



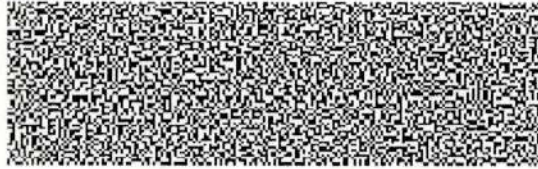
INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA12004521672459X
Certificate Issued Date : 21-Apr-2025 03:43 PM
Account Reference : CSCACC (GV)/ kacsceg07/ KA-SVSEN1059/ KA-SV
Unique Doc. Reference : SUBIN-KAKACSCEG0749258489053227X
Purchased by : LVS BUILDERS LLP
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : LVS BUILDERS LLP
Second Party : NA
Stamp Duty Paid By : LVS BUILDERS LLP
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line



AFFIDAVIT CUM DECLARATION

We, Mr. Prasad Reddy N L, son of Mr. N.Reddeppa Reddy, aged 54 years, and Mr. R Samba Siva Reddy son of Mr. R.Rami Reddy, aged about 50 years, Managing Partners of "M/s. LVS Builders LLP", having registered office at Flat No.026, LVS Gardenia Phase 1, Halehalli Village, KR Puram, Bengaluru-560036, Promoter/Developer of the

For LVS BUILDERS LLP

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

[Signature]
Managing Partner

[Signature]
1
[Signature]

proposed Project/Project, and **Mrs. S SUSHEELA, Mr. LOCHAN GOVINDA REDDY and Mrs. MADHAVI GOVINDA REDDY**, being the land bearing Sy No.101, measuring 2 Acre 25 Guntas, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, converted vide Conversion Orders bearing No.ALN (EBB) SR/236/2012-13, dated 04/07/2013, ("Said Land"), the owners, duly represented by their GPA Holder "M/s. LVS Builders LLP" under the registered General Power of Attorney dated 10.07.2024 (registered as Document No.VRT-4-00207-2024-25, Book IV in the office of Sub-Registrar, Shivajinagar (Varthur), on which the Project "LVS Greenwoods", to be developed/developed do hereby solemnly affirm and jointly state on oath as follows:

1. We, the Second Deponent Mrs. S SUSHEELA, Mr. LOCHAN GOVINDA REDDY and Mrs. MADHAVI GOVINDA REDDY, is the owners of the Said Land having valid right, title and interest over the Said Land who have entered into the Joint Development Agreement dated 10.07.2024, registered as Document No.VRT-1-03412-2024-25 of Book-III in the office Sub-Registrar, Shivajinagar (Varthur) ("JDA") with the 1st Deponent for the Development of the Said Land by constructing residential apartment Building. The copy of the JDA is annexed.

2. We, the Second Deponent and the Owner, hereby undertake to indemnify the allottees on the following:

- a) In the event of any dispute related to the title of the property.
- b) Transfer of land in contravention of the restriction imposed under Section 61 of the Karnataka Land Act and Rules Framed thereunder.
- c) Alienation of land in contravention of Section 74 of the Karnataka Land Reforms Act 1961.
- d) Transfer of Lands in contravention of the provisions of the Karnataka Village Officers Abolition Act 1961.
- e) Transfer of Lands in contravention of the provisions of the Karnataka Land Grant Rules Act 1969.
- f) Transfer of land in contravening the provisions of Section 79-B of the Karnataka Land Reforms Act 1961 (Imposing prohibition of holding agricultural Land by Certain Persons No. RD 132 ERG 76 (P) dated 7.1985.
- g) Registration does not involve violation of section 22A of the section Act 1908.
- h) Transfer of land during the period in which a notification published under sub-section (1) of Section 4 of the Land Acquisition Act, 1894 (Central Act 1 of 1894 is in force in respect of such Land).
- i) Transfer of Land in respect of which a notification published under section 17 of the Bangalore Development Authority Act 1976 (Karnataka Act 12 of 1976) is in force.

For LVS BUILDERS LLP

Managing Partner

S. Susheela
K. Madhavi
L. Govinda Reddy



j) Transfer of site during the subsistence of the Lease Cum Sale Agreement entered into by the allottee with the Bangalore Development Authority (Allotment of Sites Rules) 1984 (S1. No. 9, 10, 11 and 12 issued as per Notification No. RD 132 ERG 76 Bangalore, dated 20th June 1988.

3. That apart, the 1st Deponent/Promoter hereby specifically undertakes that, all the obligations and issues with respect to conferment of common amenities, common facilities to the Units fallen to the share of both the Developer and the Owners in terms of the JDA and shall be dealt, provided, complied and resolved solely by the 1st Deponent.

4. We, the Deponents have become jointly entitled to the Built-up area in terms of the Joint Development Agreement and our entitlements have been identified in in the Supplementary/Sharing Agreement dated.30/04/2025 The copy of the Sharing is annexed.

5. We, the Deponents jointly undertake that we shall be respectively/individually be liable and answerable to the Purchaser/ s of the Unit/s pertaining to our shares and will indemnify the Purchaser/s in event of any breach of the terms and conditions of any Agreements, Deeds pertaing to the sale of Units and its ancillary obligations.

6. That the Said Land is not mortgaged as on this date.

7. That the time period within which the Project shall be completed by us is 30.06.2027.


8. The First Deponent hereby undertakes that, they shall open a separate bank account for deposit of seventy per cent (70%) of realisations from the Allottees for sale, till completion of the Project development with agreed specification including in obtaining the occupancy/completion certificate for development of project.


9. The First Deponent hereby undertakes that, seventy per cent of the amounts realized for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a Scheduled Bank to cover the cost of construction and the land cost and shall be used only for that purpose.

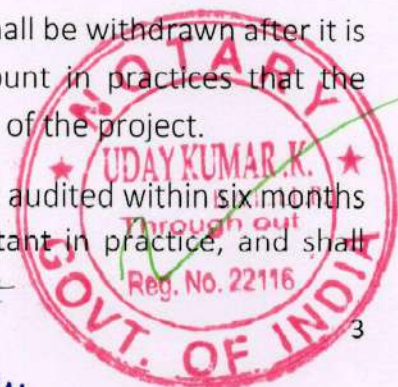
10. We further swear that the amount from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the Project.

11. We swear that the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and character account in practices that the withdrawal is in proportion to the percentage of completion of the project.

12. That we the Promoter/ land owners shall get the account audited within six months after the end of every financial year by a chartered accountant in practice, and shall

For LVS BUILDERS LLP

Managing Partner

S. Suresh

S. Suresh



produce a statement of accounts duly certified and signed by such Chartered account and it shall be verified during the audit that the amount collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

13. That we the Promoter/s and land owner/s shall take all the pending approvals on time, for the competent authorities.

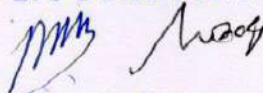
14. That we the Promoter/s and land owner/s have furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.

15. That we the Promoter/s and land owner/s shall not discriminate against any allottee at the time of allotment of any apartment, plot or a building, as the case may be, on any grounds.

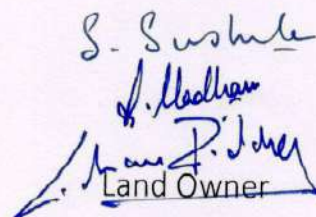
Place: Bengaluru

Date: 28/04/2025

For LVS BUILDERS LLP

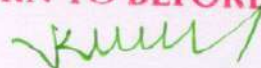

Managing Partner

Promoter/s


Land Owner



SWORN TO BEFORE ME



UDAY KUMAR.K.
B.A.L.L.B.,
ADVOCATE & NOTARY PUBLIC
GOVT OF INDIA Reg No 22116
No 15, 1st Main 1st Cross,
Chinnappa Layout, Kempapura,
BENGALURU-560 024

29 APR 2025

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

I 34/12/24-25 JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT is made and executed on this the
10th day of June, 2024 (10/07/2024) at Bangalore.

BETWEEN:

1. Mrs. S SUSHEELA, aged about 59 years,
W/o Mr. M Govinda Reddy,
AADHAAR No.2496 9996 4283

2. Mrs. MADHAVI GOVINDA REDDY, aged about 39 years,
D/o Mr. M Govinda Reddy,
AADHAAR No.2142 4920 4947

Residing at: No.544, Advikalaya, 4th Main, NGEF,
Sadanandanagar, Bangalore-560038

3. Mr. LOCHAN GOVINDA REDDY, aged about 37 years,
S/o Mr. M Govinda Reddy,
AADHAAR No.2949 8607 4893

Owners at Sl No 1 and 3 both are residing at No.39, Srirama Temple Street,
Domlur Village, Bangalore-560071.

Hereinafter referred to as the **OWNERS** (which expression shall wherever the context
so requires or admits, mean and include his/their respective Legal Heirs, Successors,
Executors, Administrators, Representatives and Assigns etc.,) of the **FIRST PART**.

S. Susheela

M. Madhavi

L. Lochan

For LVS BUILDERS LLP

[Signature]
- Managing Partner

BNG(U)-VRT.....

34/12

/2024-25



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Sri.M/s. LVS BUILDERS LLP Represented by its Managing Partner Mr.N.L.PRASAD REDDY S/o Sri.N.Reddappa Reddy
ಇವರು ₹23,64,000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	23,64,000.00	Online Challan Reference Number RG0724000010182469 Dated:10/07/2024
Total:	23,64,000.00	

ಸ್ಥಳ:ವರ್ತೂರು

ದಿನಾಂಕ: 10/07/2024

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ವರ್ತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ
ಉಪನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ವರ್ತೂರು

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

AND

M/s. LVS BUILDERS LLP

A registered Partnership firm having its Office at Flat No.026, LVS Gardenia,
Phase-I, Halehalli Village, T.C.Palya, K.R.Puram, Bangalore – 560 036

Represented by its Managing Partners .

