

I 5968/aa-23

BNG(U)-VRL.....5968/2022-23/1-27

JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT is made and executed on this the 20th day of June, 2022 at Bengaluru, by and between;

1. Mrs. SIRISHA SARVEPALLI,

W/o. Ravi Bharadwaj Velamakanni

Aged about 34 years,

Residing at Plot No. 250, Road No 18 Jubilee Hills, Hyderabad-500033

PAN - AYXPS5139B

2. Ms. SRAVYA SARVEPALLI,

D/o. Venkateswar Rao Sarvepalli

Aged about 31 years,

Residing at Plot No. 250, Road No 18 Jubilee Hills, Hyderabad-500033

PAN: BTZPS7520Q

Hereinafter collectively referred to as the "**FIRST PARTY**" or "**LANDOWNER**" [which expression shall wherever the context so requires or admits, mean and include their respective legal heirs, executors, successors-in-interest and administrators] of the **ONE PART**.

The Joint Development Agreement is signed by Mrs. Sirisha Sarvepalli and Ms. Sravya Sarvepalli and the same is presented for Registration by their Special Power of Attorney Holder Mr. Damaraju Venkata Subramanya Mallikarjuna Sarma S/o Damaraju Seetaramanjaneya Seshagiri Rao aged about 52 Years Vide Special Power of Attorney dated 29/07/2022 Document No. 494/BK-4/2022

AND

SAI SRAVANTHI INFRA PROJECTS PVT. LTD.,

PAN: AACPS0464C

A private limited company

Having Office at S.V. Square, 5th Floor,

8-2-293/82/A/796-B, Road No.36, Jubilee hills,

Hyderabad - 500033.

Represented by its Authorized Signatory,

Mr. P.V. RAGHAVA RAO.

Hereinafter referred to as the "**SECOND PARTY**" or "**DEVELOPER**" [which expression shall whenever the context so requires or admits mean and include their legal representatives/ heirs, executors, successors-in-interest and administrators] of the **OTHER PART**.

The **OWNERS** and the **DEVELOPER** herein together are referred to as '**PARTIES**'

Sirisha

Sravya



Print Date & Time : 29-09-2022 10:32:09 AM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 5968

5968
BNG(U)-FRI...../2022-23 / 27

ವರ್ತಮಾನ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 29-09-2022 ರಂದು 10:10:09 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	392500.00
2	ಸೇವಾ ಶುಲ್ಕ	1190.00
	ಒಟ್ಟು :	393690.00

ಶ್ರೀ M/S SAI SRVANTHI INFRA PROJECTS PVT.LTD, Rep By its Authorized Signatory, Mr. P V RAGHAVA RAO, S/o Pakalapati Venkateswara Rao ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S SAI SRVANTHI INFRA PROJECTS PVT.LTD, Rep By its Authorized Signatory, Mr. P V RAGHAVA RAO, S/o Pakalapati Venkateswara Rao			

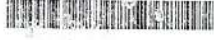
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ರವರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

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

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/S SAI SRVANTHI INFRA PROJECTS PVT.LTD, Rep By its Authorized Signatory, Mr. P V RAGHAVA RAO, S/o Pakalapati Venkateswara Rao (ಬರೆದುಕೊಂಡವರು)			
2	Mrs Sirisha Sarvepalli, W/o Ravi Bharadwaj Velamakanni & Sravya Sarvepalli, D/o Venkateswar Rao Sarvepalli, Both are Rep By Their GPA Holder, . Mr. Damaraju Venkata Subramanya Mallikarjuna Sarma, S/o Damaraju Seetaramanjaneya Seshagiri Rao (ಬರೆದುಕೊಂಡವರು)			

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ರವರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

Print date & time : 29/09/2022, 10:32:36 AM



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಪ್ರವೃತ್ತಿ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 6791

ಕಛೇರಿ : ವರ್ತಮಾನ

Original

ದಿನಾಂಕ : 29/09/2022

M/S SAI SRVANTHI INFRA PROJECTS PVT.LTD, Rep By Its Authorized Signatory, Mr. P V
RAGHAVA RAO, S/o Pakalapati Venkateswara Rao - ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ
2022 - 23 ವರ್ಷದ ವ್ಯಯ - 1 ಪುಸ್ತಕದ 5968 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

PAID

ನೋಂದಣಿ ಶುಲ್ಕ

ರೂ. ಪೈ.

392500.00

ಸೇವಾ ಶುಲ್ಕ

1190.00

ಒಟ್ಟು :

393690.00

Rs. 393690.00 ಚೆಲನ್ ಮೂಲಕ Challan No CR0922003000733406 Rs.393690/- dated
28/Sep/2022.

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ

DELIVERED

0

On Dt

29/9/22

ಒಟ್ಟು : 393690.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಮೂರು ಲಕ್ಷ ತೊಂಬತ್ತೆಂಟು ಸಾವಿರದ ಆರು ನೂರು ತೊಂಬತ್ತು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 29/09/2022 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

**ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕರ್ನಾಟಕ, ಬೆಂಗಳೂರು ನಗರ**

WITNESSETH AS FOLLOWS:

WHEREAS, the Parties of the First party are the absolute owners of the undeveloped residentially Converted land bearing Sy. No. 21/3 measuring 1 Acre out of 1 Acre 4 guntas situated at Seegehalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru which is more fully described under the schedule property and hereinafter referred to as the 'Schedule Property'.

WHEREAS, the Parties of the First party along with SAI SRAVANTHI INFRA PROJECTS PVT.LTD., Represented by its Authorized Signatory, Mr. P.V. RAGHAVA RAO the Developer Herein Acquired Converted Land bearing Sy. No. 21/3 measuring 1 Acre 4 guntas situated at Seegehalli village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru under a registered sale deed as Doc No. BNS-1-21536/2019-20 Dated 04-03-2020 registered with the Sub-Registrar Shivajinagar (Banasawadi), Bengaluru

WHEREAS the first party Sl No.1 is Owner of 20 Guntas out of 1 Acre 4 Guntas and Sl. No.2 is Owner of 20 Guntas out of 1 Acre 4 Guntas and SAI SRAVANTHI INFRA PROJECTS PVT. LTD., represented by its Authorized Signatory, Mr. P.V. RAGHAVA RAO the Developer herein is owner of 4Guntas out of 1Acre 4Gunta situated at Seegehalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru.

