli Village, Yeshwanthapura Hobli, Bangalore North Taluk;

WHEREAS, thereafter the aforesaid Smt. Jayalakshamma duly got the Khatha in respect of the aforesaid properties transferred to her name as evidenced by the entry in the Mutation Register bearing M.R.No.4/1975-76 and M.R.No.5/1975-76 as reflected in the Column No - 10 of the RTC (Pahani);

WHEREAS, thereafter the aforesaid Smt. Jayalakshamma desired to convert the immovable property being agricultural dry land measuring an extent of 4 Acres 38 guntas comprised in Sy.No.11 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk and the immovable property being agricultural dry land measuring an extent of 4 Acres 13 guntas comprised in Sy.No.12 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk from agricultural to non-agricultural residential uses and purposes and applied to the Special Deputy Commissioner, Bangalore District seeking permission for the same;

ASHA GUPTA

For Marigold Properties

Partner

1ನೇ ಪುಸ್ತಕದ 3955 ದತ್ತಾ ವೇದನ 7 ನೇ ಪುಟ
ಹಿ.ಉ.ನೋ., ರಾಜಾಚನಗರ

WHEREAS, pursuant to the application filed by the aforesaid Smt.Jayalakshamma and on payment of conversion fine to the government, the Special Deputy Commissioner, Bangalore District issued a Official Memorandum dated:15/05/2004 bearing No.BDIS/ALN/SR/(N)/12/2004-05 duly granting permission for the conversion of the immovable property being agricultural dry land measuring an extent of 4 Acres 38 guntas comprised in Sy.No.11 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk and the immovable property being agricultural dry land measuring an extent of 4 Acres 13 guntas comprised in Sy.No.12 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk from agricultural to non-agricultural residential uses and purposes;

WHEREAS, thereafter the aforesaid Smt.A.R.Jayalakshamma executed a Gift Deed dated:26/10/2005 in favour of her son Sri.A.R.Prasad and daughter in law Smt.A.P.Lakshmi Gowri, wife of Sri.A.R.Prasad, which has been duly registered as Document No.BLN-1-12658/2005-06 in Book - I, stored in CD No.BLND 191 with the Sub-Registrar, Bangalore North Taluk by means of which the aforesaid Sri.A.R.Prasad and Smt.A.P.Lakshmi Gowri became jointly entitled to own and possess 25% undivided share, right, title and interest in the residentially converted land measuring an extent of 4 Acres 38 guntas comprised in Sy.No.11 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk and the residentially converted land measuring an extent of 4 Acres 13 guntas comprised in Sy.No.12 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk;

WHEREAS, thereafter the aforesaid Smt. A.R. Jayalakshamma executed a Gift Deed dated:26/10/2005 in favour of her son Sri.A.R.Raghu and daughter in law Smt.A.R.Anjula, wife of Sri.A.R.Raghu and grand son Sri.A.R.Balaji Darshith, son of Sri.A.R.Raghu, which has been duly registered as Document No.BLN-1-12652/2005-06 in Book - I, stored in CD No.BLND 191 with the Sub-Registrar, Bangalore North Taluk by means of which the aforesaid Sri.A.R.Raghu, Smt.A.R.Anjula and Sri.A.R.Balaji Darshith, became jointly entitled to own and possess 25% undivided share, right, title and interest in the residentially converted land measuring an extent of 4 Acres 38 guntas comprised in Sy.No.11 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk and the residentially converted land measuring an extent of 4 Acres 13 guntas

ASHA GUYAZI
4

For Marigold Properties

Partner

3955
1ನೇ ಪುಸ್ತಕದ 3955 ದಸ್ತಾ ವೇದನ 8 ನೇ ಪುಟ
ಹಿ.ಉ.ನೋ., ರಾಜಾಜಿನಗರ

comprised in Sy.No.12 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk;

WHEREAS, thereafter the aforesaid Smt. A.R. Jayalakshamma executed a Gift Deed dated:26/10/2005 in favour of her son Sri.A.R.Srinivas and daughter in law Smt.A.Asha Srinivas, wife of Sri.A.R.Srinivas and grand son Sri.A.S.Tejas, son of Sri.A.R.Srinivas, which has been duly registered as Document No.BLN-1-12656/2005-06 in Book - I, stored in CD No.BLND 191 with the Sub-Registrar, Bangalore North Taluk by means of which the aforesaid Sri.A.R.Srinivas, Smt.A.Asha Srinivas and Sri.A.S.Tejas, became jointly entitled to own and possess 25% undivided share, right, title and interest in the residentially converted land measuring an extent of 4 Acres 38 guntas comprised in Sy.No.11 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk and the residentially converted land measuring an extent of 4 Acres 13 guntas comprised in Sy.No.12 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk;

WHEREAS, thereafter the aforesaid Smt. A.R. Jayalakshamma executed a Gift Deed dated:26/10/2005 in favour of her son Sri.A.R.Dilip Kumar and daughter in law Smt.A.D.Pramila, which has been duly registered as Document No.BLN-1-12669/2005-06 in Book - I, stored in CD No.BLND 191 with the Sub-Registrar, Bangalore North Taluk by means of which the aforesaid Sri.A.R.Dilip, and Smt.A.D.Pramila, became jointly entitled to own and possess 25% undivided share, right, title and interest in the residentially converted land measuring an extent of 4 Acres 38 guntas comprised in Sy.No.11 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk and the residentially converted land measuring an extent of 4 Acres 13 guntas comprised in Sy.No.12 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk;