1. Mr.N.L.PRASAD REDDY, aged about 54 years,
S/o Sri.N.Reddappa Reddy,

2. Mr.R.SAMBASIVA REDDY, aged about 50 years,
S/o Sri.R.Rami Reddy,

Hereinafter referred to as the **DEVELOPER/BUILDER/PROMOTER** (which expression shall wherever the context so requires or admits, mean and include its Partners, Representatives, Legal Heirs, Successors, Executors, Administrators and Assigns etc.,) of the **SECOND PART**

WITNESSES AS FOLLOWS:

WHEREAS, the Owners are the absolute owners of all that piece and parcel of the Property bearing **Converted Sy.No.101**, Present E-Katha No.150200400500424473, Duly converted vide official Memorandum No.ALN (EBB) SR/236/2012-13, dated 04/07/2013, issued by Deputy Commissioner Bangalore District, situated at **Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk**, Bangalore District, measuring **1 Acre 25 Guntas**, which Property is more fully described in the Schedule hereunder and hereinafter referred to as the “**SCHEDULE PROPERTY**”, they have acquired the schedule property vide registered Gift Deed dated 14/06/2024, registered as document No.4469/2024-25, Book-I, registered before the office of the Sub Registrar Banasawadi, Bangalore.

WHEREAS, the Parties of the First Part are desirous of getting caused the Development of the Schedule Property and in this regard have approached the Second

S. Sushile

2

S. Sushile
S. Sushile
S. Sushile

For LVS BUILDERS LLP

[Signature]
Managing Partner

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- VRT-1-03412-2024-25




BNG(U)-VRT.....34/12/2024-25

14-2000

ವರ್ತಮಾನ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 10/07/2024 ರಂದು 04:03:38 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ




ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	11,82,000.00
2	ಸೇವಾ ಶುಲ್ಕ	945.00
3	ಒಪ್ಪಿಗೆ ಶುಲ್ಕ	100.00
	ಒಟ್ಟು	11,83,045.00

Sri.M/s. LVS BUILDERS LLP Represented by its Managing Partner Mr.N.L.PRASAD REDDY S/o Sri.N.Reddappa Reddy ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri.M/s. LVS BUILDERS LLP Represented by its Managing Partner Mr.N.L.PRASAD REDDY S/o, Sri.N.Reddappa Reddy , 54, Resident of: , Office at Flat No.026, LVS Gardenia, Phase-I, Halehalli Village, T.C.Palya, K.R.Puram, Bangalore , Bengaluru East, BENGALURU URBAN, KARNATAKA - 560036 (Presenter)		 Left Thumb	

ಒರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ವರ್ತಮಾನ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ವರ್ತಮಾನ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri.M/s. LVS BUILDERS LLP Represented by its Managing Partner Mr.N.L.PRASAD REDDY S/o Sri.N.Reddappa Reddy, , 54, Resident of: , Office at Flat No.026, LVS Gardenia, Phase-I, Halehalli Village, T.C.Palya, K.R.Puram, Bangalore , Bengaluru East, BENGALURU URBAN, KARNATAKA - 560036 (Claimant)		 Left Thumb	

ಒರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

Party, who have the necessary expertise and infrastructure and requested them to develop the Schedule Property.

WHEREAS the Owners have represented as under:-

- That the First Parties/Owners are the absolute Owners of the Schedule Property and they assures that their title to the Schedule Property is good, marketable and subsisting and none else has/have any right, title, interest or share therein;
- That the Schedule Property is not subject to any encumbrances, attachments, court or acquisition proceedings or charges or mortgages or lien of any kind;
- That the Owners have not entered into any agreement/s for Sale/transfer/development of the Schedule Property with anyone else;
- That the agreement for development arrived at between the parties is for the benefit of the family members of the Owners and that the other members of the family have also consented to this Joint Development arrangement;
- In the event of any claim put forward either by the family members of the owners or any other third parties, the same shall be solved by the owners herein at their cost.
- The Owners or any one on their behalf has or have not created any adverse right in respect of the Schedule Property or any part or portion thereof

Acting on the said representations, the Promoter has agreed to develop the Schedule Property and the Parties are desirous of reducing the terms agreed into writing as hereunder;

S. Sushile

S. Haldhar






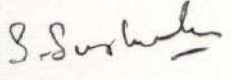


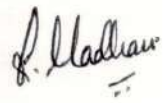





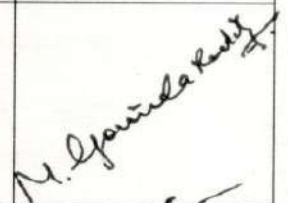
L. S. S. S.

For LVS BUILDERS LLP

[Signature]
Managing Partner



ENG(U)-VRT... 34/12/2024-25

6-200

2	Sri.M/s. LVS BUILDERS LLP Represented by its Managing Partner Mr.R.SAMBASIVA REDDY S/o Sri.R.Rami Reddy, , 50, Resident of : , Office at Flat No.026, LVS Gardenia, Phase-I, Halehalli Village, T.C.Palya, K.R.Puram, Bangalore , Bengaluru East, BENGALURU URBAN, KARNATAKA - 560036 (Claimant)		 Left Thumb	
3	Mrs.S SUSHEELA W/o Mr. M Govinda Reddy, , 59, Resident of : , Residing at No.39, Srirama Temple Street, Domlur Village, Bangalore, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560071 (Executant)		 Left Thumb	
4	Mrs.MADHAVI GOVINDA REDDY D/o M Govinda Reddy, , 39, Resident of : , Residing at: No.544, Advikalaya, 4th Main, NGEF, Sadanandanagar, Bangalore, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560038 (Executant)		 Left Thumb	
5	Mr.LOCHAN GOVINDA REDDY S/o M Govinda Reddy, , 37, Resident of : , Residing at No.39, Srirama Temple Street, Domlur Village, Bangalore, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560071 (Executant)		 Left Thumb	
6	Mr.M GOVINDA REDDY S/o Munikrishna Reddy, , 69, Resident of : , R/at No.39, Srirama Temple Street, Domlur Village, Bangalore, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560071 (Executant)		 Left Thumb	

ಹಿರಿಯ ಉಪನೋದಕಾಧಿಕಾರಿ
ವರ್ತಮಾನ, ಉಪನೋದಕಾಧಿಕಾರಿ
ವರ್ತಮಾನ

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Subbaramaiah S/o Krishnappa (Identifier)	No 25,,Shiva Temple, Bidarahalli, Bangalore, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560049	
2	Nithin S/o ashok kumar (Identifier)	,No 53 Benniganahalli bangalore, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560093	

ಹಿರಿಯ ಉಪನೋದಕಾಧಿಕಾರಿ
ವರ್ತಮಾನ, ಉಪನೋದಕಾಧಿಕಾರಿ
ವರ್ತಮಾನ

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

That in pursuance of the foregoing and subject to the mutual obligations undertaken by the Owners and Promoter under this Agreement, the Owners and Promoter hereby agrees to develop the Schedule Property by constructing and putting up multi-storied residential apartment Building, subject to the terms and conditions herein contained;

1) PERMISSION FOR DEVELOPMENT:

1.1) The Owners are in possession and enjoyment of the Schedule Property. The Owners hereby irrevocably authorize the Promoters for the purpose of development, to enter upon the Schedule Property and develop the same, however the authority so granted does not in any manner be construed as delivery of possession by the Owners in part performance of this agreement or any Agreement of sale under section 53-A of the Transfer of property Act or under Section 2(47) (iv) of the Income Tax Act, 1961

1.2) The Owners hereby agree not to interfere or interrupt in the course of construction and development of the Schedule Property and/or commit any act or omission having the effect of delaying or stopping the work that has to be done under this Agreement. However, the owners shall always be entitled to inspect the progress of the work and type of work, which is being done on the Schedule property.

2. PLANS:

2.1) The Promoter shall be entitled to modify the Plan approved/submitted or submit fresh plan, from time to time as decided by the promoter, without altering the entitlement of the owners under this Agreement and the same to be updated to the owners of the current plan and take approval in writing.

2.2) The First Party shall execute a Irrevocable General Power of Attorney to enable the second party to secure plans, licenses and other permissions and for purposes connected with the development in addition thereto the members of first party shall sign and execute such other documents, papers and other agreements applications that may be required by the second party for securing permission and license and

S. Sushile

A. Madhwar

L. S. S. S.

For LVS BUILDERS LLP

[Signature]

- Managing Partner

BNG(U)-VRT.....

34/12/2024-25

18-20



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನಂಬರ್ VRT-1-03412-2024-25 ಆಗಿ

ದಿನಾಂಕ 10/07/2024 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ವರ್ತೂರುಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ವರ್ತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಪದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

effectively developing the schedule property however the cost thereof shall be met and borne by second party. The parties shall co-operate with each other for completion and mutual success of the development of the schedule property

3. CONSTRUCTION:

3.1) The Promoter shall construct in the Schedule Property multi-storied Residential Apartment Building, based on the working diagrams and sketches and concurred by the parties hereto, with internal and external services, amenities, facilities including compound walls, lobbies, staircases and passages etc. The construction shall be in accordance with the specifications agreed by the parties or equivalents thereto. The Promoter shall construct Apartment Building with identical specification for both the owners' Constructed Area and the Developers Constructed Area;

3.2) The Promoter will be entitled to engage Architects, Engineers, Contractors and others, as they deem fit to execute the construction work; however in case of disputes between the promoter and their contractors, architects, engineers and other workmen, suppliers of materials and other persons who are engaged by the Promoter in the development of the Schedule property, the same shall be settled by the Promoter, and the owner shall have no liability of any nature whatsoever nor will the Owner be deemed to be the Principal Contractor;

3.3) The Promoter shall be entitled to make additions and alteration in the construction without materially affecting the entitlement of the Owner. The Promoter shall have absolute discretion in matters relating to the method and manner of construction;

4. COST OF CONSTRUCTION

4.1) The entire cost of construction, including Architects fee and charges/fee if any, to be paid for Licence etc., Deposits, payments for the temporary connection of water and electricity during construction and development of the Schedule Property shall be borne by the Promoters.

L. Sushila
A. Haddhau
L. Sushila

5

For LVS BUILDERS LLP

[Signature]
Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

5. SHARING OF BUILT AREA:

5.1) In consideration of Owners agreeing to transfer an undivided **70%(Seventy Percent)** share in the Schedule Property to the Promoter or their nominee/s, the Promoter agree to construct and deliver to the Owners, free from all encumbrances and liabilities, **30%(Thirty Percent)** of the Super built-up area in the Building/s to be constructed in the Schedule Property (hereinafter together referred to as the "OWNER'S CONSTRUCTED AREA") for the absolute use and/or benefit and ownership of the Owners; the cost of construction of such Owner's constructed Area shall be borne by the Promoter:

5.2) In consideration of the Promoter agreeing to deliver the Owner's constructed Area as per Para 5.1 above, the owners hereby agrees to transfer/convey to the promoter or their nominees, an undivided **70%(Seventy Percent)** share in the Schedule property, either in one lot or in several shares;

5.3) The Owner's constructed Area and terrace shall be the absolute Property of the Owners and they shall be entitled to sell, mortgage, gift, lease or otherwise dispose of the same or any part thereof, along with his/their undivided **30%(Thirty Percent)** share in the land alongwith proportionate **30%(Thirty Percent)** car parking area and they shall be entitled to all income, gains, capital appreciation and benefit of all kinds of description accruing, arising or flowing there from.