WHEREAS the land bearing Sy. No. 21/3 measuring 1 Acre 4 guntas converted from agricultural purpose to non-agricultural residential purpose vide 3 separate Official Memorandums (1) bearing No. BDS.ALN(E)/VB.SR 2/2005-06 dated 09/01/2006 for land measuring 0 Acres 6½ guntas (2) Official Memorandum bearing No. BDS.ALN(E)/VB.SR 1/2005-06 dated 09/01/2006 for land measuring 0 Acres 8¾ guntas and (3) Official Memorandum bearing No. ALN(E)(B.SR 177/2008-09 dated 17/04/2009 for land measuring 0 Acres 28 ¾ guntas all the orders issued by the Special Deputy Commissioner, (Revenue) Bangalore District.

WHEREAS, thus in the manner mentioned above, the First Party have become the absolute owners of the Schedule Property and they are in peaceful possession, occupation of the same, and is exercising acts of ownership, rights, free from all encumbrances, right from the date of it's acquisition, till date.

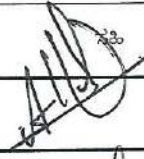
WHEREAS apart from the Owners no one else is having any sort of interest in the Schedule Property.

AND WHEREAS the owners represent that they are the absolute owner in actual, physical possession and enjoyment of the "Schedule property" and they have clear and marketable title thereto.



ಗುರುತಿಸುವವರು

5968
BNG(U)-VRT...../2022-23/4-27

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Anand Nallurahalli, Bangalore	
2	Vinod Nallurahalli, Bangalore	

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕರ್ನಾಟಕ, ಬೆಂಗಳೂರು ನಗರ ಒಳ್ಳೆ

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ VRT-1-05968-2022-23 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ್ VRID1309 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 29-09-2022 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ವರ್ತಮಾನ)	
--	--

Designed and Developed by C-DAC, ACTS, Pune

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕರ್ನಾಟಕ, ಬೆಂಗಳೂರು ನಗರ ಒಳ್ಳೆ

Whereas the First Party being the land owner is desirous of developing the Schedule Property by constructing commercial/residential apartments therein along with the adjacent property and take their share of built-up area in any phase and anywhere in the project.

WHEREAS the development of the schedule property requires huge financial investment and expertise and the First Party hence approached the Second Party and offered the schedule property measuring 1 Acre out of 1 Acre 4 guntas for joint development. And the said property is more fully described in the Schedule hereunder and hereinafter referred to as the SCHEDULE PROPERTY.

WHEREAS the Second Party i.e. the DEVELOPER is in the business of development of residential apartments with necessary infrastructure, expertise, knowledge and finance and have agreed to develop jointly, the schedule property along with the adjacent property into commercial/residential apartments under the single development plan/modified plan issued/to be issued by the BDA.

WHEREAS the First Party represents that they are the absolute owner of the schedule property and has power and authority to develop, sell or otherwise dispose of the Schedule property in favour of any person of their choice as absolute owners.

WHEREAS the Mr. P.V. RAGHAVA RAO, who is authorized to sign/execute binding contracts, Joint Development Agreement and General Power of attorney on behalf of the SECOND PARTY.

WHEREAS the Second Party agreed to develop the schedule property on the basis of the aforesaid and the following Specific representations made by the First Party that;

- a) The First party is the absolute owner of the schedule property and that their title to the schedule property is good, marketable and subsisting and other than them none else have any right, title interest or share therein and cost of good title is always that of First party.
- b) The schedule property is free of any mortgages, encumbrances, liens, charges, court attachments or acquisition proceedings, or charges of any kind, restrictive covenants lispendens, acquisition and requisition proceedings, statutory dues attachments, minor claims or claims of any other nature whatsoever.
- c) The First Party has not entered in to any agreement for sale or transfer or for development of schedule property with anyone else and have not issued any power of attorney to anyone to deal with the schedule property.



BNG(U)-VRT...../2022-23

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S SAI SRVANTHI INFRA PROJECTS PVT.LTD, Rep By its Authorized Signatory, Mr. P V RAGHAVA RAO, S/o Pakalapati Venkateswara Rao , ಇವರು 785000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನಾ	785000.00	Challan No CR0922003000733406 Rs.785000/- dated 28/Sep/2022
ಒಟ್ಟು :	785000.00	

ಸ್ಥಳ : ವರ್ತೂರ

ದಿನಾಂಕ : 29/09/2022

ಹಿರಿಯ ಅಧಿಕಾರಿಗಳಿಗೆ
ಕರ್ತೃರು, ಬೆಂಗಳೂರು ನಗರ ೬
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ವರ್ತೂರ)

Designed and Developed by C- DAC Pune.

WHEREAS therefore, the DEVELOPER on the representation of the owners having good title over the schedule property, have propounded a scheme for constructing residential apartments to be built on the schedule property, wherein a buyer of an undivided right and interest in the schedule property will enjoy the right to get constructed through the Developer, own and enjoy a specific apartment along with rights in common areas and a car parking unit in the building to be constructed by the DEVELOPER on the schedule property (hereinafter referred to as the said "BUILDING". However land owners are aware that developer is owning lands adjacent to the schedule property and also entered into Joint Development Agreements with adjacent land owners and the same will be developed by the developer under the same project or/and in phases, each of such phases shall be interlinked to the composite development and as per the scheme, persons who are desirous of owning apartment/s of their own could be nominated by the Land owner/Developer to purchase undivided share in such composite development or in the schedule property as the case may be. And amenities and facilities shall be common for the entire single project and Owners will be allotted their share in any of such Blocks/phases.

WHEREAS the OWNERS requested the DEVELOPER that they will be allotted OWNERS share of Saleable Area in the First Phase of development (i.e., the Apartment Buildings to be constructed in the other portion of the composite property not in the Schedule Property) under the sharing agreement and the OWNERS and DEVELOPERS agree that the OWNERS did not have any rights in the remaining development or land area including the Schedule Property which will be developed in Second Phase and or Third Phase and OWNERS did not make any claims in that portion of constructed area or land portion. OWNERS and DEVELOPER agree that the DEVELOPER can sell, mortgage and deal with the constructed area/saleable area to be constructed in the Second Phase and or Third phase and the land area including the Schedule Property with the help of the GPA executed by the OWNERS in favour of DEVELOPER.

WHEREAS the DEVELOPER has offered to construct **40%** Saleable Area at their cost in the form of residential apartment/s of different dimensions on the schedule property together with proportionate percentage of car parking units and common areas (hereinafter called the OWNER'S CONSTRUCTED AREA) to the OWNERS in consideration, OWNER entitling the DEVELOPER or their nominees **60%** of undivided right and interest in the schedule property as agreed upon hereunder. That the OWNER Sl. NO.1 i.e., Mrs. SIRISHA SARVEPALLI, is entitled to an extent of 50% (out of owners share of 40%), OWNER Sl. NO.2 i.e., Mrs. SRAVYA SARVEPALLI is entitled to an extent of 50% (out of owners share of 40%).