WHEREAS, thereafter Sri A .R. Gopinath inter alias son of late Sri A.G.Rathnam executed a Release deed dated:14/09/2006 in favour of his Four brothers Sri.A.R.Prasad, Sri.A.R.Raghu, Sri.A.R.Srinivas and Sri.A.R.Dilip Kumar, registered as Document No.BLN-1-38171 /2006-07 in Book - I, stored in CD BLND 328 with the Sub-Registrar, Bangalore North Taluk , Bangalore by means of which the aforesaid Sri A.R. Gopinath duly confirmed the gift deeds executed by Smt.A.R.Jayalakshmma and released and relinquished all his right, title and

Asha Gulzar

For Marigold Properties

Partner

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interest in the residentially converted land measuring an extent of 4 Acres 38 guntas comprised in Sy.No.11 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk and the residentially converted land measuring an extent of 4 Acres 13 guntas comprised in Sy.No.12 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk to and in favour of his brothers Sri.A.R.Prasad, Sri.A.R.Raghu, Sri.A.R.Srinivas and Sri.A.R.Dilip Kumar;

WHEREAS, thereafter Smt.P.S.Bharathi alias P.S.Bharathi Srinivas, daughter of late A.G.Rathnam and Smt.A.R.Jayalakshmma executed a Release deed dated:07/09/2006 in favour of her mother Smt.A.R.Jayalakshmma, her brothers Sri.A.R.Gopinath, Sri.A.R.Prasad, Sri.A.R.Raghu, Sri.A.R.Srinivas and Sri.A.R.Dilip Kumar, which has been duly registered as Document No.BSG-1-03082/2006-07 in Book - I, stored in CD No.BSGD 81 with the Sub-Registrar, Bangalore North Taluk; by means of which the aforesaid Smt.P.S.Bharathi duly confirmed the gift deeds executed by Smt.A.R.Jayalakshmma and released and relinquished all his right, title and interest in the residentially converted land measuring an extent of 4 Acres 38 guntas comprised in Sy.No.11 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk and the residentially converted land measuring an extent of 4 Acres 13 guntas comprised in Sy.No.12 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk to and in favour of her brothers Sri.A.R.Prasad, Sri.A.R.Raghu, Sri.A.R.Srinivas and Sri.A.R.Dilip Kumar;

WHEREAS, thereafter the aforesaid Sri.A.R.Prasad, Smt.A.P.Lakshmi Gowri, Sri.A.R.Raghu, Smt.A.R.Anjula, Sri.A.R.Balaji Dharshit, Sri.A.R.Srinivas, Smt.A.Asha Srinivas, Sri.A.S.Tejas, Sri.A.R.Dilip Kumar and Smt.A.D.Pramila executed in favour of M/s. MARIGOLD PROPERTIES, the VENDOR herein, which has been duly registered as Document No.PNY-1-00274/2007-08 in Book - I, stored in CD No.PNYD 401 with the Sub-Registrar, Peenya, Bangalore by means of which the VENDOR herein purchased the residentially converted land measuring an extent of 4 Acres 38 guntas comprised in Sy.No.11 and residentially converted land measuring an extent of 4 Acres 13 guntas comprised in Sy.No.12, both situated at Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk, totally measuring 9 Acres 11 guntas

Asha Gm 2/22

For Marigold Properties

Partner

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Whereas, out of the total extent of 9 acres 11 guntas as mentioned above purchased by M/s Marigold Properties, an extent of 7 acres 38 guntas comprising of 3 acres 25 guntas in survey No: 11 and 4 acres 13 guntas in survey No:12 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk has been assigned Municipal No:1 by the Bruhat Bangalore Mahanagara Palika (BBMP) and the balance extent of 1 acre 13 guntas comprised in Survey No: 11 of the Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk has been assigned Municipal No: 2 by the BBMP.

WHEREAS, the VENDOR herein thereafter formulated a scheme for development of the a portion of the aforesaid property measuring an extent of 7 Acres 38 guntas comprised in 3 Acres 25 guntas in Sy.No.11 and 4 Acres 13 guntas in Sy.No.12 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk bearing Municipal No: 1 by carrying out construction of multistoried buildings thereon consisting of various residential Apartments of and common facilities /amenities such as swimming pool, clubhouse, common pathways, open areas and other common areas in the proposed building project known as "PRINCETOWN".

WHEREAS, out of the total extent of 7 acres 38 guntas comprised in Municipal No: 1, the Vendor herein voluntarily surrendered an extent of the 13 guntas running along the western side of the property comprised in Municipal No:1 for widening of the existing government road and applied for a plan sanction for the construction of "PRINCETOWN" on an extent of 7 acre 25 guntas comprising of 3 acres 12 guntas in Survey No:11 and 4 acres 13 guntas in Survey No:12 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk which is more particularly described in the Schedule A hereunder and hereinafter referred to as the Schedule A Property;

WHEREAS, the Vendor herein has retained the ownership of the balance extent of 1 acre 13 guntas comprised in Survey No: 11 of Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk which has been assigned Municipal No: 2 by the BBMP and the aforesaid extent of land is not a part of the "Princetown " project.

