

By and Between

Mr. RAKESH .H.C

Aged about 32 years

S/o. Mr. Chandrashekar Hunasikattimath

PAN No. BAYPR 6164 D

And

Mrs. DEEPIKA SHETTY.M

Aged about 34 years

W/o. Rakesh H C

PAN No. DYVPS 8207 M

Present Address: Both Residing at No. 702 Tower 2, Navami Funique.
Hosa Road Junction, Hosur Main Road, Electronic city,
Bangalore-560100.

Hereinafter referred to as the FIRST PARTY/OWNER

IN FAVOUR OF

Mr. LALIT NARAYAN JHA,

Age 50 years

S/o. Mr. Naveen Chandra Jha,

PAN No. AKKPJ8546Q,

AADHAR No. 8605 7741 0034

Mrs. MRS. ANUPAMA JHA,

Age 43 years

W/o. Mr. Lalit Narayan Jha,

PAN No. AKNPJ8322R

AADHAR No. 3005 5908 7955

Present Address: L.N.Jha (ADJ), Type 4/2, Officers Colony, Near Ayukt
Awaz Saharanpur - 247001, Uttar Pradesh

Hereinafter called the SECOND PARTY/PURCHASERS

(The term FIRST PARTY/OWNER, and the SECOND PARTY/PURCHASERS shall wherever the context so applies shall mean and

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Deepika

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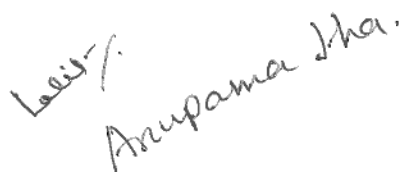
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include its executors, administrators, legal representatives, successors-in-interest, successors-in-office, assignee, nominee, etc.) WITNESSETH:

WHEREAS the following properties mentioned herein below forms one composite property:

- a. Property being a portion of Survey No.42/4 of Chikkathoguru Village, Begur Hobli, Bangalore South Taluk, measuring 6.00 Guntas in terms of the Sale Deed dated 19.05.1995, document No.1068/95-96, Book I, Volume no. 4204, Page No.118 to 123 and registered at the office of the Sub Registrar, Bangalore South Taluk in favor of Mrs.B.Vandana.
- b. Property being a portion of Survey No.42/5 of Chikkathoguru Village, Begur Hobli, Bangalore South Taluk, measuring 16 Guntas including 1 Gunta Kharab in terms of the Sale Deed dated 14.12.1992, document No.5113/1992-93, Book I, Volume 3678, Pages 112 to 115 and registered at the office of the Sub Registrar, Bangalore South Taluk in favour of Mrs.B.Vandana.
- c. Property bearing Survey No.42/6 and 42/7, of Chikkathoguru Village, Begur Hobli, Bangalore South Taluk, measuring 40.00 Guntas including 2 Guntas Kharab in terms of the Sale Deed dated 27.06.1992, document No.1662 /92-93 Book I, Volume 3594, Page No. 169 to 178 and registered at the office of the Sub Registrar, Bangalore South Taluk in favour of Mrs. B.Vandana, Mr. B.Deepak, Mr.N.Krishna Reddy and Mrs. Narayanamma.
- d. Property being a portion of Survey No.42/8 of Chikkathoguru Village, Begur Hobli, Bangalore South Taluk, measuring 21 Guntas and including 2.00 Guntas of Kharab Land in terms of the Sale Deed dated 08.07.1991, document No.1425/1991-92, Book I, Volume 3384, Pages 243 to 246 and registered at the office of the Sub Registrar, Bangalore South Taluk in favour of Mr.B.Vandana.
- e. Property being a portion of Survey No.42/9 & 42/11 of Chikkathoguru Village, Begur Hobli, Bangalore South Taluk, measuring 4.12 Guntas and 1.12 Guntas respectively totaling 6.08 Guntas in terms of the Gift Deed dated 24.02.2014, document No.8826/2013 -14, Book I, CD No. BGRD 241 and registered at the office of the Sub Registrar, Bangalore South Taluk executed by Mr.O.Bayya Reddy in favour of Mrs.B.Vandana.