Land owner and Developer shall register their respective share under RERA. And both shall be bound by THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 and Karnataka Real Estate (Regulation and Development) Rules, 2017 towards their share.





WHEREAS the parties herein desire to reduce the terms and conditions agreed upon in to writing.

NOW THEREFORE THIS JOINT DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

1. DEVELOPMENT:

That in pursuance of the foregoing, the parties hereto have desired to develop the schedule property in to residential flats, at the cost of the Second party as per the specifications mentioned in the annexure to this agreement and the First Party shall not revoke the rights so granted till completion of the project development, and completion of sale and conveyance of undivided right, title, interest and share in the schedule property in favour of the Second party or it's nominees as contemplated hereunder. Development of the schedule property shall be the part and parcel of the single project coming up on the adjacent property including the schedule property vide single development plan issued/to be issued by the Bengaluru Development Authority/concerned authority. The approximate FAR achievable for the development of the Schedule Property shall be 1.75 subject to increase or decrease by the BBMP at the time of Plan Sanction.

2. PERMISSIVE LICENSE TO DEVELOP:

That the First Party on this day has delivered permissive possession of the schedule property to the second Party for the purpose of development and construction of residential apartments therein. However, such permission to enter the schedule property shall not be not construed as delivery of possession under Sec.53A of Transfer of Property Act. The owners and the developer hereby agree to develop the schedule property jointly.

That the First Party grants license to the Second party or it's nominees to enter in to the vacant schedule property and to construct a residential Complex as per the Plan to be sanctioned by the competent authority. The Second party shall enter upon schedule property for commencing the work and shall continue to exercise said right throughout the duration of the project.

The First Party also authorize the developer or it's men/agents to enter upon the schedule property in connection with the development of the residential project but can't fence and barricade the schedule property as it is part of the project coming up on the larger portion of the schedule property. And the developer should not enter in to an agreement with any other party to carry out joint development on behalf of the developer. However, the Developer can execute the Project through it's sister concerns.

3. PLAN AND LICENSE:

The First Party has this day executed a General Power of Attorney to enable the Second Party to apply for and secure plans and licenses and for other purpose





connected with the development of the schedule property which shall be in force and be irrevocable until the proposed development of the project, and conveyance/sale are completed with respect to developers constructed area in addition thereto the First Party shall sign execute such other documents, papers and other agreements applications that may be required by the Second party for effectively developing the schedule property. The First Party shall co-operate with Second party for completion and success of the development.

4. TDR Rights:

The developer can purchase TDR rights in respect of the schedule Property (Joint Development Property) and the Developer construct the extra super built up area by loading extra FAR in that event the Developer will get Seventy-Six Percent of extra super built up area constructed by loading extra FAR along with proportionate share in the land and the owners are entitled to Twenty-Four Percent of super built up area in the additional area constructed by loading extra FAR.

5. COMMENCEMENT OF DEVELOPMENTAL WORKS;

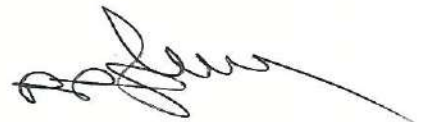
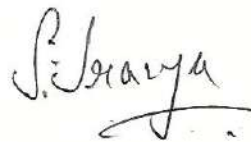
The OWNERS have issued permission as contemplated herein and the DEVELOPER shall commence the developmental work on the schedule property.

The DEVELOPER shall have the sole discretion in selection of methods of construction, equipment to be used for construction and other related techniques of construction etc., and the OWNERS shall not interfere with the same in any manner whatsoever, subject to the Developer putting up construction of the residential apartment building in accordance with the terms and specification agreed herein;

The OWNERS shall extend full co-operation to the DEVELOPER to complete the development and completion of the Residential Apartment/s undertaken by them. The OWNERS shall not create any impediments or obstruction in the way of the DEVELOPER in developing or constructing the Residential Apartment/s, subject to the Developer putting up construction of the apartment building in accordance with the terms and specification agreed under and as per the development plan/Sanction plan issued by the concerned authority.

6. APPOINTMENT OF ARCHITECTS, CONTRACTORS, ENGINEERS:

The DEVELOPER shall be entitled to engage architects, contractors, engineers and others as they deem fit to execute the construction work and to facilitate the same. However, in case of any disputes between the DEVELOPER and their architects, contractors, engineers and other work men, vendors, suppliers of materials, and others, any consequential and related liability and claims arising there from/thereto shall be settled by the DEVELOPER exclusively and the OWNERS shall have no liability and responsibility of any nature whatsoever;



7. ENTITLEMENT OF SALEABLE AREA:

7.1 The First Party hereby acknowledges that the Second Party is entitled to 60% (Sixty percent) of the undivided share in the right, title and interest of the land in the Schedule property along with the proportionate super built up area of the building, proportionate percentage of car parking units and common areas. The DEVELOPER at their own cost shall construct for the OWNER 40% of the total super built area in the Building and 40% of the Covered/Open Car Parking Slots to be constructed on the schedule property together with proportionate interest in common areas, amenities, in the Building along with the right to retain the ownership of 40% undivided share, right, title and interest in the land in the schedule property [hereinafter referred to as the "OWNER'S CONSTRUCTED AREA"] for the absolute use, benefit and ownership of the OWNERS or their nominees or their assigns or purchasers as per the design and specifications provided herein.

7.2 The OWNERS' CONSTRUCTED AREA, the OWNER/S shall at their own accord be entitled to execute deed/s, sale, mortgage, gift, release, settle, lease or otherwise deeds of the same. Or any part thereof and they shall be entitled to all income, gains, capital appreciation and benefit of all kinds of description accruing, arising or flowing there from.

7.3 Owner is entitled to hold the OWNER'S CONSTRUCTED AREA, the DEVELOPER shall be entitled to hold the remaining 60% of the total super built area in the Building, 60% of the covered car parking slots, 60% of the open car parking slots to be constructed on the schedule property, together with proportionate common areas, amenities in the Building and the right of 60% of the undivided share, right, title and interest in the schedule property [hereinafter referred to as the ("DEVELOPER'S CONSTRUCTED AREA")]. The DEVELOPER shall be entitled to enter in to Agreements for sale in favour of their nominees/purchasers and receive advance sale consideration there under. However, conveyance and registration in favour of the Developer or its nominees/purchasers/assigns can be made only on completion of Block work of the buildings and/or as per RERA.

The developer can purchase TDR rights in respect of the schedule Property (Joint Development Property) and the Developer construct the extra super built up area by loading extra FAR in that event the Developer will get Seventy-Six Percent of extra super built up area constructed by loading extra FAR along with proportionate share in the land and the owners are entitled to Twenty-Four Percent of super built up area in the additional area constructed by loading extra FAR.