ASHA GUPTA

For Marigold Properties

Partner

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WHEREAS, the purchasers of the Apartments in the building project viz. "PRINCETOWN" on the Schedule A Property shall be entitled to own an undivided share, right, title and interest in the Schedule A Property together with rights to have internal access to the common staircases/lobbies/passages, etc., and with a right to use and enjoyment of other common areas and amenities provided for in the residential apartment complex;;

WHEREAS, thereafter the VENDOR herein duly applied to the Bangalore Development authority for the permission of the building sanction for the construction of the residential apartment complex on the Schedule A Property;

WHEREAS, pursuant to the application filed by the VENDOR herein and payment of license fee and betterment charges to the Bangalore Development Authority, the Commissioner, Bangalore Development Authority a order dated:01/08/2009 bearing No.GH-08/09-10/1429/2009-10 duly approved the master plan for the construction of a residential apartment complex on the Schedule A Property;

WHEREAS, the Schedule A Property thereafter came within the jurisdiction of the Bruhat Bangalore Mahanagara Palike and was assigned New Municipal No.1, Shettyhalli Village, Yeshwanthapura Hobli, Bangalore North Taluk, Dasarahalli Sub-Division, Bruhat, Bangalore Mahanagara Palike;

WHEREAS, thereafter the VENDOR herein applied to the Bruhat Bangalore Mahanagara Palike for the permission of the building sanction for the construction of the residential apartment complex on the Schedule A Property;

WHEREAS, the Joint Director, Town Planning, Bruhat Bangalore Mahanagara Palike also issued a Building Sanction dated: 04/01/2010 bearing L.P.No.JDTP/59/2009-10 for the construction of the residential apartment complex on the Schedule A Property;

WHEREAS, even prior to obtaining the plan sanction from the Bangalore Development Authority and the Bruhat Bangalore Mahanagara Palike, the Vendor herein had obtained the following no objections and consents from the various Government Authorities and other agencies as listed below:

Ashu Gupta

For Marigold Properties

Partner

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1. No Objection Certificate from the Bangalore Water Supply and Sewerage Board dated 10/09/2007
2. No Objection issued by the Office of the Director General of Police, Commandant General, Home Guards and Director of Civil Defence and Karnataka State Fire & Emergency Services addressed to the Commissioner, Bangalore Development Authority, Bangalore, dated 26/11/2007
3. No Objection issued by Bangalore Electricity Supply Company Limited dated 09/01/2008
4. No Objection issued by the Karnataka State Pollution Control Board dated 15/09/2008
5. Environmental Clearance from the State Level Environment Impact Assessment Authority, Karnataka dated 09/03/2009

WHEREAS, under the terms of the plan sanction and the various no objection certificates obtained as mentioned above, the Vendor became entitled to construct 714 Apartments of various dimensions comprised in 5 Towers as detailed below:

1. JK Tower- Comprising of 2 basements+ ground+ 22 upper floors containing 182 apartments of various dimensions
2. GH Tower- Comprising of 2 basements+ ground+ 16 upper floors containing 130 apartments of various dimensions
3. EF Tower- Comprising of 1 basements+ ground+ 16 upper floors containing 134 apartments of various dimensions
4. CD Tower- Comprising of 1 basements+ ground+ 16 upper floors containing 134 apartments of various dimensions
5. AB Tower- Comprising of 1 basements+ ground+ 16 upper floors containing 134 apartments of various dimensions

WHEREAS, the VENDOR thereafter commenced the construction of the residential apartment complex on the Schedule A Property and as on date,

WHEREAS, as per the said scheme formulated residential buildings shall be constructed in phases, each of such phases shall not be interlinked to the composite development and as per the scheme, persons who are desirous of owing apartment/s of their own could be nominated by the Vendor to purchase

ASHA GUPTA

For Marigold Properties

Partner

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undivided share in portion of the Schedule A Property from the VENDOR wherein such phases of residential developments shall be constructed.

WHEREAS, the Purchaser agrees that the Vendor will be entitled to develop other buildings in balance portion of the Schedule 'A' Property and the Vendor reserves easementary rights in perpetuity in the roads and other passages leading to each of the buildings and other development/s in the Schedule 'A' Property and it is a restrictive covenant of a perpetual easementary right which runs with the Schedule 'A' Property and is irrevocable under any circumstances. Further the Purchasers shall have no right to question such use and enjoyment of the roads and passages and other amenities and facilities in Schedule 'A' Property for the Vendor and /or their transferees and/or persons authorized by the Vendor and further, the Purchasers have no objections whatsoever for the Vendors using the said roads as access roads for any future development adjoining the Schedule A Property;

WHEREAS, the Purchaser demanded from the Vendor, and the Vendor has given inspection to the Purchaser/s of all the documents of title, permissions and sanctions relating to the Schedule A Property, the said scheme, and the plans, designs and specifications prepared by the aforesaid Architects appointed by the Vendor, and the copies of various orders and /permissions and such other documents pertaining to the development of the formulated Scheme on the Schedule A Property;

WHEREAS, pursuant thereto, the Purchaser has independently fully satisfied himself /herself /themselves about the title of the Vendor in respect of the Schedule A property and the authority of the Vendor to construct the said building project (i.e. Princetown) on the Schedule A Property. The Purchaser/s hereafter shall not be entitled to challenge or question the title of the Vendor to the Said Property;

WHEREAS the Purchaser herein being satisfied with the title of the Vendor to the Schedule 'A' Property, and the arrangement of the scheme formulated by the Vendor with regard to the Schedule 'A' Property, and the sanctioned plan has approached the Vendors herein and requested the Vendors to sell to the Purchasers 0.1217% undivided share in the Schedule 'A' Property hereunder