5.4) The Promoter shall be entitled to the remaining **70%(Seventy Percent)** constructed area terrace and car parking Area with undivided **70%(Seventy Percent)** share in the land comprised in the Schedule Property;

5.5) The Owners and the Promoter shall mutually agree upon the flats to be taken to their respective share and in that regard shall enter into a Supplemental Agreement.

6. DELIVERY:

6.1) The Promoter shall commence construction from the date of Joint Development Agreement and the Owners shall hand over the vacant possession of the Schedule Property for the purpose of construction. The Promoter hereby agrees to complete the

S. Sushile

6

S. Madhavi
S. Sushile

For LVS BUILDERS LLP

Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಲೆಯನ್ನು ಸಂಘದ ಉಪಯೋಗವು
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುಖ್ಯಾಂಶ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

construction in all respects the Apartment Building and the Owner's constructed Area within **32 (Thirty Two)** months time from the date of Joint Development Agreement. However, the Promoter shall not incur any liability for any delay in delivery of the Possession of the Owner's Constructed Area, by reason of non-availability of Cement and/or Steel and/or by Government Restrictions and/or by reason of Civil Commotion, any act of God or due to any Injunction or Prohibitory order (not attributable to any action of the Promoter) or conditions of force majored. In any of the aforesaid events, which are beyond the control of the Promoter, the promoter shall be entitled to corresponding extension of time, for delivery of the said Owner's constructed area.

6.2) It is agreed by the Developer/Second Party that they shall pay rent of Rs.20,000/- per month per Flat for owners constructed area of **30%(Thirty Percent)** of delay pursuant to the said grace period, till the date of handing over of the owners' share of built up area, in ready to live in condition.

6.3) The Developer is hereby empowered to develop the Schedule Property into Multistoried Apartment Building as per the bye laws including RERA (Real Estate Regulatory Act) and also land owners should sign declaration as per RERA

6.4) That the Developer/Second Party shall apply BBMP/BDA or Concern authority for the commencement Certificate and Occupancy certificate and E-katha after receiving the same shall be provided to the First Part/Owners.

6.5) The First Part/Owners shall keep the Developer/Second Party or any one claiming through the Developer/Second Party fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings and third party claims that may arise against the Developer or any one of owner claiming through the Developer for any act of omission or commission of the First Part/Owner or on account of any defect in or want of title on the First Part/Owners. The First Part/Owners agree to clear the title on Schedule Property by themselves at their own cost and without making the Developer/Second Party liable for the same.

S. Sushila

P. Madhavi

L. Mrs P. M. M.

For LVS BUILDERS LLP

Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಪೂರ್ಣ ಉಪಯೋಗಿಸಿ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



**The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.**

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

7. INDEMNITY:

7.1) The Owners hereby confirms that their title to the Schedule Property is good, marketable and subsisting and that none else have any right, title, interest or share in the Schedule Property and that the Schedule Property is not subject to any encumbrance, attachment, Court or taxation or acquisition proceedings or charges of any kind. The Owners shall keep the Promoter fully indemnified and harmless, against any loss or liability, cost or claim, action or proceedings that may arise against the Promoter on account of any defect in or want of title on the part of the Owners or on account of any delay caused at the instance of the Owners; If any objection is received by any third parties/public in general, or anybody claiming through the owner/s or anybody asserting right over the Schedule Property causing delay in the project shall be resolved by the owner/s at their cost.

7.2) The Promoter 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 Promoter to discharge their liabilities/obligations to the labour employed by them or any claims of the labour contractors or on account of any act of omission or commission in using the Schedule Property or putting up the construction.

8) TRANSFER OF PROMOTER SHARE:

8.1) The Owners shall convey/transfer Promoter's **70%(Seventy Percent)** share in the land comprised in the Schedule property to the promoter or persons nominated by the promoter in terms of this agreement;

8.2) After the commencement of construction and execution of the Agreement for allocation of the Owner's Constructed Area in terms of Clause 5 mentioned above, the Promoter will be entitled to enter into Agreements for sale of undivided shares in the Schedule Property to any extent of **70%(Seventy Percent)** with persons intending to own units and enter into Construction Agreement with such intending Unit Holders entirely at the risk as to cost and consequences of the Promoter;

S. Sushila

8

S. Madhavi

Z. S. P. M.

For LVS BUILDERS LLP

[Signature]
- Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

8.3) The stamp duty, registration charges and expenses in connection with the preparation and execution of the Deed/s of conveyance and/or other documents relating to the **70%(Seventy Percent)** share in the land rights in the Schedule Property agreed to be conveyed to the Promoter or Promoter's nominee/s shall be borne by the Promoter or their nominee/s;

9. OTHER MATTERS:

9.1) It is covenanted between the parties that any disputes or differences arising between the Promoter and Purchaser of Units in the **70%(Seventy Percent)** share in the Schedule Property agreed to be conveyed to the Promoter, shall be resolved between them only and all responsibility, consequential claims, damages, if any, shall exclusively be borne by the Promoter;

9.2) It has been agreed that during the period of construction, if there be any accident or untoward incident etc., the responsibility for the same shall be that of the Promoter and damages, claims, if any, arising out of such happening shall be on account of the Promoter only;

9.3) It is hereby agreed that the Promoter shall under no circumstances, assign or part with their rights to develop/construct arising out of this Agreement to any other party;

10. TAXES, MAINTENANCE. DEPOSITS ETC.,

10.1) Upto date tax, levies and cesses etc., payable to the concern panchayath office in respect of the schedule property shall be borne by the Promoter.

10.2) The Owners and the Promoter or anyone claiming through them shall be liable to bear and pay the proportionate taxes, GST, Income Tax, rates and cesses and other services, maintenance charges and the outgoings payable in respect to the their respective constructed area which shall be over and above the maintenance deposit to be paid, from the date of delivery of possession or on the expiry of one month from the date of service of a written notice telegraphically and by registered post

S. Sushila

9

S. Madhavi

L. M. R. M.

For LVS BUILDERS LLP

Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

(acknowledgement due), by Promoter to the Owners informing that the Owners' Constructed Area is ready for delivery and occupation;

10.3) The Owners and Promoter proportionate shall bear and pay all charges, Deposits payable to B.W.S.S.B and GST or other Authorities.

10.4) The Promoter shall bear and pay all charges, Deposits payable to BESCOM.

10.5) It has been specifically agreed by the parties that the applicable taxes under the GST Act and under the Income-tax Act, relating to the share of area fallen to the share of builder/developer and the land owners, shall be paid by the respective parties as per the provision applicable under the respective laws.

10.6) The Owners and/or any one claiming through or under the Owners and the Promoter or anyone claiming through or under the Promoter, shall from the date of delivery of possession of Owner's Constructed Area, maintain their respective portions, in tenantable repair and shall not do or suffer to be done anything in or to the said Premises, and/or common areas and passages of the Building which may be against law or which will cause obstruction or interference to the users of such common areas. The owner and/or his transferee/s in regard to Owners' constructed Area and the Promoter and their nominees in respect of Promoter's share of constructed area, shall become members of a Association/condominium to be formed by all the Unit Holders for the purpose of attending to maintenance, and safety of the Building and all matters of common interest and shall observe and perform the terms/conditions/Bye-laws/Rules/Regulation of such organization; and all Unit holders, including the Owners and their Transferee/s,

10.7) The Owners shall be responsible for the maintenance of their share of the constructed area from the date of taking possession or on the expiry of one month from the date of receiving intimation from the Developers that the owners share of the constructed area is ready for occupation.

10.8) The Developer after completion of the apartment shall have the option of setting up a maintenance office comprising of cleaning staff, security, general maintenance,

S. Sushile

10

S. Madhavi

L. M. P. M.

For LVS BUILDERS LLP

Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಪುಟ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

customer support etc., for the maintenance of the apartment/flat building, the Developer is entitled to fix such monthly maintenance fees or charges, which is required to be paid by the buyers of the individual apartments. The Owners is also required to pay such maintenance charges in case they prefer to retain his/their share of constructed area.

10.9) The Owners hereby agree, assure and undertake with Developer to pay monthly maintenance charges at the rate of Rs.3/- per Sq.foot per month of the owners share of flats concerned duly endorsed in the writing by the owners of having taking possession and as the case may be, which have been allotted to them/or any of the prospective buyers of owners flat of the same, the said maintenance will start from the date of taking possession or receiving permanent Power Supply or receiving Occupancy Certificate whichever is earlier.

11. OBLIGATIONS OF THE FIRST PARTY:

11.1) The Owners shall on the execution of this Agreement and payment mentioned in Clauses above grant a specific Power of Attorney in favour of the Promoter or its nominees, empowering to proceed with obtaining of Licences Plans, consents and in regard to the Building/s to be constructed on the Schedule Property and authorizing the Promoter to represent before all and any of the Statutory Authorities and General Power of Attorney to sell Promoter's share;

11.2) The said Power of Attorneys mentioned in clauses above, shall be duly registered before the jurisdictional Sub-Registrar. The Owners agrees not to revoke the said Power of Attorneys till the sale of the Promoter's **70%(Seventy Percent)** share in the Schedule Property, since the power of attorney is coupled with interest, the same shall be irrevocable in nature.

11.3) The Owners shall sign and execute necessary application, papers, documents and do all acts, deeds and things as the Promoter may lawfully require to obtain any licences, Plan, and consents as well as to and in order to legally and effectively vest in the Promoter's nominee/s title to the undivided **70%(Seventy Percent)** share in the Schedule Property.

S. Sushila

S. Mallikarjun

S. M. P. M.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಪೂರ್ಣ ಉಪಯೋಗಿಸಿ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

11.4) The owner/s shall extend full co-operation to the Developers to complete the project. The owners shall not create any impediments or obstruction in the way of the developers in developing.