7.4 The stamp duty, registration charges, legal fees and expenses in connection with the preparation and execution of the Deed/s of conveyance and/ or other documents relating to the share in the schedule property agreed to be conveyed to the Nominees/s or assignee/s of the Second Party or First party, shall be borne by the purchasers of First party's or Second party's constructed area as the case may be.

7.5 Any income tax liability on the share of either party's share of sale proceeds shall be borne only by that party proportionate to their sharing ratio.

7.6 The stamp duty and registration fee payable on this agreement is borne by the Second party and is drawn on requisite Stamp paper.

8. OBLIGATIONS OF THE DEVELOPER:

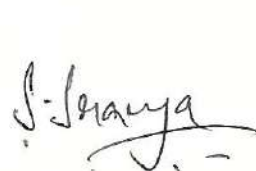
The DEVELOPER shall at their own cost and expenses, perform the following works namely;

- a) Prepare and finalize the plans in accordance with the earlier obtained plan/revised plan consulting the owners, required for construction of the Residential Apartment/s on the schedule property.
- b) Take all necessary steps to obtain all sanction of the building plans from the Competent Authority and also such statutory authorities, as may become necessary from time to time.
- c) Construct, at their own cost and expenses residential apartments on the schedule property, confirming to the sanctioned building plan, such alterations, additions, modifications as may from time to time become necessary, the construction shall be done as per sanctioned plan and according to the specifications specified in the annexure to this agreement.

9. ASSIGNMENT OF DEVELOPMENTAL WORKS:

The DEVELOPER notwithstanding authorizing its contractors/sub-contractors/ employees/architects to enter upon the schedule property for carrying on development and construction work shall also be entitled to entrust /assign the construction work during any time to such person/s or companies as it deems fit, with the knowledge of the OWNERS provided, however, that the DEVELOPER / their sister concern who execute the project alone shall be liable to fulfill the terms and conditions of this agreement and the decision of the DEVELOPER shall be final in this regard.



10. MOBILIZATION OF WORK FORCE AND PAYMENTS:

The DEVELOPER at their own cost and expense mobilize the work force necessary to carry out the work undertaken by them as hereunder. The DEVELOPER shall meet costs of all construction materials and shall be solely responsible for the payment of wages to the laborers as employed by them for execution of construction work undertaken by them under this agreement. The OWNERS shall in no way liable to make payments or compensate the labourers for any injuries or loss sustained to the labourers employed by the DEVELOPER.

11. COMPLETION OF PROJECT:

It is mutually agreed between the parties that pursuant to sanction of the building plan by the Competent Authority the DEVELOPER shall deliver to the OWNERS in the 40% of actual super built up area in the multi storied building constructed over the schedule property and 40% of car park area with proportionate common areas/terrace/garden complete in all respects.

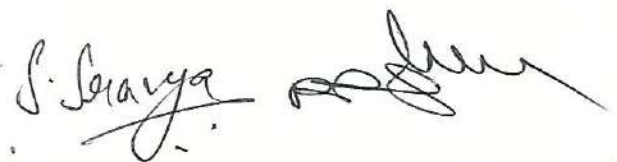
12. DELIVERY SCHEDULE:

12.1 The DEVELOPER shall deliver Owners share of built-up area by end of March 2025. The time stipulated for delivery of the Owners share of built-up area is subject to variation on account of force majeure or acts of god which are beyond the control of the DEVELOPER. In the event of any delay in completing the construction for reasons other than what is stated above, the Developer is unable to deliver the Owner's constructed area to deliver the owner's constructed area, the Developer shall pay Rs.10/- (Rupees Ten Only) per sq. ft. on the super built up area, per month of delay.

12.2 The Developer assures the Owner that, the Owner's constructed area and the Developer's Constructed area shall be constructed simultaneously. In the event, the Developer fails to put up construction of the Owners' Constructed area and constructs only the Developer's constructed area, the Owners shall have the right to interfere and stop the further construction of the Residential Apartment over the schedule property. The Developer shall be permitted to continue construction only after taking necessary steps to commence and construct the Owners' Constructed Area and the Developer's Constructed area simultaneously. In case of any dispute, the statement of the Architect shall be final.

13. EXCLUSIVE GARDEN RIGHTS:

The Owners and Developer are entitled to proportionate share in the available garden area as per their entitlement in the constructed area after loading extra FAR



14. TERRACE RIGHTS, CLUB HOUSE AND AMENITIES;

The Owners and Developer are entitled to proportionate share in the Terrace, club house and amenities as per their entitlement in the constructed area after loading extra FAR

15. EXECUTION OF POWER OF ATTORNEY;

The OWNERS have simultaneously executed a G.P.A. in favour of the DEVELOPER this day in respect of the schedule property enabling the DEVELOPER to deal with their share of undivided share and the super built up area along with the car parking units and also empowering the DEVELOPER or their nominee or nominees to approach the Competent Authority, Karnataka Power Transmission Corporation Ltd/BESCOM, Bengaluru Water Supply and Sewage Board or such other Corporation Authorities and get the required permissions and sanctions, and for appointing the Contractors, Civil Engineers, Architects, Consultants or for performing or executing the performance of all acts as desired by the DEVELOPER, for the effective development and completion of the Project and agreed to entitle the developer for their 60% share of the super built area and corresponding undivided land in the Schedule Property. Developer can purchase TDR Rights and construct more super built up area by loading extra FAR in respect of 4Acres 37 guntas of land owned by the Developer and Owners shall not have any rights in the additional super built up area constructed by purchasing TDR rights and loading extra FAR.

15.1 The Owners further confirm that in the said Power of Attorney executed in favour of the DEVELOPER, the Owner/s has/have empowered the DEVELOPER or its nominees to enter into sale agreement, construction agreement/s and execution of sale deed/s, or mortgage, charge, lien, take financial facility or lease or hold the 60% of super built area along with proportionate undivided share in the Schedule Property, right, title and interest in the schedule Property of the share of the DEVELOPER or its nominee/s and further authorizing the DEVELOPER or its nominee/s to apply and obtain clearance under the provisions of the Income Tax Act, 1961. However, the said power shall be exercised only after sanction of plan and execution of the Supplementary Sharing Agreement as stated below.

15.2 The Owners authorized the Developer or its nominees to load FAR by purchasing TDR rights and to construct extra super built up area and to enter into sale agreement/s, construction agreement/s, execute sale deed/s, rectification deed, cancellation deed or mortgage, charge, lien and



to take financial facility in respect of the said additional super built up area and proportionate share in the land.