Ashu Gupta

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For Marigold Properties

Partner

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which is more particularly described in the Schedule B written hereunder and is hereinafter referred to or called as the "Schedule B Property" along with an Apartment bearing no 1102 measuring 905 sq ft super built - up area situated on the **Eleventh Floor** of Tower "D" along with the exclusive right to use and enjoy of one covered car parking space in the basement floor of TOWER "D" in the residential apartment complex known as "**Princetown**", which Apartment is more particularly described in the Schedule C written hereunder and is hereinafter referred to or called as the Schedule C Residential Apartment as one composite immovable property, constructed as per the specifications /amenities provided in the Schedule C Residential Apartment as mentioned in the Annexure annexed to this deed for a total sale price and consideration of ₹. 34,39,900/- (Rupees Thirty Four Lakhs Thirty Nine Thousand Nine Hundred only) out of which ₹.13,57,500/- (Rupees Thirteen Lakhs Fifty Seven Thousand Five Hundred only) is towards the consideration for undivided share /rights in the land i.e. the Schedule B property and ₹. 20,82,400/- (Rupees Twenty Lakhs Eighty Two Thousand Four Hundred only) is towards the Schedule C Residential Apartment, to which the Vendor had agreed subject to the certain terms and conditions and pursuant thereto, the parties had entered into an agreement dated 07/02/2013 to record the terms and conditions agreed to between them for the sale of the Schedule B Property and the Schedule C Residential Apartment;

WHEREAS, the Vendor has now completed the construction of TOWER "D" comprising of 1 basement +ground + 16 upper floors on the Schedule "A" property.

WHEREAS, the Purchaser, having paid the entire sale price and consideration due to the Vendor for the purchase of the Schedule B Property and the Schedule C Residential Apartment, has now requested the Vendor to execute a deed of absolute sale and conveyance in his/her/its favour and pursuant thereto, the Vendor has come forward to execute this deed of absolute sale and conveyance in favour of the Purchaser as under;

ASHAGUZZ

For Marigold Properties

Partner

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**NOW THIS DEED OF ABSOLUTE SALE AND CONVEYANCE
WITNESSESS AS FOLLOWS:**

1. IN CONSIDERATION of the PURCHASER having already paid the entire sale price and consideration of ₹. 34,39,900/- (Rupees Thirty Four Lakhs Thirty Nine Thousand Nine Hundred only) to the VENDOR, the receipt of which the VENDOR does hereby acknowledge and acquit the PURCHASER from making any further payments whatsoever, do hereby by TRANSFER BY WAY OF ABSOLUTE SALE AND CONVEYANCE to and in favour of the PURCHASER the Schedule B Property and the Schedule C Residential Apartment as one composite immovable property together with the right to use and enjoy one covered car parking spaces specifically earmarked for the sole use and enjoyment of the PURCHASER in the basement of TOWER "D" together with the right to use and enjoy the common areas, amenities and facilities more particularly described in Schedule D below and subject to the obligations and restrictions attached thereto which is more particularly described in Schedule E and F below together with all rights of way, easement, necessities, advantages, appurtenances, pertaining to the Schedule A Property UNTO AND IN FAVOUR OF THE PURCHASER herein free from all encumbrances, attachments, charges, mortgages, liens, lispendens etc., for the PURCHASER herein to hold and stand possessed of the same as the absolute owner thereof and the VENDOR has on this day put the PURCHASER in constructive possession of the Schedule B Property and the Vacant of the Schedule C Residential Apartment purchased under this deed.

2. The VENDOR does hereby covenant with the PURCHASER the following:-

a) That the VENDOR is the sole and absolute owner in possession of the Schedule A Property and the VENDOR has absolute, clear and marketable title to the Schedule A Property and is legally competent to executed this deed of absolute sale and conveyance in favour of the PURCHASER.

b) That the Schedule B Property is free from all types of encumbrances, mortgages, charges, liens, lispendens etc., and that the Schedule B Property is not the subject matter of any legal, acquisition or requisition proceedings before any Courts of Law, other legal forums, statutory authorities and bodies including taxation authorities.

ASHK GUPTA

For Marigold Properties

Partner

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c) That the *VENDOR* shall do all other acts, deeds and things as may be necessary to ensure the vesting of clear and marketable title in the hands of the *PURCHASER* in respect of the *Schedule B Property* & the *Schedule C Residential Apartment* on the *VENDOR* executing this deed of sale in his favour.

d) That the *VENDOR* has this day handed over all the copies of the original documents of title relating to the *Schedule A Property* to the *PURCHASER*.

3. *THE VENDOR* does hereby covenant with the *PURCHASER*, his/her/their heirs, executors, successors, administrators, representatives and assigns, that notwithstanding any act deed or things hereto executed or knowingly suffered to the contrary the *VENDOR* is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defects in title whatsoever and that the *VENDOR* has full power and absolute authority to sell the said *Schedule B Property* and the *Schedule C Residential Apartment* in the manner aforesaid.

4. The *VENDOR* does hereby covenant that *PURCHASER* and all persons claiming through or under him, shall at all times hereinafter and from time to time hold and enjoy the *Schedule B Property* and the *Schedule C Residential Apartment* without any let, hindrance or interruption from or by the *VENDOR* or any of their predecessors in title or any person lawfully or equitably claiming under the *VENDOR*.