11.5) It is agreed between the parties that in event of there being any change in the Specifications sought for by the Owners for their share of constructed area or their transferees which is in the nature of up-gradation of specification, the promoter is entitled to take up such works and in that event the Owners or their transferees shall contribute the difference for such up-gradation cost at mutually agreed rates and at mutually agreed additional time periods, All such up-gradation will be undertaken by the Developer at additional cost.

11.6) The Owners shall provide a 40 Feet Wide Road access for ingress and egress in the Western Side of the Schedule Property from the main Road running towards South to North and same shall be relinquished.

12. DEFECT LIABILITY PERIOD:

12.1) The Promoter agree that they shall for a period of Twelve months from the date of the Owner's constructed Area is ready for occupation be liable to repair or cause repair at the cost of Promoter, of any structural defects noticed during the period of six months. Cracks in plaster will not be considered as structural defects.

13. DOCUMENTS OF TITLE:

13.1) The Owners shall handover the original documents of title to the Promoter and the same shall be handed over to the Apartment owners' association on completion of the project, that the developer shall not pledge the original documents at any bank or financiers and the developer shall handover all the original documents to the association of the Apartment;

S. Sushile

S. Sushile

S. Sushile

12

For LVS BUILDERS LLP

Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಪದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

14. NAME OF BUILDING:

14.1) The Parties have agreed that the name of the Apartment Building shall be decided by the Promoter only.

15. BREACH AND CONSEQUENCES:

15.1) In the event of breach of the terms of this Agreement by either party, the aggrieved party shall be entitled to specific performance and also be entitled to recover all the losses and expenses incurred as consequence of such breach from the party committing the breach;

16.CUSTODY:

16.1) The original of this agreement shall be with the Promoter and the Duplicate copy/photo copy shall be with the Owners;

17. PUBLICITY/ADVERTISEMENT:

17.1) The developers shall be entitled to erect sign board on the schedule property advertising for sale and disposal of the built up areas in the schedule property and to publish in newspaper/s magazine/s website/s and such other media/s calling for application form/s from prospective purchaser/s and otherwise marked their proportionate share in any manner whatsoever

18. MORTGAGE LOAN:

18.1) The Builder/Promoter herein shall be entitled to raise bank loan, mortgage loan from the housing financial institutions, banks, private banks, private parties etc., by mortgaging builder's share of **70%(Seventy Percent)** of the Schedule Property and proposed built up area and for that purpose the Builder shall be entitled to sign all applications, forms, indemnities, affidavits etc., of the bank and to comply with all requirement of bank for getting disbursement of loan, and further the Builder's share alone shall be liable for such loans and owner's share of flats/super built up area and

S. Sushile

S. Haddhau

L. M. P. M.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

owners' share of land shall not be liable for such loans and the builder alone shall be liable to discharge the entire loan so raised.

19. ARBITRATION:

19.1) In the event of there being any dispute with regards to this agreement or under this agreement or interpretation of any of the terms and conditions of this agreement the same may be referred to arbitration of a sole Arbitrator to be appointed by the parties and such Arbitration shall be in English and as per the provisions of Arbitration and conciliation Act, 1996. The seat of such Arbitration shall be at Bangalore;

20. SPECIFICATIONS:

1. Structure : RCC framed structure designed as per IS code using M20 Grade Concrete (FAR Approximately 2.25).
2. Walls : External wall with 6" solid concrete blocks and internal walls with 4" solid concrete blocks.
3. Doors : Main Door with Teak BST Shutter and all other doors salwood with flush shutters.
4. Windows : Three track Power coated UPVC Windows with safety grills with mosquito mesh.
5. Flooring : Marble/Granite Flooring for common area, 2' x 2' branded Vitrified tiles for Built-up area.
6. Toilets : Glazed Ceramic tiles dadoing upto 7' height with Standard/ESS/Jaguar continental CP fittings, Hindware/Parryware/cera Sanitary fittings.
7. Kitchen : Granite Counter platform with steel sink, glazed tiles dadoing upto 2' height platform.

S. Sushile

S. Madhavi

L. S. S. S.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

- | | |
|---------------------|--|
| 8. Painting | : Asian Premium Emulsion for Internal Walls, Apex Matt for external walls and enamel paints for wood and grills. |
| 9. Electrical | : ISO standard fire proof wiring with anchor/roma or equivalent switches |
| 10. Water Supply | : Resources from bore well and Rain Water harvesting. |
| 11. Lift | : 3 Lifts with capacity of 8 passengers. |
| 12. Other Amenities | : Gym facility, Swimming Pool, Club House and kids play ground for the common usage. |

SCHEDULE PROPERTY

All that piece and parcel of the Property bearing **Converted Sy.No.101**, Present E-Katha No.150200400500424473, Duly converted vide official Memorandum No.ALN (EBB) SR/236/2012-13, dated 04/07/2013, issued by Deputy Commissioner Bangalore District, situated at **Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, measuring 1 Acre 25 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Remaining portion of Sy No.101 Developed by M/s Venkat Eatates;

West by : 40 feet Wide Road;

North by : Road;

South by : Remaining portion of Sy No.101 retained by M Govinda Reddy;

S. S. Sushrutha
S. K. K. K.
S. K. K. K.

For LVS BUILDERS LLP

[Signature]
Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

IN WITNESS WHEREOF, the PARTIES hereto have signed this Joint
Development agreement in the presence of the witnesses attesting hereunder.

CONSENTING WITNESSES:

Mr. M Govinda Reddy
Mr. M GOVINDA REDDY aged about 69 years,
S/o. Sri. Munikrishna Reddy,
R/at No.39, Srirama Temple Street,
Domlur Village, Bangalore-560071.
AADHAAR No.2343 6449 1814

WITNESSES

1.

Subbaramaiah.BK
Subbaramaiah.BK
S/o Krishnaiah
#25, Bidarahalli
Bangalore 56009

1. *S. Sushila*

2. *S. Kladham*

3. *L. M. P. M.*

OWNERS

2. *g. k. k.*

#406 nagavarapalya
Bangalore-560019.

1. **For LVS BUILDERS LLP**

2. *M. M. M.*
Managing Partner

PROMOTER

Drafted by:

R. SANTHOSH KUMAR Associates,
Advocates, Flat No.406, Motati Meadows, Nagavarapalya Main Road,
Benniganahalli, Old Madras Road, C.V.Raman Nagar Post, Bangalore - 560 093.



सत्यमेव जयते

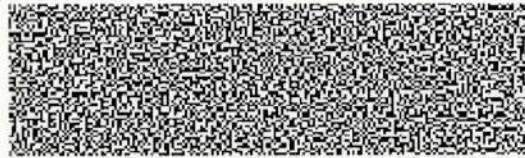
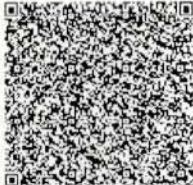
INDIA NON JUDICIAL

Government of Karnataka

Rs. 500

e-Stamp

Certificate No.	: IN-KA16911460846862X
Certificate Issued Date	: 26-Apr-2025 02:32 PM
Account Reference	: CSCACC (GV)/ kacsceg07/ KA-SVVIG1060/ KA-SV
Unique Doc. Reference	: SUBIN-KAKACSCEG0758519919291305X
Purchased by	: LVS BUILDERS LLP
Description of Document	: Article 5(J) Agreement (in any other cases)
Property Description	: SHARING AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: LVS BUILDERS LLP
Second Party	: S SUSHEELA MADHAVI GOVINDA REDDY LOCHAN GOVINDA RE
Stamp Duty Paid By	: LVS BUILDERS LLP
Stamp Duty Amount(Rs.)	: 500 (Five Hundred only)



Please write or type below this line

SUPPLEMENTAL AGREEMENT

THIS SUPPLEMENTAL AGREEMENT is made and executed on this the **30th day of April 2025 (30/04/2025)** at Bangalore.

BETWEEN:

1. Mrs. S SUSHEELA, aged about 59 years,
W/o Mr. M Govinda Reddy,
AADHAAR No.2496 9996 4283

S. Susheela *M. Madhavi* *L. Govinda Reddy*

For LVS BUILDERS LLP

[Signature]
Managing Partner

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಪೂರ್ಣ ಉಪಯೋಗಿಸಿ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/-
(ಬೆಂಚ್‌ಟಿ ಸೇರಿ)

2. Mrs. MADHAVI GOVINDA REDDY, aged about 39 years,
D/o Mr. M Govinda Reddy,
AADHAAR No.2142 4920 4947

Residing at: No.544, Advikalaya, 4th Main, NGEF,
Sadanandanagar, Bangalore-560038

3. Mr. LOCHAN GOVINDA REDDY, aged about 37 years,
S/o Mr. M Govinda Reddy,
AADHAAR No.2949 8607 4893

Owners at Sl No 1 and 3 both are residing at No.39, Srirama Temple Street,
Domlur Village, Bangalore-560071.

Hereinafter referred to as the **OWNERS** (which expression shall wherever the context
so requires or admits, mean and include their respective Legal Heirs, Successors,
Executors, Administrators, Representatives and Assigns etc.,) of the **FIRST PART**

AND

M/s. LVS BUILDERS LLP

A registered Partnership firm having its Office at Sy No.53/2, Halehalli Village,
T.C.Palya, K.R.Puram, Bangalore – 560 036

Represented by its Managing Partners

1. Mr.N.L.PRASAD REDDY, aged about 54 years,
S/o Sri.N.Reddappa Reddy,

2. Mr.R.SAMBASIVA REDDY, aged about 50 years,
S/o Sri.R.Rami Reddy,

S-Swale.
P. Haddhavi
L. Haddhavi

For LVS BUILDERS LLP

Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/-
(ದೇವನಾಗರಿ ಸೇರಿ)

Hereinafter referred to as the **DEVELOPER/BUILDER/PROMOTER** (which expression shall wherever the context so requires or admits, mean and include it's Authorized Representatives, Successors, Executors, Administrators and Assigns etc..) of the **SECOND PART**

WHEREAS the Parties herein have already entered into a Joint Development Agreement dated 10/07/2024, registered as Document No.3412/2024-25, Book-I, registered in the office of the Sub-Registrar, Varthur, Bangalore, for the development of all that piece and parcel of property more fully described in the Schedule hereunder and hereinafter referred to as the Schedule Property.