16. SALABALE AREA;

The Developer shall be entitled to enter into agreements with the prospective purchasers to execute sale deed/s, or lease, license, tenancy for the 60 % of the built-up area along with car park area/terrace area/garden area proportionate undivided share in the Schedule Property and construction contracts for the proportionate corresponding constructed area. The DEVELOPER shall have the right to collect the sale proceeds/construction/rent/lease amount/license fee/security deposit from the prospective purchaser/s/lessee/tenant in their names and appropriate the same as they deem fit. However, the said power shall be exercised only after sanction of plan and execution of the Sharing Agreement. Immediately after receipt of sanction plan, the Developer shall send a draft of the supplementary sharing agreement in terms of Joint Development Agreement and obtain acknowledgement from the OWNERS.

17. CUSTODY OF ORIGINAL TITLE DEEDS;

The OWNERS shall deliver all the original documents of title and other relevant documents in respect of schedule property at the time of registration of Joint Development Agreement to the Developer enabling the DEVELOPER to show and deposit the documents to the FINANCIAL INSTITUTIONS/BANKS etc., and other authorities for scrutiny and mortgage of developer share of the flats (Developers constructed area). But the DEVELOPER shall not create any liability over the share of the OWNER'S CONSTRUCTED AREA. However, the said power shall be exercised only after sanction of plan and execution of the Supplementary Sharing Agreement.

Further, after the completion of the construction, delivery of owner's share of built area and formation of the association of apartment owners, the owners, shall hand over all the original documents of title in respect of the Schedule property to Apartment Owners' Association to be formed by the Owners of the Flats constructed over the Schedule property/larger portion of the schedule property as the case may be.

18. DEVELOPMENT FINANCE:

The Developer shall be entitled to raise development finance i.e. loan for developing the Schedule Property solely on the security of its share of 60% developed area in the Schedule Property. The Developer shall be entitled to deposit the original title deeds in respect of the Schedule Property with the bank or financial institution from which it is obtaining finance. Provided further that all such borrowings/liabilities created for the development of the Schedule Property shall be the sole responsibility of the Developer and there shall not be any liability of the



5968
BNG(U)-YRL...../2022-23/15-270

Owners in regard to any such debts in respect of Owner's Constructed Area as well as the Owner's entitlement of undivided share in the Schedule Property.

18.1 The developer can purchase TDR rights in respect of the schedule Property (Joint Development Property) and the Developer construct the extra super built up area by loading extra FAR in that event the Developer will get Seventy-Six Percent of extra super built up area constructed by loading extra FAR along with proportionate share in the land and the owners are entitled to Twenty-Four Percent of super built up area in the additional area constructed by loading extra FAR.

The Owners authorized the Developer or its nominees to load FAR by purchasing TDR rights and to construct extra super built up area and to take financial facility in respect of the said developer's additional super built up area and proportionate share in the land".

19. OWNERS ASSOCIATION AND MAINTENANCE:

Till the completion of the entire project (to be constructed on the composite property in phased manner) the Developer will maintain the apartment building and has the authority to appoint staff/maintenance company for the same and the Owner's (First Party), Developers and or their prospective purchasers shall pay the Corpus fund, maintenance deposits and charges to the Developer from the date of taking possession of flats and after formation of Flat Owners Association Developer will handover maintenance to the said Association. Owners or their prospective purchasers shall pay the above Corpus fund, Maintenance deposits and Maintenance charges payable by them before taking possession of the respective flats.

The owners and/or the transferees or their successors-in-title shall, along with the other co-owners or occupants of the building/entire single project, become members of the Association to be formed for the purpose of maintenance of the multistoried building formed on the schedule property. The parties hereto shall pay their respective share of Corpus fund /maintenance deposits and charges to the Owner's Association or the maintenance company as may be formed or appointed and the property taxes for the building. If for any reason, the Owner's association is not formed by that time, the same shall be paid to the DEVELOPER till the formation of the Association. Any amounts in the hand of the DEVELOPER at the time of formation of the Owners association, will be handed over within sixty (60) days of the formation of such owner's association.

The Owners and their transferees in regard to the OWNERS constructed area and the DEVELOPER and their nominees in respect of DEVELOPER area shall become members of the association to be formed by all the holders of built area for the purpose of attending to regular maintenance and safety of the buildings and all matters of common interest and concern and shall abide by the terms/conditions/Bye-laws/Rules and Regulations of such Association.







20. PAYMENT OF BESCO AND BWSSB DEPOSITS ETC.

The DEVELOPER shall bear and pay all /any deposits/security deposits and for all other Infrastructure expenses connection with electrical substation, transformers, panel boards, RMU, HT cables, deposits payable to BESCO/KPTCL, BWSSB deposits and other charges etc. for 60% of super built up area (or any other charges as applicable) as levied by the authorities during the progress of construction. They can recover the said deposits/ expenses from its purchaser/s as per the rules. The OWNERS shall bear and pay all /any deposits/security deposits and for all other Infrastructure expenses connection with electrical substation, transformers, panel boards, RMU, HT cables, deposits payable to BESCO/KPTCL, BWSSB deposits and other charges etc. for 40% of super built up area (or any other charges as applicable) as levied by the authorities during the progress of construction. However, Owners further covenants to the developer that the developer shall recover the said deposits and charges of owner's constructed area from the purchaser/s of owner's share as per the rules. Owners or their prospective purchasers shall pay the above deposits, charges payable by them before taking possession of the respective flats.

21. PAYMENT OF TAX/GOODS AND SERVICE TAX (GST):

The DEVELOPER shall bear and pay all the tax/s for 60% of super built up area (or any other tax/s as applicable) as levied by the authorities during the progress of construction. They can recover the said taxes from its purchaser/s as per the rules. The OWNERS shall bear and pay all the tax/s for 40% of super built up area (or any other tax as applicable) as levied by the authorities during the progress of construction. However, Owners further covenants to the developer that the developer shall recover the said taxes of owner's constructed area from the purchaser/s of owner's share as per the rules. Owners or their prospective purchasers shall pay the above taxes payable by them before taking possession of the respective flats.

If the developer purchase TDR Rights at to get the extra FAR and the Owners and Developers are entitled to such extra FAR (extra constructed super built up area) at the ratio of Owners 24% (Owners share of extra constructed super built-up area) and Developers 76% (Developers share of extra constructed super built up area) and Owners shall pay the taxes BESCO deposits etc and all other amounts mentioned earlier in this agreement for the extra super built up area of Owners share.

22. PAYMENT OF PROPERTY TAXES

The OWNERS shall pay all the taxes, levies and cess including any arrears in respect of the Schedule Property up to the date of this agreement to the DEVELOPER. Thereafter, it shall be paid by the OWNERS and the DEVELOPER herein in proportion to their shares.