5. *THE VENDOR* further covenant that the *VENDOR* and all persons claiming under them as aforesaid shall at all times, and from time to time hereinafter at the request or demand of the *PURCHASER* and at the cost of the *VENDOR* or their estate, do, or cause to be done, all such acts or things as shall be lawfully or reasonably necessary or required for better and more fully and perfectly assuring the *PURCHASER* the title and the peaceful possession and enjoyment of the *Schedule B Property* and the *Schedule C Residential Apartment*.

6. The *VENDOR* further covenant with the *PURCHASER* that the *VENDOR* has not done or made or executed any deed or thing to the contrary and that they have a good and absolute estate and title to convey the *Schedule B Property* and the *Schedule C Residential Apartment*.

ASHA GUPTA

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For Marigold Properties

Partner

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7. The VENDOR do hereby covenant and assure the PURCHASER that they shall carry out all acts, deeds and things including the signing of such further documents and papers as may be necessary to assure and ensure proper and complete title to the property transferred to the PURCHASER by the VENDOR under this Deed.

8. THE PURCHASER HEREBY COVENANT WITH THE VENDOR AS FOLLOWS

a) That the PURCHASER shall not raise any construction in addition to that mentioned in the Schedule C below and shall not use or permit the construction referred to in the Schedule C below in a manner which would diminish the value or utility in the property described in the Schedule A below or any construction made thereof. However, the PURCHASER has a right to make partitions or alterations within his apartment as long it does not cause any structural damage to the 'Apartment Building'.

b) That the Purchaser covenants that the Purchaser will own and enjoy the undivided share and interest hereunder agreed to be sold and conveyed in common with the other purchasers of the undivided share, right, title and interest in the land comprised in the Schedule A Property.

c) That the PURCHASER and/ and/or his nominees shall not make any claim against the VENDOR with regard to the construction of the Schedule C Residential Apartment or in respect of the common areas on the PURCHASER being put in possession of the Schedule C Residential Apartment by the VENDOR. However, in the event of any structural defects including seepage being informed by the PURCHASER in writing within a period of one year from the date of possession, the VENDOR will attend the same. However cracks in plastering, being a natural phenomena, shall not be considered as a defect.

d) The apartment shall not be put to any use other than for residential uses and purposes.

e) That the PURCHASER shall not seek for refund of maintenance deposits payable by the PURCHASER to the VENDOR and/or to the Association of

Ashagurze

For Marigold Properties

Partner

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Apartment Owners for the purpose of the maintenance of the building and all its common areas, facilities and amenities.

9. The PURCHASER/S hereto hereby undertakes become a member of an Association to be formed by all the apartment owners in order to ensure that in respect of common amenities all expenses like repairs and maintenance, insurance, fees, corporation taxes, levies, electricity and water charges, deposits with Electricity Board, Water Supply and other departments are met proportionately and for this purpose, to introduce suitable conditions and stipulations in its bye-laws, rules and regulations. Such an association as and when formed also be responsible for taking the necessary steps and precautions to ensure safety of the common amenities and facilities including the provision of fire fighting equipment etc.,

10. The Schedule A Property on which the residential apartment complex has been constructed will be held by all the Apartment Owners as co-owners each having an undivided share, right, title and interest therein and all passages, lobbies, staircases, water lines, sewer lines, common amenities and facilities as also the other areas which are used in common by the Apartment Owners, will belong to and vest in the Apartment Owners, to be used by all of them jointly and in common and none of the Apartment Owners shall place any obstructions or store or keep any articles in the common areas.

11. The Vendor has the right to demarcate areas out of the available common areas in the basement other than those reserved for car parking for the provision of any common amenity/facility to be used by all Purchaser/s or Occupants of apartments in "PRINCETOWN" and no Purchaser/s shall have the right to question or interrupt with the common amenity/facility so provided for by the Vendor.

12. The terrace area in the project will be and form a part of the common areas and no further construction will be permitted on the terrace on the terrace. However, access will be allowed to carry out for repairs to the water tank to all purchaser/s or occupants of apartments in "PRINCE TOWN".

ASHU GUPTA

For Marigold Properties

Partner

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13. This sale shall only enable the Purchaser to purchase the Schedule B Property and own the same as a co-owner of the Schedule A Property alongwith other purchasers of apartments and hence the Purchaser shall not be entitled to seek partition, division or separate possession of the Schedule A Property in any manner whatsoever.

14. In this deed of absolute sale and conveyance, the word 'PURCHASER' shall mean and include "PURCHASER" and "PURCHASERS" and the word "He" shall mean and include "She" and "they" wherever applicable.

15. The original documents of title relating to the Schedule A Property shall be retained by the VENDOR till the formation of the Association and offered for inspection to the PURCHASER/S on their request by them to VENDOR. However, once the Association of Owners of the Apartment owners are formed, the original documents of title relating to the Schedule A Property shall be handed over to the Association by the VENDOR and thereafter the ASSOCIATION shall keep the original documents in its safe custody and offer the same for inspection as an when required after receipt of sufficient notice to any or all of the apartment owner.