WHEREAS in pursuance to clause 5.5 of the said Joint Development Agreement, the parties herein have mutually agreed to share the flats to their respective share in the following manner.

a) Flats allocated to the share of the **OWNERS of the FIRST PART**,

1. Flat bearing No. **A-005, A Block, 3 BHK**, in **Ground Floor**, measuring about **1445 Sq.ft** super built up area, **1130.46 Sq.ft** Built up area, **946.89 Sq.ft** Carpet area and **539.48 Sq.ft** of Undivided Share of land.
2. Flat bearing No. **A-006, A Block, 2 BHK**, in **Ground Floor**, measuring about **1255 Sq.ft** super built up area, **980.29 Sq.ft** Built up area, **818.54 Sq.ft** Carpet area and **468.54 Sq.ft** of Undivided Share of land.
3. Flat bearing No. **A-008, A Block, 3 BHK**, in **Ground Floor**, measuring about **1520 Sq.ft** super built up area, **1186.10 Sq.ft** Built up area, **946.88 Sq.ft** Carpet area and **567.48 Sq.ft** of Undivided Share of land.
4. Flat bearing No. **A-105, A Block, 3 BHK**, in **First Floor**, measuring about **1445 Sq.ft** super built up area, **1130.46 Sq.ft** Built up area, **946.89 Sq.ft** Carpet area and **539.48 Sq.ft** of Undivided Share of land.
5. Flat bearing No. **A-107, A Block, 2 BHK**, in **First Floor**, measuring about **1255 Sq.ft** super built up area, **980.29 Sq.ft** Built up area, **818.54 Sq.ft** Carpet area and **468.54 Sq.ft** of Undivided Share of land.

S. Sushila

A. Madhavi

L. S. P. S.

For LVS BUILDERS LLP

Managing Partner



**The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.**

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

6. Flat bearing No. A-205, A Block, 3 BHK, in Second Floor, measuring about 1445 Sq.ft super built up area, 1130.46 Sq.ft Built up area, 946.89 Sq.ft Carpet area and 539.48 Sq.ft of Undivided Share of land.
7. Flat bearing No. A-206, A Block, 2 BHK, in Second Floor, measuring about 1255 Sq.ft super built up area, 980.29 Sq.ft Built up area, 818.54 Sq.ft Carpet area and 468.54 Sq.ft of Undivided Share of land.
8. Flat bearing No. A-307, A Block, 2 BHK, in Third Floor, measuring about 1255 Sq.ft super built up area, 980.29 Sq.ft Built up area, 818.54 Sq.ft Carpet area and 468.54 Sq.ft of Undivided Share of land.
9. Flat bearing No. A-406, A Block, 2 BHK, in Fourth Floor, measuring about 1255 Sq.ft super built up area, 980.29 Sq.ft Built up area, 818.54 Sq.ft Carpet area and 468.54 Sq.ft of Undivided Share of land.
10. Flat bearing No. A-408, A Block, 3 BHK, in Fourth Floor, measuring about 1520 Sq.ft super built up area, 1186.10 Sq.ft Built up area, 946.88 Sq.ft Carpet area and 567.48 Sq.ft of Undivided Share of land.
11. Flat bearing No. B-007, B Block, 3 BHK, in Ground Floor, measuring about 1495 Sq.ft super built up area, 1166.42 Sq.ft Built up area, 981.92 Sq.ft Carpet area and 558.15 Sq.ft of Undivided Share of land.
12. Flat bearing No. B-008, B Block, 3 BHK, in Ground Floor, measuring about 1495 Sq.ft super built up area, 1166.42 Sq.ft Built up area, 981.92 Sq.ft Carpet area and 558.15 Sq.ft of Undivided Share of land.
13. Flat bearing No. B-009, B Block, 3 BHK, in Ground Floor, measuring about 1415 Sq.ft super built up area, 1105.47 Sq.ft Built up area, 981.92 Sq.ft Carpet area and 528.28 Sq.ft of Undivided Share of land.
14. Flat bearing No. B-010, B Block, 3 BHK, in Ground Floor, measuring about 1365 Sq.ft super built up area, 1068.00 Sq.ft Built up area, 946.88 Sq.ft Carpet area and 509.61 Sq.ft of Undivided Share of land.
15. Flat bearing No. B-011, B Block, 3 BHK, in Ground Floor, measuring about 1695 Sq.ft super built up area, 1323.09 Sq.ft Built up area, 1133.75 Sq.ft Carpet area and 632.81 Sq.ft of Undivided Share of land.
16. Flat bearing No. B-012, B Block, 3 BHK, in Ground Floor, measuring about 1765 Sq.ft super built up area, 1378.91 Sq.ft Built up area, 1133.75 Sq.ft Carpet area and 658.95 Sq.ft of Undivided Share of land.

S. Suresh
A. Madhavi
A. P. Reddy

For LVS BUILDERS LLP

Managing Partner



**The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.**

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/-
(ದೇವನಾಗರಿ ಸೇರಿ)

17. Flat bearing No. **B-101, B Block, 3 BHK**, in **First Floor**, measuring about **1465 Sq.ft** super built up area, **1143.98 Sq.ft** Built up area, **919.46 Sq.ft** Carpet area and **546.94 Sq.ft** of Undivided Share of land.
18. Flat bearing No. **B-102, B Block, 2 BHK**, in **First Floor**, measuring about **1185 Sq.ft** super built up area, **925.44 Sq.ft** Built up area, **815.61 Sq.ft** Carpet area and **442.41 Sq.ft** of Undivided Share of land.
19. Flat bearing No. **B-106, B Block, 3 BHK**, in **First Floor**, measuring about **1495 Sq.ft** super built up area, **1166.42 Sq.ft** Built up area, **981.92 Sq.ft** Carpet area and **558.15 Sq.ft** of Undivided Share of land.
20. Flat bearing No. **B-109, B Block, 3 BHK**, in **First Floor**, measuring about **1495 Sq.ft** super built up area, **1166.42 Sq.ft** Built up area, **981.92 Sq.ft** Carpet area and **558.15 Sq.ft** of Undivided Share of land.
21. Flat bearing No. **B-110, B Block, 3 BHK**, in **First Floor**, measuring about **1445 Sq.ft** super built up area, **1130.46 Sq.ft** Built up area, **946.89 Sq.ft** Carpet area and **539.48 Sq.ft** of Undivided Share of land.
22. Flat bearing No. **B-111, B Block, 3 BHK**, in **First Floor**, measuring about **1695 Sq.ft** super built up area, **1323.09 Sq.ft** Built up area, **1133.75 Sq.ft** Carpet area and **632.81 Sq.ft** of Undivided Share of land.
23. Flat bearing No. **B-203, B Block, 2 BHK**, in **Second Floor**, measuring about **1185 Sq.ft** super built up area, **925.44 Sq.ft** Built up area, **815.61 Sq.ft** Carpet area and **442.41 Sq.ft** of Undivided Share of land.
24. Flat bearing No. **B-206, B Block, 3 BHK**, in **Second Floor**, measuring about **1495 Sq.ft** super built up area, **1166.42 Sq.ft** Built up area, **981.92 Sq.ft** Carpet area and **558.15 Sq.ft** of Undivided Share of land.
25. Flat bearing No. **B-207, B Block, 3 BHK**, in **Second Floor**, measuring about **1495 Sq.ft** super built up area, **1166.42 Sq.ft** Built up area, **981.92 Sq.ft** Carpet area and **558.15 Sq.ft** of Undivided Share of land.
26. Flat bearing No. **B-208, B Block, 3 BHK**, in **Second Floor**, measuring about **1495 Sq.ft** super built up area, **1166.42 Sq.ft** Built up area, **981.92 Sq.ft** Carpet area and **558.15 Sq.ft** of Undivided Share of land.
27. Flat bearing No. **B-210, B Block, 3 BHK**, in **Second Floor**, measuring about **1445 Sq.ft** super built up area, **1130.46 Sq.ft** Built up area, **946.89 Sq.ft** Carpet area and **539.48 Sq.ft** of Undivided Share of land.

S. Sushila
R. Madhavi
L. Anand
F. Anand

For LVS BUILDERS LLP
Managing Partner



**The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.**

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

28. Flat bearing No. **B-211, B Block, 3 BHK**, in **Second Floor**, measuring about **1695 Sq.ft** super built up area, **1323.09 Sq.ft** Built up area, **1133.75 Sq.ft** Carpet area and **632.81 Sq.ft** of Undivided Share of land.
29. Flat bearing No. **B-215, B Block, 2 BHK**, in **Second Floor**, measuring about **1080 Sq.ft** super built up area, **843.98 Sq.ft** Built up area, **737.63 Sq.ft** Carpet area and **403.21 Sq.ft** of Undivided Share of land.
30. Flat bearing No. **B-306, B Block, 3 BHK**, in **Third Floor**, measuring about **1495 Sq.ft** super built up area, **1166.42 Sq.ft** Built up area, **981.92 Sq.ft** Carpet area and **558.15 Sq.ft** of Undivided Share of land.
31. Flat bearing No. **B-307, B Block, 3 BHK**, in **Third Floor**, measuring about **1495 Sq.ft** super built up area, **1166.42 Sq.ft** Built up area, **981.92 Sq.ft** Carpet area and **558.15 Sq.ft** of Undivided Share of land.
32. Flat bearing No. **B-308, B Block, 3 BHK**, in **Third Floor**, measuring about **1495 Sq.ft** super built up area, **1166.42 Sq.ft** Built up area, **981.92 Sq.ft** Carpet area and **558.15 Sq.ft** of Undivided Share of land.
33. Flat bearing No. **B-401, B Block, 3 BHK**, in **Fourth Floor**, measuring about **1465 Sq.ft** super built up area, **1143.98 Sq.ft** Built up area, **919.46 Sq.ft** Carpet area and **546.94 Sq.ft** of Undivided Share of land.
34. Flat bearing No. **B-405, B Block, 3 BHK**, in **Fourth Floor**, measuring about **1465 Sq.ft** super built up area, **1143.98 Sq.ft** Built up area, **919.46 Sq.ft** Carpet area and **546.94 Sq.ft** of Undivided Share of land.
35. Flat bearing No. **B-406, B Block, 3 BHK**, in **Fourth Floor**, measuring about **1495 Sq.ft** super built up area, **1166.42 Sq.ft** Built up area, **981.92 Sq.ft** Carpet area and **558.15 Sq.ft** of Undivided Share of land.
36. Flat bearing No. **B-407, B Block, 3 BHK**, in **Fourth Floor**, measuring about **1495 Sq.ft** super built up area, **1166.42 Sq.ft** Built up area, **981.92 Sq.ft** Carpet area and **558.15 Sq.ft** of Undivided Share of land.
37. Flat bearing No. **B-408, B Block, 3 BHK**, in **Fourth Floor**, measuring about **1495 Sq.ft** super built up area, **1166.42 Sq.ft** Built up area, **981.92 Sq.ft** Carpet area and **558.15 Sq.ft** of Undivided Share of land.
38. Flat bearing No. **B-409, B Block, 3 BHK**, in **Fourth Floor**, measuring about **1495 Sq.ft** super built up area, **1166.42 Sq.ft** Built up area, **981.92 Sq.ft** Carpet area and **558.15 Sq.ft** of Undivided Share of land.