23. INDEMNIFICATION

- a. The Owners shall be kept indemnified and harmless by the DEVELOPER against any loss, liability, cost or claim, action or proceedings that may arise against them on their share of area by reason of any failure on the part of the DEVELOPER to discharge their liabilities/obligations or on account of any act of commission or omission in using the Schedule Property or putting up the construction. Further, the DEVELOPER shall be fully and solely liable and responsible to the Government, Competent Authority and other authorities for the due compliance of all statutory requirements.
- b. Similarly, the Owners shall indemnify and keep indemnified the DEVELOPER against any losses, claims, damages, proceedings, actions, etc., that may arise or faced by the DEVELOPER due to the defect in title of the Owners to the Schedule Property or the OWNERS failure to keep the title to the Schedule Property free and marketable, or unable to obtain Original Title Deeds of the Schedule Property. The Owners at their cost shall resolve the dispute if any and indemnify the second party from any loss/claim arising thereof.
- c. The Developer shall keep the Owners fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise against the Owners in the Schedule Property and the Building to be constructed thereon by reasons of any failure on the part of the Developer to discharge its liabilities/obligations to the labour employed by them or on account of any act of omission or commission in using the Schedule Property or putting up the construction;
- d. The Developer shall keep the Owners fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise against the Owners or the OWNERS' CONSTRUCTED AREA in the Schedule Property and the buildings to be constructed thereon by reason of any failure on the part of the Developer to discharge their liabilities/obligations or on account of any act of omission or commission in using the Schedule Property or arising out of the putting up of the construction and further the Developer shall be fully liable and responsible to the Government Authorities, Corporation of City of Bengaluru, Bengaluru Development Authority, Karnataka Power Transmission Corporation Ltd., and Bengaluru Water Supply and Sewerage Board and other Authorities for compliance of all the statutory requirements for construction of buildings on the Schedule Property.

Seetha

S. Sanyal

24. DEFECT LIABILITY PERIOD;

The Party of the DEVELOPER shall be responsible for any structural defects in the building constructed in the Schedule Property noticed up to a period of 5 years from the date of completion of the building as per the RERA. However, small air-cracks in the plaster, cracks in expansion joints, masonry, door and windows shall not be construed as defects.

25. ADDITIONAL WORK;

The DEVELOPER has informed that in the event of there being any purchaser or owners who seeks to have feasible extra facilities or feasible additional work, which are not specified in the specifications then in that event the Owners/purchasers shall contribute the difference for such up-gradation cost at mutually agreed rates and at mutually agreed additional time period.

26 NAME OF THE BUILDING;

1. The DEVELOPER and OWNERS decided the name of the multistoried buildings project to be constructed on the Schedule Property as PAVANI MIRABILIA

27. ADVERTISEMENT AND MARKETING;

Immediately after the execution of this joint development agreement and or registering the project under RERA (Real Estate Regulatory Authority), the DEVELOPER shall be entitled to erect boards/ hoardings in the Schedule Property advertising for sale and disposal of the built up areas in the Schedule Property and to publish in the Newspapers calling for applications from prospective purchasers and market DEVELOPER's constructed area in any manner the DEVELOPER may deem fit.

It is agreed between the parties that, both parties mutually agree and shall decide and fix the price from time to time for selling, lease, the Flats/units/area in the building and parties at all time ensure that neither parties sell the Flats below the price fixed.

28. BREACH AND CONSEQUENCES;

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





29. PAYMENT OF STAMP DUTY & REGISTRATION CHARGES;

The stamp duty and registration charges in respect of the registration of Agreement/ Sale Deeds pertaining to the share of the DEVELOPER, as contemplated above, shall be borne by the DEVELOPER/ or their nominee/s. The stamp duty and registration charges in respect of the registration of Agreement/ Sale Deeds pertaining to the share of the OWNERS, as contemplated above, shall be borne by the OWNERS, / or their nominee/s.

30. ARBITRATION;

The Parties hereto agree that in the event of there being any disputes with regards to this Agreement or interpretation of any of the terms of this Agreement, the same shall be referred to the Sole Arbitration with mutual consent of both the parties, in terms hereof.

Arbitration shall be conducted as follows;

- a) All proceedings in any arbitration shall be conducted in English.
- b) The arbitration award shall be final and binding on the parties, and the parties agree to be bound thereby and to act accordingly.
- c) Seat of such arbitration tribunal shall be at Bengaluru.
- d) The arbitration Proceedings shall be governed by the Arbitration and Conciliation Act 1996.

31. MISCELLANEOUS**31.1 NOTICES**

Except as otherwise expressly provided therein, all notices and other communications provided for hereunder shall be in writing and shall be transmitted (i) by postage, pre - paid registered mail or by internationally recognized courier service, or (ii) by facsimile transmission or by cable, confirmation copies to be sent by mail, to the parties.

In case of Owner to:

Name: 1. **Mrs. SIRISHA SARVEPALLI**, and 2. **Mrs. SRAVYA SARVEPALLI**,

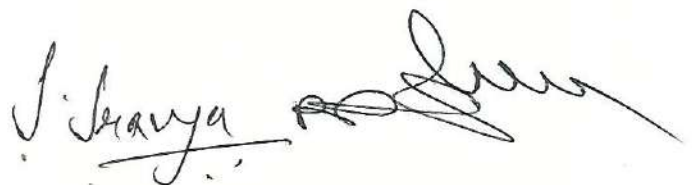
Email Id : sirisha@svraoassociates.com and sravya@svraoassociates.com

Address: Plot No. 250, Road No 18 Jubilee Hills, Hyderabad-500033

In case of the Developer to:

Name: **SAI SRAVANTHI INFRA PROJECTS PVT.LTD**

Designation: Represented by its Authorized Signatory,
Mr. P.V. RAGHAVA RAO.



Email Id: raghava.pavani@yahoo.co.in

Address: S.V. Square, 5th Floor, # 8-2-293/82/A/796-B, Road No.36, Jubilee Hills, Hyderabad - 500033.

Either party may from time to time change its address or representative for receipt of notices or other communications provided for in this agreement by giving to the other not less than 10 days' prior written notice.

31.2 LANGUAGE

All documents to be furnished or communications to be given or made under this Agreement shall be in the English language.

31.3 GOVERNING LAW:

This agreement and the rights and obligations of the parties hereunder shall be construed in accordance with and be governed by the laws of India.

31.4 JURISDICTION:

The courts in Bengaluru alone shall have jurisdiction over this agreement.