SCHEDULE A PROPERTY

All that piece and parcel of the property bearing New Municipal No.1, Shettyhalli Village, Yeshwanthapura Hobli, Bangalore North Taluk, Dasarahalli Sub-Division, Bruhat, Bangalore Mahanagara Palike totally measuring an extent of 7 Acres 25 guntas (being residentially converted land measuring an extent of 3 Acres 12 guntas comprised in Sy.No.11 and residentially converted land measuring an extent of 4 Acres 13 guntas comprised in Sy.No.12, both situated at Shettyhalli Village, Yeswanthapura Hobli, Bangalore North Taluk duly converted vide Official Memorandum dated:15/05/2004 bearing No.BDIS/ALN/SR/(N)/12/2004-05 issued by the Special Deputy Commissioner, Bangalore District) now assigned Municipal No:1 by the BBMP and bounded on the:

East by : Public Road & Property bearing Sy.No. 10
West by : Government Road
North by : Property bearing Sy.Nos.8, 13 and 14 and

ASHK GUYAZ

For Marigold Properties

Partner

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South by : Military Camp and Mallasandra Village
Boundary and property belonging to
Sri.Doreswamy

SCHEDULE B PROPERTY

0.1217% undivided share, right, title and interest in Schedule A Property measuring about 404.03 sq.ft in an undivided state has been agreed to be sold to the PURCHASER by the VENDOR under this agreement.

SCHEDULE C RESIDENTIAL APARTMENT

RESIDENTIAL APARTMENT bearing No. 1102 on Eleventh Floor measuring about 905 sq.ft of super built-up area consisting of 2 Bed Rooms Compact in TOWER "D" with RCC roofing, Vitrified flooring, Main door Solid wood, and aluminum windows including proportionate share in common area such as passage, lobbies, staircase contained in the residential apartment complex known as "PRINCETOWN" comprising of 714 apartments being constructed on the Schedule A Property with one covered car parking space in the basement floor of TOWER "D" exclusively earmarked for the sole use and enjoyment of the PURCHASER inclusive of the proportionate share in the common areas such as passages, lobbies, lift, stair-case and other areas of common use & bounded on the:

East by : Flat No C - 1102
West by : Flat No D - 1101
North by : Entrance Lobby
South by : Open Space

SCHEDULE - D:

RIGHTS OF THE PURCHASER

1. Full rights and liberty for each owner of the building and all persons authorized or permitted by the other owners of buildings (in common with all other persons entitled), permitted or authorized to the like rights at all times by day or by night, and for all purposes to go, pass and repass the staircase and the passage inside and outside the buildings constructed on the land described in Schedule - A.

ASHK GUTZ

For Marigold Properties

Partner

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2. The right to adjacent and lateral support and shelter and protection from the other parts of the aforesaid buildings and roof thereof.
3. The free and uninterrupted passage of running water, soil, gas, electricity from and to the construction through the sewers, drain and watercourses, cables, pipes and wires at any time hereinafter passing through the building or any other part thereof.
4. Right to passage for each owner of the apartment and his agents or workmen to other parts of the building at all reasonable times including the area on which the water tanks are situated for the purposes of cleaning or repairing or maintaining the same.
5. Right to passage for each owner of a apartment and other owners of apartments and his agents or workmen to the other parts of the buildings at all reasonable times, on notice to enter in or upon other parts of the buildings for the purpose of repairing, cleaning, maintaining or renovating and causing as little disturbance as possible and making good any damage.
6. Not to interfere with the peaceful possession and enjoyment of the parking spaces by its allottees or the terrace area retained by the Vendor.
7. To lay cables or wires through common walls or passages for telephone installations, however, respecting the equal rights of others therefore.
8. The right for the owners of apartment, servants, workmen and other at all reasonable times on notice to enter into or upon other parts of the building for the purpose of repairing, maintaining, renewing, altering or rebuilding the construction referred to in Schedule - C above or any part of the building giving subjacent and lateral support, shelter or protection to the construction therefore.
9. The right to do all or any of the acts aforesaid without any notice in the case of emergency.

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Partner

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SCHEDULE - E

OBLIGATIONS OF THE PURCHASER

The Purchaser in proportion to his share alongwith other purchasers in proportion to their shares have accepted the following conditions and have contracted to bear the following common expenses:

1. The purchaser shall duly pay the proportionate share of costs and expenses as mentioned below from the date of taking possession of the said Schedule B Property and Schedule C Residential Apartment or from the date of execution of Sale deed, whichever is earlier.
 - a) Proportionate share of costs and expenses including the deposits payable to BESCOM, BWSSB towards the electrical, water and sanitary connections, service charges, proportionate cost of captive power utilised for the generator, other taxes, levies, property tax, expenses incurred for property tax assessment, etc in respect of the Schedule B Property and the Schedule C Residential Apartment.
 - b) Expenses towards insurance, routine maintenance and upkeep of common amenities and facilities and expenses incurred towards painting, white washing, cleaning etc, of the common areas in the multistoried residential apartment complex.
 - c) Maintenance, upkeep and insurance of lifts, pump sets, All Fire Fighting Equipments and pumps , Organic Waste Convertor , Sewage Treatment Plant , Water Treatment Plant and other machineries ,equipments ,pumps , Solar panels, sanitary and electrical lines etc. common to the building.
 - d) Payment of the electrical and water charge for common services.
 - e) Replacement of bulbs and electrical fittings in corridors and common passages and lobbies.
 - f) Provisions of watchmen, lift-operators, pump-operators and other security personnel and other office personnel, till such time the association is formed and registered, the services mentioned above will be carried out/rendered by the Vendor and thereafter, the decision taken by the majority of the purchasers and the interpretation of the

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clauses given by the majority of the purchasers shall prevail over the views/interpretations of individual or minority of the purchasers.