S. Sushila

S. Madhavi

L. S. P. S.

For LVS BUILDERS LLP

Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

39. Flat bearing No. B-411, B Block, 3 BHK, in Fourth Floor, measuring about 1695 Sq.ft super built up area, 1323.09 Sq.ft Built up area, 1133.75 Sq.ft Carpet area and 632.81 Sq.ft of Undivided Share of land.

b) Flats allocated to the share of the Promoter/Builder/Second Party,

1. Flat bearing No. A-001, A Block, 3 BHK, in Ground Floor, measuring about 1520 Sq.ft super built up area, 1186.10 Sq.ft Built up area, 946.88 Sq.ft Carpet area and 567.48 Sq.ft of Undivided Share of land.
2. Flat bearing No. A-002, A Block, 2 BHK, in Ground Floor, measuring about 1250 Sq.ft super built up area, 975.36 Sq.ft Built up area, 818.53 Sq.ft Carpet area and 466.68 Sq.ft of Undivided Share of land.
3. Flat bearing No. A-003, A Block, 2 BHK, in Ground Floor, measuring about 1250 Sq.ft super built up area, 975.36 Sq.ft Built up area, 818.53 Sq.ft Carpet area and 466.68 Sq.ft of Undivided Share of land.
4. Flat bearing No. A-004, A Block, 3 BHK, in Ground Floor, measuring about 1530 Sq.ft super built up area, 1195.80 Sq.ft Built up area, 946.89 Sq.ft Carpet area and 571.21 Sq.ft of Undivided Share of land.
5. Flat bearing No. A-007, A Block, 2 BHK, in Ground Floor, measuring about 1255 Sq.ft super built up area, 980.29 Sq.ft Built up area, 818.54 Sq.ft Carpet area and 468.54 Sq.ft of Undivided Share of land.
6. Flat bearing No. A-101, A Block, 3 BHK, in First Floor, measuring about 1520 Sq.ft super built up area, 1186.10 Sq.ft Built up area, 946.88 Sq.ft Carpet area and 567.48 Sq.ft of Undivided Share of land.
7. Flat bearing No. A-102, A Block, 2 BHK, in First Floor, measuring about 1250 Sq.ft super built up area, 975.36 Sq.ft Built up area, 818.53 Sq.ft Carpet area and 466.68 Sq.ft of Undivided Share of land.
8. Flat bearing No. A-103, A Block, 2 BHK, in First Floor, measuring about 1250 Sq.ft super built up area, 975.36 Sq.ft Built up area, 818.53 Sq.ft Carpet area and 466.68 Sq.ft of Undivided Share of land.
9. Flat bearing No. A-104, A Block, 3 BHK, in First Floor, measuring about 1530 Sq.ft super built up area, 1195.80 Sq.ft Built up area, 946.89 Sq.ft Carpet area and 571.21 Sq.ft of Undivided Share of land.

S. Sushile
S. Bhadrani
L. M. P. H. H.

For LVS BUILDERS LLP
Managing Partner



**The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.**

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

10. Flat bearing No. **A-106, A Block, 2 BHK, in First Floor**, measuring about **1255 Sq.ft** super built up area, **980.29 Sq.ft** Built up area, **818.54 Sq.ft** Carpet area and **468.54 Sq.ft** of Undivided Share of land.
11. Flat bearing No. **A-108, A Block, 3 BHK, in First Floor**, measuring about **1520 Sq.ft** super built up area, **1186.10 Sq.ft** Built up area, **946.88 Sq.ft** Carpet area and **567.48 Sq.ft** of Undivided Share of land.
12. Flat bearing No. **A-201, A Block, 3 BHK, in Second Floor**, measuring about **1520 Sq.ft** super built up area, **1186.10 Sq.ft** Built up area, **946.88 Sq.ft** Carpet area and **567.48 Sq.ft** of Undivided Share of land.
13. Flat bearing No. **A-202, A Block, 2 BHK, in Second Floor**, measuring about **1250 Sq.ft** super built up area, **975.36 Sq.ft** Built up area, **818.53 Sq.ft** Carpet area and **466.68 Sq.ft** of Undivided Share of land.
14. Flat bearing No. **A-203, A Block, 2 BHK, in Second Floor**, measuring about **1250 Sq.ft** super built up area, **975.36 Sq.ft** Built up area, **818.53 Sq.ft** Carpet area and **466.68 Sq.ft** of Undivided Share of land.
15. Flat bearing No. **A-204, A Block, 3 BHK, in Second Floor**, measuring about **1530 Sq.ft** super built up area, **1195.80 Sq.ft** Built up area, **946.89 Sq.ft** Carpet area and **571.21 Sq.ft** of Undivided Share of land.
16. Flat bearing No. **A-207, A Block, 2 BHK, in Second Floor**, measuring about **1255 Sq.ft** super built up area, **980.29 Sq.ft** Built up area, **818.54 Sq.ft** Carpet area and **468.54 Sq.ft** of Undivided Share of land.
17. Flat bearing No. **A-208, A Block, 3 BHK, in Second Floor**, measuring about **1520 Sq.ft** super built up area, **1186.10 Sq.ft** Built up area, **946.88 Sq.ft** Carpet area and **567.48 Sq.ft** of Undivided Share of land.
18. Flat bearing No. **A-301, A Block, 3 BHK, in Third Floor**, measuring about **1520 Sq.ft** super built up area, **1186.10 Sq.ft** Built up area, **946.88 Sq.ft** Carpet area and **567.48 Sq.ft** of Undivided Share of land.
19. Flat bearing No. **A-302, A Block, 2 BHK, in Third Floor**, measuring about **1250 Sq.ft** super built up area, **975.36 Sq.ft** Built up area, **818.53 Sq.ft** Carpet area and **466.68 Sq.ft** of Undivided Share of land.
20. Flat bearing No. **A-303, A Block, 2 BHK, in Third Floor**, measuring about **1250 Sq.ft** super built up area, **975.36 Sq.ft** Built up area, **818.53 Sq.ft** Carpet area and **466.68 Sq.ft** of Undivided Share of land.

S. Sushila

S. Radhawi

[Signature]

For LVS BUILDERS LLP

[Signature]
Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ ೨(೨)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/-
(ಬೆವಿಫೌಟ ಸೇರಿ)

21. Flat bearing No. A-304, A Block, 3 BHK, in Third Floor, measuring about 1530 Sq.ft super built up area, 1195.80 Sq.ft Built up area, 946.89 Sq.ft Carpet area and 571.21 Sq.ft of Undivided Share of land.
22. Flat bearing No. A-305, A Block, 3 BHK, in Third Floor, measuring about 1445 Sq.ft super built up area, 1130.46 Sq.ft Built up area, 946.89 Sq.ft Carpet area and 539.48 Sq.ft of Undivided Share of land.
23. Flat bearing No. A-306, A Block, 2 BHK, in Third Floor, measuring about 1255 Sq.ft super built up area, 980.29 Sq.ft Built up area, 818.54 Sq.ft Carpet area and 468.54 Sq.ft of Undivided Share of land.
24. Flat bearing No. A-308, A Block, 3 BHK, in Third Floor, measuring about 1520 Sq.ft super built up area, 1186.10 Sq.ft Built up area, 946.88 Sq.ft Carpet area and 567.48 Sq.ft of Undivided Share of land.
25. Flat bearing No. A-401, A Block, 3 BHK, in Fourth Floor, measuring about 1520 Sq.ft super built up area, 1186.10 Sq.ft Built up area, 946.88 Sq.ft Carpet area and 567.48 Sq.ft of Undivided Share of land.
26. Flat bearing No. A-402, A Block, 2 BHK, in Fourth Floor, measuring about 1250 Sq.ft super built up area, 975.36 Sq.ft Built up area, 818.53 Sq.ft Carpet area and 466.68 Sq.ft of Undivided Share of land.
27. Flat bearing No. A-403, A Block, 2 BHK, in Fourth Floor, measuring about 1250 Sq.ft super built up area, 975.36 Sq.ft Built up area, 818.53 Sq.ft Carpet area and 466.68 Sq.ft of Undivided Share of land.
28. Flat bearing No. A-404, A Block, 3 BHK, in Fourth Floor, measuring about 1530 Sq.ft super built up area, 1195.80 Sq.ft Built up area, 946.89 Sq.ft Carpet area and 571.21 Sq.ft of Undivided Share of land.
29. Flat bearing No. A-405, A Block, 3 BHK, in Fourth Floor, measuring about 1445 Sq.ft super built up area, 1130.46 Sq.ft Built up area, 946.89 Sq.ft Carpet area and 539.48 Sq.ft of Undivided Share of land.
30. Flat bearing No. A-407, A Block, 2 BHK, in Fourth Floor, measuring about 1255 Sq.ft super built up area, 980.29 Sq.ft Built up area, 818.54 Sq.ft Carpet area and 468.54 Sq.ft of Undivided Share of land.
31. Flat bearing No. B-003, B Block, 2 BHK, in Ground Floor, measuring about 1185 Sq.ft super built up area, 925.44 Sq.ft Built up area, 815.61 Sq.ft Carpet area and 442.41 Sq.ft of Undivided Share of land.