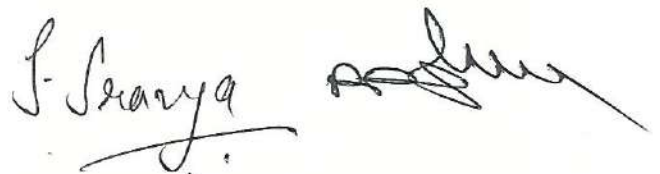
31.5 BUILDING SPECIFICATIONS:

The entire building to be constructed in the Schedule Property shall be of best quality R.C.C structure as per the Indian Bureau of Standard specification. However, the specifications shall be mutually agreed by both the parties before executing and registering the Joint development agreement and General power of attorney.

31.5 AMENDMENT OR WAIVER:

31.5.1. Neither this agreement nor any of the terms hereof maybe amended changed, waived, discharged or terminated unless such amendment, change, waiver, discharge or termination is in writing signed by the parties hereto.

31.5.2. No forbearance, indulgence or relaxation of any party at any time to require performance of any provision of this agreement shall in any way affect, diminish prejudice the right of such party to require performance of the same provision and any waiver or acquiescence by any party of any breach of any provision of this agreement shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions, waiver of any continuing or succeeding breach of such provisions, a waiver of any right under or arising out of this agreement or acquiescence to or recognition of rights and/or position other than as expressly stipulated in this agreement.



5968
BHC(0)-VBT /2022-23/21-270

32. AUTHORISATION

The persons signing this agreement on behalf of the respective parties represent and covenant that they have the authority to sign and execute this document.

33. ENTIRE AGREEMENT

This agreement constitutes the entire agreement between the parties, and supersedes all other agreements and understandings between the parties or any of them.

34. HEADING

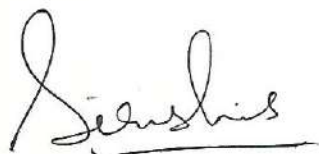
The Headings of the paragraphs of this agreement are inserted for convenience of reference only and are not intended to be part of or to affect the meaning or interpretation of this agreement.

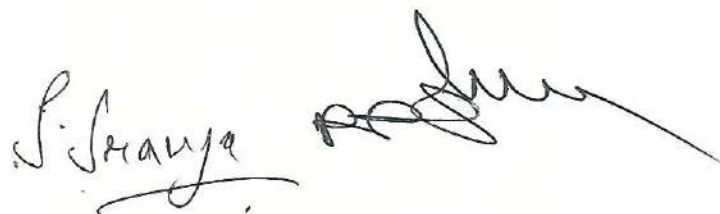
35. FORCE MAJEURE

The developer shall not deemed to be in default or incur any liability for any delay in delivery of possession of the Owner's constructed Area or for loss or damage sustained by the owners by reason of force majeure events such as non-availability of materials or labour, and/or by reason of Governmental actions/restrictions and /or civil commotion, transporters Strike, Act of God/Wars, earthquake, Storms, floods or due to any injunction or prohibitory order (not attributable to any action of the Developer). Developer shall intimate any such eventuality in writing to the Owner. All periods hereunder fixed (including for the delivery of the owner's share are the relevant part thereof and securing the modified development plan and other approvals required for the commencement of development of the Schedule property) shall be deemed to have been extended by the periods equal to the periods of delay. If any of the events specified above continues for more than 12 months from the date of occurrence, the parties shall mutually decide the course of action including the manner in which the project is to be implemented taking in to account development already carried out on the schedule property and the damage caused thereto, the investment made by the Developer, and the units sold or committed to be sold and other interest created on the Schedule Property.

36. SEVERABILITY;

In the event that any provision of this agreement or these conditions or any one of them are declared by any judicial or other competent authority to be void, voidable, illegal or otherwise unenforceable then such provision may be severed from this agreement and remaining provision of this agreement shall remain in force and effect unless the parties decide that the effect of such declaration is to defeat the original intention of the parties.



37. ANNEXURE;

The Specifications of the Building is attached as Annexure to this Agreement.

ANNEXURE:**SPECIFICATIONS: -****STRUCTURE:**

Framed Structure: RCC framed structure to Withstand Wind & Seismic loads.

Super structure: 6" thick Solid Block Masonry for external walls and 4" thick solid Block masonry for Internal Walls.

Plastering:

Internal: Two Coats of plastering in cement mortar 1:6 for internal and ceiling.

External: Two Coats of plastering in cement mortar 1:6 for external walls with CEBEX 112 plasticizer for good workability, strength & Bonding.

Doors & Windows:

Main door: Molded Acacia wood (Engineered Wood) door frame and both side teak veneer designed flush shutter with melamine polish and S.S. hardware of ISI brand reputed make.

Frame Size & Section: 3'6" X 7' 0" with Threshold, 130 mm X 75 mm with the recess of 36 mm X 12 mm Architrave Beading.

Shutter Size & Section: 35 mm thick shutter, Dual core both side blended Veneer, 10 mm thick external teak lipping.

Hard ware makes; Quba / Doorset / Europa.

Internal Door: Molded Acacia wood (Engineered Wood) door frame and both side teak veneer designed flush shutter with melamine polish and S.S. hardware of ISI brand reputed make.

Frame Size & Section; 3'3" X 7' 0" without Threshold, 100 mm X 75 mm with the recess of 33 mm X 12 mm Architrave Beading.

Sivishis

S. Sanyal

Shutter Size & Section; 32 mm thick shutter, Dual core both side blended Veneer, 10 mm thick external teak lipping.

Hard ware makesl: Quba / Doorset / Europa.

Toilet & Utility doors: Molded Acacia wood (Engineered Wood) door frame and flush shutter with water proofed phenol bonded resin of one side, teak veneer with melamine polish and other side with enamel finish over resin coat and S.S. hardware of ISI brand of reputed make.

Frame Size & Section; 2'9" X 7' 0" without Threshold, for Toilet Doors 2'6" X 7'0" without threshold and both with section of 100mm X 50 mm with the recess of 33 mm X 12 mm Architrave Beading.

Shutter Size & Section; 32 mm thick shutter, Dual core both side blended Veneer, 10 mm thick external teak lipping.

Hard ware makes: Quba/ Doorset /Europa.

French Doors (If any): 3 Track U.P.V.C. door frame with Glass Sliding shutters with mosquito mesh. Make: LG/Venster.

Windows: 3 Track UPVC sliding doors with glass and mosquito mesh shutter and safety grills. Make: LG/Venster.

Railing &Grills: Aesthetically designed, Bright bar grills with one coat of primer & 2 coats of enamel paint finish.