2. Should the purchaser default in making payments due for any common expenses, benefits or amenities, the association of apartment owners shall have the right to remove such common benefits or amenities, facilities, services including electricity and water connection provided for the Purchaser's enjoyment.
3. No individual purchaser and/or a minority group of purchasers shall refuse to pay towards the maintenance of common amenities, facilities and services and/or repairs to and replacement of machinery employed for operating the common amenities whether or not they make use of such amenities or facilities or services.
4. The Purchaser/s shall maintain at Purchaser's cost the said apartment and parking space/garden area/Terrace area in good condition, state and order and shall abide by all the laws and regulations of the Government, Corporation of the City of Bangalore, Bangalore Development Authority, City Municipal Council and any other duly constituted authority from time to time in force, and answer and be responsible for all notices or violations and of any of the terms and conditions in this Sale deed, from the date of execution of the sale deed and/or handing over possession of the Schedule C Residential Apartment, whichever is earlier.
5. The Purchaser shall not at any time, carry on or suffer to be carried on in the Schedule 'A' Property 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 or the other apartment owners or occupiers or the neighbors or which may tend to depreciate the value of other apartments or any part thereof;
6. The Purchaser shall use the Schedule 'C' Apartment only for permitted / Residential purposes;
7. The Purchaser/s shall use all sewers, drains and water lines now in or upon or hereafter to be erected and installed in the apartment building in

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common with the other Apartment Owners and to permit free passage of water, sanitary, electricity and electrical lines, through and along the same or any of them and to share with the other Apartment Owners the cost of maintaining and repairing all common amenities such as common accesses staircases, lifts generator, etc., and to use the same as aforesaid and/or in accordance with the Rules, Regulations, Bye-Laws and terms of the Association to be formed by or among the Apartments Owners in the building. The Purchaser will observe and perform the terms and conditions, Bye Laws and Rules and Regulations prescribed by such Association.

8. The PURCHASER/S hereto hereby undertakes to become a member of an Association to be formed by all the apartment owners in order to ensure that in respect of common amenities all expenses like repairs and maintenance, insurance, fees, corporation taxes, levies, electricity and water charges, deposits with Electricity Board, Water Supply and other departments are met proportionately and for this purpose to introduce suitable conditions and stipulations in its bye-laws, rules and regulations. Such an association as and when formed also be responsible for taking the necessary steps and precautions to ensure safety of the common amenities and facilities including the provision of fire fighting equipment etc.,
9. The PURCHASER/S also hereby undertakes to become a member of the club house being constructed by the VENDOR and use and enjoy the facilities installed therein after payment of the membership fee and other fees/subscription levied, if any, for their use and enjoyment of the games and equipment and also to observe the rules framed/ to be framed by the VENDOR regarding the use of the Club house.
10. The Vendors shall maintain the apartment building for a period of initial one year from the date of Occupancy Certificate which the Purchaser herein is well aware and the Purchaser/s shall not object for the same. The Vendor immediately upon completion of one year as above, without any demur shall hand over the maintenance and all legal documents only to the "Kumar Princetown Apartment Owners Association to be formed under the provisions of the Karnataka Apartment Ownership Act, 1972. The Vendors also undertake to execute and register a Deed of Declaration to be made under the provisions of the Karnataka Apartment Ownership Act, 1972

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along with the other apartment owners and if required for obtaining of tax assessment and khatha sub numbers for the apartments constructed as Princetown. The Vendors shall bear the costs towards the Registration of the Deed of Declaration as above. The Vendors shall take all necessary steps to prepare the deed of Declaration and if required, the same shall be signed by all the apartment owners and thereafter registered with the Sub Registrar exercising relevant jurisdiction.

11. The Purchaser/s shall permit the VENDOR and/or the Owners' Association with or without workmen at all reasonable times to enter into and upon the Apartment/Parking Space/Garden/Terrace or any part thereof for the purpose of repairing, maintaining, re-building, cleaning and keeping in order and condition all services, drains, structures or other conveniences belonging to or servicing or use for said apartment and also for the purpose of laying, maintaining, repairing and testing drainage, water pipes and electric wires and for similar purposes and also for the purpose of cutting off the supply of water and electricity etc, to the Apartment/Parking space/Garden/Terrace or other common areas of the building or to the occupiers of such Apartment/Parking Space/Garden as the case may be who have defaulted in paying the share of the water, electricity and other charges. The VENDOR is not liable or answerable for payment of common expenses etc., stated in this agreement to sell any time for unsold units.
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 color scheme, outside elevation/facade/decor of the Building, otherwise than in a manner agreed to by the majority of the apartment owners;
13. The Vendor has the right to demarcate Garden Areas, Terrace Areas, Parking Areas and Basement Areas out of the available common areas and to allot these areas to specific owners in the Building or Schedule 'A' Properties for their exclusive use and enjoyment. However, such allottees will not have any right to put up any construction in these allotted common areas. The Purchaser shall not in any manner, object to or obstruct the use of these exclusive areas;

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Partner

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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 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/S shall not have the right to seek change of name of the residential apartment complex which has been named "Princetown" by the VENDOR.