S. Sushila

A. Badhawi

[Signature]

For LVS BUILDERS LLP

[Signature]

Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/-
(ಬೆಂಚ್‌ಟ ಸೇರಿ)

32. Flat bearing No. B-004, B Block, 2 BHK, in Ground Floor, measuring about 1185 Sq.ft super built up area, 925.44 Sq.ft Built up area, 815.61 Sq.ft Carpet area and 442.41 Sq.ft of Undivided Share of land.
33. Flat bearing No. B-005, B Block, 3 BHK, in Ground Floor, measuring about 1465 Sq.ft super built up area, 1143.98 Sq.ft Built up area, 919.46 Sq.ft Carpet area and 546.94 Sq.ft of Undivided Share of land.
34. Flat bearing No. B-006, B Block, 3 BHK, in Ground Floor, measuring about 1495 Sq.ft super built up area, 1166.42 Sq.ft Built up area, 981.92 Sq.ft Carpet area and 558.15 Sq.ft of Undivided Share of land.
35. Flat bearing No. B-013, B Block, 2 BHK, in Ground Floor, measuring about 1185 Sq.ft super built up area, 925.44 Sq.ft Built up area, 815.61 Sq.ft Carpet area and 442.41 Sq.ft of Undivided Share of land.
36. Flat bearing No. B-014, B Block, 2 BHK, in Ground Floor, measuring about 1080 Sq.ft super built up area, 843.98 Sq.ft Built up area, 737.63 Sq.ft Carpet area and 403.21 Sq.ft of Undivided Share of land.
37. Flat bearing No. B-015, B Block, 2 BHK, in Ground Floor, measuring about 1080 Sq.ft super built up area, 843.98 Sq.ft Built up area, 737.63 Sq.ft Carpet area and 403.21 Sq.ft of Undivided Share of land.
38. Flat bearing No. B-016, B Block, 3 BHK, in Ground Floor, measuring about 1525 Sq.ft super built up area, 1191.41 Sq.ft Built up area, 1009.21 Sq.ft Carpet area and 569.35 Sq.ft of Undivided Share of land.
39. Flat bearing No. B-017, B Block, 3 BHK, in Ground Floor, measuring about 1525 Sq.ft super built up area, 1191.41 Sq.ft Built up area, 1009.21 Sq.ft Carpet area and 569.35 Sq.ft of Undivided Share of land.
40. Flat bearing No. B-018, B Block, 2 BHK, in Ground Floor, measuring about 1080 Sq.ft super built up area, 843.98 Sq.ft Built up area, 737.63 Sq.ft Carpet area and 403.21 Sq.ft of Undivided Share of land.
41. Flat bearing No. B-019, B Block, 2 BHK, in Ground Floor, measuring about 1080 Sq.ft super built up area, 843.98 Sq.ft Built up area, 737.63 Sq.ft Carpet area and 403.21 Sq.ft of Undivided Share of land.
42. Flat bearing No. B-020, B Block, 3 BHK, in Ground Floor, measuring about 1525 Sq.ft super built up area, 1191.41 Sq.ft Built up area, 1009.21 Sq.ft Carpet area and 569.35 Sq.ft of Undivided Share of land.

S. S. S. S. S.

P. Madhavi

P. S. S. S. S.

For LVS BUILDERS LLP

Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಸಂಪಾದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/-
(ಬೆಂಸಾಟ ಸೇರಿ)

43. Flat bearing No. **B-103, B Block, 2 BHK**, in **First Floor**, measuring about **1185 Sq.ft** super built up area, **925.44 Sq.ft** Built up area, **815.61 Sq.ft** Carpet area and **442.41 Sq.ft** of Undivided Share of land.
44. Flat bearing No. **B-104, B Block, 2 BHK**, in **First Floor**, measuring about **1185 Sq.ft** super built up area, **925.44 Sq.ft** Built up area, **815.61 Sq.ft** Carpet area and **442.41 Sq.ft** of Undivided Share of land.
45. Flat bearing No. **B-105, B Block, 3 BHK**, in **First Floor**, measuring about **1465 Sq.ft** super built up area, **1143.98 Sq.ft** Built up area, **919.46 Sq.ft** Carpet area and **546.94 Sq.ft** of Undivided Share of land.
46. Flat bearing No. **B-107, B Block, 3 BHK**, in **First Floor**, measuring about **1495 Sq.ft** super built up area, **1166.42 Sq.ft** Built up area, **981.92 Sq.ft** Carpet area and **558.15 Sq.ft** of Undivided Share of land.
47. Flat bearing No. **B-108, B Block, 3 BHK**, in **First Floor**, measuring about **1495 Sq.ft** super built up area, **1166.42 Sq.ft** Built up area, **981.92 Sq.ft** Carpet area and **558.15 Sq.ft** of Undivided Share of land.
48. Flat bearing No. **B-112, B Block, 3 BHK**, in **First Floor**, measuring about **1765 Sq.ft** super built up area, **1378.91 Sq.ft** Built up area, **1133.75 Sq.ft** Carpet area and **658.95 Sq.ft** of Undivided Share of land.
49. Flat bearing No. **B-113, B Block, 2 BHK**, in **First Floor**, measuring about **1185 Sq.ft** super built up area, **925.44 Sq.ft** Built up area, **815.61 Sq.ft** Carpet area and **442.41 Sq.ft** of Undivided Share of land.
50. Flat bearing No. **B-114, B Block, 2 BHK**, in **First Floor**, measuring about **1080 Sq.ft** super built up area, **843.98 Sq.ft** Built up area, **737.63 Sq.ft** Carpet area and **403.21 Sq.ft** of Undivided Share of land.
51. Flat bearing No. **B-115, B Block, 2 BHK**, in **First Floor**, measuring about **1080 Sq.ft** super built up area, **843.98 Sq.ft** Built up area, **737.63 Sq.ft** Carpet area and **403.21 Sq.ft** of Undivided Share of land.
52. Flat bearing No. **B-116, B Block, 3 BHK**, in **First Floor**, measuring about **1525 Sq.ft** super built up area, **1191.41 Sq.ft** Built up area, **1009.21 Sq.ft** Carpet area and **569.35 Sq.ft** of Undivided Share of land.
53. Flat bearing No. **B-117, B Block, 3 BHK**, in **First Floor**, measuring about **1525 Sq.ft** super built up area, **1191.41 Sq.ft** Built up area, **1009.21 Sq.ft** Carpet area and **569.35 Sq.ft** of Undivided Share of land.

S. Sushila

A. Madhavi

P. I. H.

For LVS BUILDERS LLP

Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/-
(ಬೆವಿಫ್ಟ್ ಸೇರಿ)

54. Flat bearing No. **B-118, B Block, 2 BHK**, in **First Floor**, measuring about **1080 Sq.ft** super built up area, **843.98 Sq.ft** Built up area, **737.63 Sq.ft** Carpet area and **403.21 Sq.ft** of Undivided Share of land.
55. Flat bearing No. **B-119, B Block, 2 BHK**, in **First Floor**, measuring about **1080 Sq.ft** super built up area, **843.98 Sq.ft** Built up area, **737.63 Sq.ft** Carpet area and **403.21 Sq.ft** of Undivided Share of land.
56. Flat bearing No. **B-120, B Block, 3 BHK**, in **First Floor**, measuring about **1525 Sq.ft** super built up area, **1191.41 Sq.ft** Built up area, **1009.21 Sq.ft** Carpet area and **569.35 Sq.ft** of Undivided Share of land.
57. Flat bearing No. **B-201, B Block, 3 BHK**, in **Second Floor**, measuring about **1465 Sq.ft** super built up area, **1143.98 Sq.ft** Built up area, **919.46 Sq.ft** Carpet area and **546.94 Sq.ft** of Undivided Share of land.
58. Flat bearing No. **B-202, B Block, 2 BHK**, in **Second Floor**, measuring about **1185 Sq.ft** super built up area, **925.44 Sq.ft** Built up area, **815.61 Sq.ft** Carpet area and **442.41 Sq.ft** of Undivided Share of land.
59. Flat bearing No. **B-204, B Block, 2 BHK**, in **Second Floor**, measuring about **1185 Sq.ft** super built up area, **925.44 Sq.ft** Built up area, **815.61 Sq.ft** Carpet area and **442.41 Sq.ft** of Undivided Share of land.
60. Flat bearing No. **B-205, B Block, 3 BHK**, in **Second Floor**, measuring about **1465 Sq.ft** super built up area, **1143.98 Sq.ft** Built up area, **919.46 Sq.ft** Carpet area and **546.94 Sq.ft** of Undivided Share of land.
61. Flat bearing No. **B-209, B Block, 3 BHK**, in **Second Floor**, measuring about **1495 Sq.ft** super built up area, **1166.42 Sq.ft** Built up area, **981.92 Sq.ft** Carpet area and **558.15 Sq.ft** of Undivided Share of land.
62. Flat bearing No. **B-212, B Block, 3 BHK**, in **Second Floor**, measuring about **1765 Sq.ft** super built up area, **1378.91 Sq.ft** Built up area, **1133.75 Sq.ft** Carpet area and **658.95 Sq.ft** of Undivided Share of land.
63. Flat bearing No. **B-213, B Block, 2 BHK**, in **Second Floor**, measuring about **1185 Sq.ft** super built up area, **925.44 Sq.ft** Built up area, **815.61 Sq.ft** Carpet area and **442.41 Sq.ft** of Undivided Share of land.
64. Flat bearing No. **B-214, B Block, 2 BHK**, in **Second Floor**, measuring about **1080 Sq.ft** super built up area, **843.98 Sq.ft** Built up area, **737.63 Sq.ft** Carpet area and **403.21 Sq.ft** of Undivided Share of land.