Painting:

External: 3 mm thick Textured finish & Two coats of 3 mm thick exterior Emulsion Paint of reputed brand. (Make – Asian/Jotus with 5 years' life span)

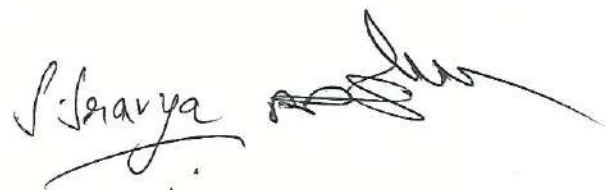
Internal: Cement based Smooth putty finish with two coats of premium acrylic emulsion paint of reputed brand over a coat of primer. (Make: Asian/Jotus)

Flooring:

Master Bed Room: Best quality Wooden Tile Flooring with skirting.

Other Bedrooms, Living, Dining & Kitchen: Premium quality Vitrified tiles of size 80 Cm X 80 Cm. (Make: Simpolo/Regent/Equivalent)





Bathrooms: Acid resistant, Anti-Skid Ceramics Tiles 300X300 mm of reputed brand i.e. Simpolo/Quitone/Equivalent.

Balconies: Acid resistant, Anti-Skid Ceramics / Porcelain Tiles of size 600X600 mm of reputed brand i.e. Simpolo/Quitone/Equivalent.

Utilities / Wash: Acid resistant, anti-skid ceramic tiles 300X300 mm of reputed brand i.e. Simpolo/Quitone/Equivalent.

CORRIDORS: Combination of Best quality granite slabs and Vitrified tiles of size 900 MM X 1200 MM size with inlay.

STAIRCASE: Best quality granite for Landing, thread, riser and Skirting.

Lift Cladding: Best quality of Granite combination with Vitrified Tiles. (Tiles Make: Simpolo / Quitone / Equivalent)

Window Sills - Granite cladding for all window sills and all Balcony.

Tile Cladding & Dadoing:

Bathroom: Glazed ceramic tiles dado of reputed brand up to roof height of size 300X600 mm. (Make: Simpolo & Quitone / Equivalent)

Utilities / Wash: Glazed ceramics tiles dado up to 3ft height of size 300X300 mm.

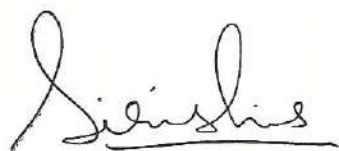
Kitchen: Treated water connection and Provision for water purifier.

Utility: Provision for Washing machine and SS single bowl sink with granite counter.

Water Meters: Individual water meters for all the Flats to measure fresh water consumption.

Bath Rooms: All Bath rooms shall consist of

1. Wash basin with half pedestal of Vitra/Sirus or American standard.
2. EWC with Concealed flush tank of Vitra/Sirus or American standard.
3. Hot and Cold Wall Single Lever diverter with head shower. (Make: Vitra/Sirus/American Standard)



4. Provision for geyser.

5. All C.P. Fitting are chrome plated of Vitra/Sirus or American standard brand.

Note: All CP & Sanitary both will be in same make.

Electrical:

1. Concealed copper wiring of Havells / Anchor or equivalent make.

2. Power outlets for Air-Conditioners in all the bedrooms.

3. Power outlets for geysers in all Bathrooms.

4. Power plug for cooking range chimney, refrigerator, micro wave oven, mixer grinders in kitchen.

5. Plug points for television in Living and Master bed room.

6. Miniature Circuit Breakers (MCB) & ELCB for each distribution boards of Havel's or equivalent make.

7. Elegant designer modular electrical switches of Anchor/ Schneider or equivalent make.

8. Three Phase power supply for all the flats.

Tele- Comm. & Internet:

1. Telephone point in Master Bedroom and living room.

2. Intercom facility to all the units connecting security, club house and other common areas.

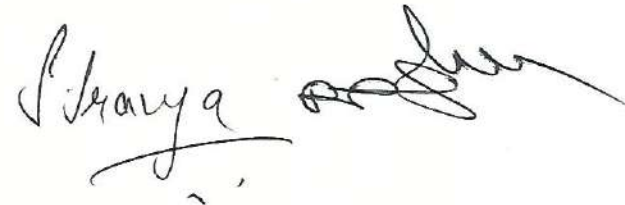
3. Phone for Intercom should be provided.

SECURITY: Standalone video door phone of reputed brand.

DTH / Cable T.V.: Provision for cable connection in Master Bedroom and Living room.

ELEVATORS: Branded automatic lifts car finishing Internal & External to be SS, LED lights, regular FAN, CC Camera, microprocessor based duplex selective control with/without attendant. (Make: Johnson/KONE)





Generator: 100 % DG set back up for all Flats, common areas and club house.

CC Cameras; should be installed in Entry and Exist points of Cellars, Stilt, parking areas, Driveway, Corridors, wherever necessary and it will be connected to one system.

BOOM Barrier provision and IN & OUT

Billing system for Electrical, Water, Gas and common area should be in BMS.

AMENITIES:

Centralized air-conditioned Club house / Multipurpose hall / Indoor games / Jacuzzi / Steam / Gym / Swimming pool / Kids pool / Open lawn / Amphitheatre / Children play area / People plaza / Rain Water harvesting / Water softener plant / Sewage Treatment Plant / Hydro pneumatic System.



SCHEDULE PROPERTY

All that piece and parcel of the undeveloped residentially converted land bearing Sy. No. 21/3 measuring 1 Acre out of 1 Acre 4 guntas converted vide 3 separate official Memorandum bearing Nos. BDS:ALN(E)VB/SR2/05-06 dated 9.01.2006 for land measuring 0 Acre 6 ½ guntas, official Memorandum bearing Nos. BDS:ALN(E)VB/SR 1/2005-2006 dated 9.01.2006 for land measuring 0 Acre 8¾ guntas, and official Memorandum bearing No. ALN(E)(B/SR 177/2008- 2009 dated 17/4/2009 for land measuring 0 Acre 28 ¾ guntas all the 3 orders issued by the Special Deputy Commissioner, (Revenue) Bangalore District, situated at Seegehalli Village, Bidarahalli Hobli, Bangalore East Taluk Bangalore, and bounded on the :

East by : Remaining land in Sy.No. 21/3

West by : Sy.No. 21/2

North by : Sy No. 25

South by : Private Property.

Seetha

P. Pranya

BNG(U)-VRT...5968/2022-23/27-27

IN WITNESS WHEREOF, the Parties above named are executing this Joint Development Agreement in the presence of witnesses attesting hereunder on the day, month and year hereinabove first mentioned.

WITNESSES:

1. Aravind Nalliahalli
2. Dumb
Vinod
Nalliahalli
Bangalore

1. Sirishu

2. Siranya

OWNERS

[Signature]

DEVELOPER

[Signature]

Document Writer - Govt. Approved
We done all type of Registrations
Near Varthur Sub-Registrar Office
M: 93453 30740 / 90502 94139
29-9-22