SCHEDULE - F:

RESTRICTIONS ON THE RIGHTS OF THE PURCHASER:

Each Purchaser so as to bind himself/herself to his/her successors, executors, administrators, legal representatives and assignees with the intention of promoting and protecting his rights and interests as the OWNER of the construction referred to in the Schedule - C above and in consideration of covenants of each owner of a commercial unit/office spaces binding on the other owners of the buildings and the constructions thereon hereby agree to be bound by the following covenants.

1. Not to raise any construction in addition to that mentioned in the Schedule - C above.
2. Not to use or permit the construction referred to in Schedule - C above in a manner which would diminish the value or utility in the property described in Schedule - A above or in any construction made thereof.
3. Not to use the space in the land described in Schedule - A above left upon after the construction for parking any heavy vehicles or to use the same in any manner which might cause hindrance for the free ingress or exit from any part of the construction.
4. Not to default in the payment of her/his share of any taxes or levies to be shared by the other joint owners of the property described in Schedule B and C above or expenses to be shared by all the owners of the apartment constructed thereon or any specified part thereof.

Ashw Gupta

For Marigold Properties


Partner

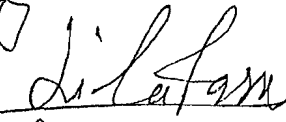
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5. Not to decorate the exterior of the Schedule C Residential Apartment otherwise than in a manner agreed to by the other owners of the apartments in the residential apartment complex.
6. Not to make any arrangement for the maintenance of the building referred to in Schedule - C above other than those agreed to by all other owners of apartments and in the event of failure of all the owners agreeing to any arrangement, by the majority of the owners.
7. The parking space sold for any owner of the building shall be used for parking their cars respectively by them or their duly authorized servants. The other owners of apartments who have not purchased parking space shall not park their cars in the parking space earmarked on the Schedule A Property.
8. Not to seek change of name of the proposed residential apartment complex known as "PRINCETOWN" being constructed on the Schedule A Property.


IN WITNESS WHEREOF THE PARTIES HERETO AFFIX THEIR SIGNATURES TO THIS DEED OF ABSOLUTE SALE AND CONVEYANCE ON THE DAY, MONTH AND YEAR HEREIN ABOVE FIRST MENTIONED IN THE PRESENCE OF THE UNDERMENTIONED WITNESSES.

WITNESSES:

1. 
 Mohammed Hashim
 Prince Town
 Bangalore - 560005


 2. LILARAM BHARWAT
 Prince Town,
 2-62 Sety Halli
 Bangalore

For Marigold Properties

I. 
 Partner
 VENDOR

Ashagurze

II. PURCHASER

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ANNEXURE

SPECIFICATIONS

Structure

- Earthquake resistant R.C.C. framed structure.

Walls

- External Walls 6" / 8 "Solid Block.
- Internal Walls 6" / 4" Solid Block

Plastering

- Internal Walls - Gypsum finish.
- External Walls - Cement plastering with sponge finish.

Entrance Lobby

- Elegant ground floor lobbies with imported tiles and lift cladding in granite/imported marble
- Upper floor lobby flooring in vitrified tiles and lift cladding in vitrified
- Ceiling with decorative lights in main entrance lobby of every building

Flooring

- Designer vitrified flooring for living, dining, kitchen, bedrooms and internal lobby areas
- Anti-skid ceramic tiles for balconies

Kitchen

- Kitchen platform with jet black granite top
- Single-drain steel sink with Swiss finish
- Designer kitchen dado wall tiles up to 2 ft height
- High quality chrome-plated brass taps at sink
- Plumbing point provisions for water purifier, washing machine/dryer
- Provision for exhaust fan
- Provision for washing machine
- Concealed plumbing with premium quality pipes

Bathrooms

- A combination of designer tiles for bathrooms
- White/colored sanitary bathware
- Hot & cold mixer unit for showers
- Health faucets for all toilets
- Provision for exhaust fan in all bathrooms
- Provision for fitting boiler/geyser in all bathrooms
- Concealed plumbing with premium quality pipes

Doors & Windows

- Entrance Door in teakwood frame and hard wood doors with architrave and polished on both sides, with premium fittings
- Internal doors in hard wood frames and flush shutters with premium fittings

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- Powder-coated/anodized aluminum 3-track windows with mosquito mesh sliding shutters
- All windows with MS grills for safety
- Marble top on all window sills

Painting

- All interior walls lime plastered and painted with OBD
- Exterior fascia of building is plastered and painted with weatherproof acrylic paint
- All MS grill and railings with enamel paint

Electrical

- Concealed electrical copper wiring with circuit breakers
- Earth leakage circuit breakers in main electrical panel
- AC point in master bedroom
- TV and telephone points in living and master bedroom
- Premium quality modular switches in all rooms
- Power backup for lifts, pumps and common areas
- Power Backup of 0.5 KW for 2 Bed Rooms studio and 2 BHK (Compact) Apts.
- Power Backup of 1.0 KW for 2 BHK (Regular) and 2.5 BHK Apts.


Lifts

- 2 Passenger Lifts – 8 Passenger & 13 Passenger lift (can carry heavy luggage) lifts for each wing of the building.
- Provision of Intercom connectivity to all flats, building lobby, main gate and important common areas

AMENITIES

- Health Club with Gymnasium
- Swimming Pool
- Landscaped Gardens
- Clubhouse with indoor games
- Amphitheatre
- Library
- Children's Play Area
- Multipurpose Party Lawns
- Multipurpose Hall
- Basketball Court
- Tennis Court
- Cricket Nets

Drafted By:


Asha Gurjar

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Partner