S. Suresh

S. Madhavi

S. P. M.

For LVS BUILDERS LLP

Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಲೆಯನ್ನು ಸಂಘದ ಉಪಯೋಗಕ್ಕೆ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಲೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/-
(ಬೆಂಚ್‌ಟಿ ಸೇರಿ)


65. Flat bearing No. B-216, B Block, 3 BHK, in Second Floor, measuring about 1525 Sq.ft super built up area, 1191.41 Sq.ft Built up area, 1009.21 Sq.ft Carpet area and 569.35 Sq.ft of Undivided Share of land.
66. Flat bearing No. B-217, B Block, 3 BHK, in Second Floor, measuring about 1525 Sq.ft super built up area, 1191.41 Sq.ft Built up area, 1009.21 Sq.ft Carpet area and 569.35 Sq.ft of Undivided Share of land.
67. Flat bearing No. B-218, B Block, 2 BHK, in Second Floor, measuring about 1080 Sq.ft super built up area, 843.98 Sq.ft Built up area, 737.63 Sq.ft Carpet area and 403.21 Sq.ft of Undivided Share of land.
68. Flat bearing No. B-219, B Block, 2 BHK, in Second Floor, measuring about 1080 Sq.ft super built up area, 843.98 Sq.ft Built up area, 737.63 Sq.ft Carpet area and 403.21 Sq.ft of Undivided Share of land.
69. Flat bearing No. B-220, B Block, 3 BHK, in Second Floor, measuring about 1525 Sq.ft super built up area, 1191.41 Sq.ft Built up area, 1009.21 Sq.ft Carpet area and 569.35 Sq.ft of Undivided Share of land.
70. Flat bearing No. B-301, B Block, 3 BHK, in Third Floor, measuring about 1465 Sq.ft super built up area, 1143.98 Sq.ft Built up area, 919.46 Sq.ft Carpet area and 546.94 Sq.ft of Undivided Share of land.
71. Flat bearing No. B-302, B Block, 2 BHK, in Third Floor, measuring about 1185 Sq.ft super built up area, 925.44 Sq.ft Built up area, 815.61 Sq.ft Carpet area and 442.41 Sq.ft of Undivided Share of land.
72. Flat bearing No. B-303, B Block, 2 BHK, in Third Floor, measuring about 1185 Sq.ft super built up area, 925.44 Sq.ft Built up area, 815.61 Sq.ft Carpet area and 442.41 Sq.ft of Undivided Share of land.
73. Flat bearing No. B-304, B Block, 2 BHK, in Third Floor, measuring about 1185 Sq.ft super built up area, 925.44 Sq.ft Built up area, 815.61 Sq.ft Carpet area and 442.41 Sq.ft of Undivided Share of land.
74. Flat bearing No. B-305, B Block, 3 BHK, in Third Floor, measuring about 1465 Sq.ft super built up area, 1143.98 Sq.ft Built up area, 919.46 Sq.ft Carpet area and 546.94 Sq.ft of Undivided Share of land.
75. Flat bearing No. B-309, B Block, 3 BHK, in Third Floor, measuring about 1495 Sq.ft super built up area, 1166.42 Sq.ft Built up area, 981.92 Sq.ft Carpet area and 558.15 Sq.ft of Undivided Share of land.

S - Sushruth

A. Madhavi

L. M. P. M.

For LVS BUILDERS LLP

 Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

76. Flat bearing No. B-310, B Block, 3 BHK, in Third Floor, measuring about 1445 Sq.ft super built up area, 1130.46 Sq.ft Built up area, 946.89 Sq.ft Carpet area and 539.48 Sq.ft of Undivided Share of land.
77. Flat bearing No. B-311, B Block, 3 BHK, in Third Floor, measuring about 1695 Sq.ft super built up area, 1323.09 Sq.ft Built up area, 1133.75 Sq.ft Carpet area and 632.81 Sq.ft of Undivided Share of land.
78. Flat bearing No. B-312, B Block, 3 BHK, in Third Floor, measuring about 1765 Sq.ft super built up area, 1378.91 Sq.ft Built up area, 1133.75 Sq.ft Carpet area and 658.95 Sq.ft of Undivided Share of land.
79. Flat bearing No. B-313, B Block, 2 BHK, in Third Floor, measuring about 1185 Sq.ft super built up area, 925.44 Sq.ft Built up area, 815.61 Sq.ft Carpet area and 442.41 Sq.ft of Undivided Share of land.
80. Flat bearing No. B-314, B Block, 2 BHK, in Third Floor, measuring about 1080 Sq.ft super built up area, 843.98 Sq.ft Built up area, 737.63 Sq.ft Carpet area and 403.21 Sq.ft of Undivided Share of land.
81. Flat bearing No. B-315, B Block, 2 BHK, in Third Floor, measuring about 1080 Sq.ft super built up area, 843.98 Sq.ft Built up area, 737.63 Sq.ft Carpet area and 403.21 Sq.ft of Undivided Share of land.
82. Flat bearing No. B-316, B Block, 3 BHK, in Third Floor, measuring about 1525 Sq.ft super built up area, 1191.41 Sq.ft Built up area, 1009.21 Sq.ft Carpet area and 569.35 Sq.ft of Undivided Share of land.
83. Flat bearing No. B-317, B Block, 3 BHK, in Third Floor, measuring about 1525 Sq.ft super built up area, 1191.41 Sq.ft Built up area, 1009.21 Sq.ft Carpet area and 569.35 Sq.ft of Undivided Share of land.
84. Flat bearing No. B-318, B Block, 2 BHK, in Third Floor, measuring about 1080 Sq.ft super built up area, 843.98 Sq.ft Built up area, 737.63 Sq.ft Carpet area and 403.21 Sq.ft of Undivided Share of land.
85. Flat bearing No. B-319, B Block, 2 BHK, in Third Floor, measuring about 1080 Sq.ft super built up area, 843.98 Sq.ft Built up area, 737.63 Sq.ft Carpet area and 403.21 Sq.ft of Undivided Share of land.
86. Flat bearing No. B-320, B Block, 3 BHK, in Third Floor, measuring about 1525 Sq.ft super built up area, 1191.41 Sq.ft Built up area, 1009.21 Sq.ft Carpet area and 569.35 Sq.ft of Undivided Share of land.

S. S. S. S.

S. Madhavi

S. P. S. S.

For LVS BUILDERS LLP

Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

87. Flat bearing No. B-402, B Block, 2 BHK, in Fourth Floor, measuring about 1185 Sq.ft super built up area, 925.44 Sq.ft Built up area, 815.61 Sq.ft Carpet area and 442.41 Sq.ft of Undivided Share of land.
88. Flat bearing No. B-403, B Block, 2 BHK, in Fourth Floor, measuring about 1185 Sq.ft super built up area, 925.44 Sq.ft Built up area, 815.61 Sq.ft Carpet area and 442.41 Sq.ft of Undivided Share of land.
89. Flat bearing No. B-404, B Block, 2 BHK, in Fourth Floor, measuring about 1185 Sq.ft super built up area, 925.44 Sq.ft Built up area, 815.61 Sq.ft Carpet area and 442.41 Sq.ft of Undivided Share of land.
90. Flat bearing No. B-410, B Block, 3 BHK, in Fourth Floor, measuring about 1445 Sq.ft super built up area, 1130.46 Sq.ft Built up area, 946.89 Sq.ft Carpet area and 539.48 Sq.ft of Undivided Share of land.
91. Flat bearing No. B-412, B Block, 3 BHK, in Fourth Floor, measuring about 1765 Sq.ft super built up area, 1378.91 Sq.ft Built up area, 1133.75 Sq.ft Carpet area and 658.95 Sq.ft of Undivided Share of land.
92. Flat bearing No. B-413, B Block, 2 BHK, in Fourth Floor, measuring about 1185 Sq.ft super built up area, 925.44 Sq.ft Built up area, 815.61 Sq.ft Carpet area and 442.41 Sq.ft of Undivided Share of land.
93. Flat bearing No. B-414, B Block, 2 BHK, in Fourth Floor, measuring about 1080 Sq.ft super built up area, 843.98 Sq.ft Built up area, 737.63 Sq.ft Carpet area and 403.21 Sq.ft of Undivided Share of land.
94. Flat bearing No. B-415, B Block, 2 BHK, in Fourth Floor, measuring about 1080 Sq.ft super built up area, 843.98 Sq.ft Built up area, 737.63 Sq.ft Carpet area and 403.21 Sq.ft of Undivided Share of land.
95. Flat bearing No. B-416, B Block, 3 BHK, in Fourth Floor, measuring about 1525 Sq.ft super built up area, 1191.41 Sq.ft Built up area, 1009.21 Sq.ft Carpet area and 569.35 Sq.ft of Undivided Share of land.
96. Flat bearing No. B-417, B Block, 3 BHK, in Fourth Floor, measuring about 1525 Sq.ft super built up area, 1191.41 Sq.ft Built up area, 1009.21 Sq.ft Carpet area and 569.35 Sq.ft of Undivided Share of land.
97. Flat bearing No. B-418, B Block, 2 BHK, in Fourth Floor, measuring about 1080 Sq.ft super built up area, 843.98 Sq.ft Built up area, 737.63 Sq.ft Carpet area and 403.21 Sq.ft of Undivided Share of land.

S. Sushil

A. Khadkhar

A. M. P. M.

For LVS BUILDERS LLP

Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪಯೋಗಕ್ಕೆ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ. ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



**The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.**

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

98. Flat bearing No. **B-419, B Block, 2 BHK**, in **Fourth Floor**, measuring about **1080 Sq.ft** super built up area, **843.98 Sq.ft** Built up area, **737.63 Sq.ft** Carpet area and **403.21 Sq.ft** of Undivided Share of land.
99. Flat bearing No. **B-420, B Block, 3 BHK**, in **Fourth Floor**, measuring about **1525 Sq.ft** super built up area, **1191.41 Sq.ft** Built up area, **1009.21 Sq.ft** Carpet area and **569.35 Sq.ft** of Undivided Share of land.

The Parties to this Agreement shall be entitled to proportionate share in car parking area, terrace and other common areas and rest of the recitals of the Joint Development Agreement shall remain unaltered.

SCHEDULE PROPERTY

All that piece and parcel of the Property bearing **Converted Sy.No.101**, Present E-Katha No.150200400500424473, Duly converted vide official Memorandum No.ALN (EBB) SR/236/2012-13, dated 04/07/2013, issued by Deputy Commissioner Bangalore District, situated at **Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk**, Bangalore District, measuring **1 Acre 25 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Remaining portion of Sy No.101 Developed by M/s Venkat Eatates;

West by : 40 feet Wide Road;

North by : Road;

South by : Remaining portion of Sy No.101 retained by M Govinda Reddy;

S. Sushila
K. Chakravarthy
L. Govinda Reddy

For LVS BUILDERS LLP

[Signature]
Managing Partner

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

IN WITNESS WHEREOF, the PARTIES hereto have signed this AGREEMENT in
the Presence of the Witnesses attesting hereunder.

WITNESSES:

1. *M. Govinda Reddy*

Mr. M GOVINDA REDDY,
Aged about 69 years,
S/o. Sri. Munikrishna Reddy,
R/at No.39, Srirama Temple Street,
Domlur Village, Bangalore-560071.
AADHAAR No.2343 6449 1814

1. *S. Suresh*

2. *S. Radhawi*

3. *[Signature]*

OWNERS

1. **For LVS BUILDERS LLP**

2. **Managing Partner**

PROMOTERS

2. *[Signature]*
Subbaramaiah
S/o. Krishnappa
#25, Bidanahalli
Bangalore-560049.