- f. Sale Deed dated 03.12.2012, No.7951/2012-13, Book I, recorded in CD No.BGRD 185 and registered at the office of the Sub Registrar, Begur, Bangalore in respect of 6 Guntas in Survey No.42/4, 42/5, 42/6, 42/7 and 42/8 of Chikkathoguru Village, Begur Hobli, Bangalore South Taluk, executed by Thasildar, Bangalore South Taluk in favour of Mrs.B.Vandana.
- g. Sale Deed dated 24.01.2005, No.26573/2004-05, Book I and registered at the office of the Sub Registrar, Bangalore South Taluk, measuring 15,843 Square Feet (equivalent to 14.55 Guntas) in Survey No.42/6 and 42/7 of Chikkathoguru Village, Begur Hobli, Bangalore South Taluk in favour of Mr. K. VENKATASWAMY and Mrs. VANITHA.
- h. Sale Deed dated 24.01.2005, No.26566/2004-05, Book I and registered at the office of the Sub Registrar, Bangalore South Taluk, measuring 4712 Square Feet (equivalent to 4.33 Guntas) in Survey No.42/4 of Chikkathoguru Village, Begur Hobli, Bangalore South Taluk in favour of Mr. K. VENKATASWAMY and Mrs. VANITHA.
- i. Sale Deed dated 24.01.2005, No.26567/2004-05, Book I and registered at the office of the Sub Registrar, Bangalore South Taluk, measuring 2772 Square Feet (equivalent to 2.55 Guntas) in Survey No.42/8 of Chikkathoguru Village, Begur Hobli, Bangalore South Taluk in favour of Mr. K. VENKATASWAMY and Mrs. VANITHA.

II.WHEREAS the composite property has been converted for non- agricultural purpose under the following Official Memoradum.

- a. Official Memorandum No.ALN.SR:3168/1974-75, dated 21.04.1975 in respect of Survey No.42/6, measuring 23 Guntas and Survey No.42/7, measuring 17 Guntas of Chikkathoguru Village, Begur Hobli, Bangalore South Taluk for industrial purpose.
- b. Official Memorandum No.ALN.SR(S):472/2003-04, dated 03.03.2004 in respect of Survey No.42/4, measuring 6 Guntas and Survey No.42/5, measuring 6 Guntas of Chikkathoguru Village, Begur Hobli, Bangalore South Taluk for industrial purpose.

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- c. Official Memorandum No.ALN.SR(S):207/2005-06, dated 20.09.2007 in respect of Survey No.42/8, measuring 10.08 Guntas of Chikkathoguru Village, Begur Hobli, Bangalore South Taluk for industrial purpose.
- d. Official Memorandum No.ALN.SR(S):26/2009-10, dated 03.11.2009 in respect of Survey No.42/5, measuring 6.08 Guntas and Survey No.42/8, measuring 5 Guntas of Chikkathoguru Village, Begur Hobli, Bangalore South Taluk for industrial purpose.
- e. Official Memorandum No.ALN.SB(BH)SR:11/2013-14, dated 24.07.2013 in respect of Survey No.42/4, measuring 0.01 Guntas, 42/5, 0.01 Gunta, 42/6, measuring 0.01 Guntas, 42/7, measuring 0.01 Gunta, 42/8, measuring 0.02 Guntas, total 0.06 Guntas of Chikkathoguru Village, Begur Hobli, Bangalore South Taluk for industrial purpose.
- f. Official Memorandum No.ALN.(SB)(BH)SR/07/2014-15, dated 18.06.2014 in respect of Survey No.42/9, measuring 0-04.12 Guntas and Survey No.42/11, measuring 0-1.12 Guntas of Chikkathoguru Village, Begur Hobli, Bangalore South Taluk for industrial purpose.

III. WHEREAS the above mentioned properties are within the revenue administrative jurisdiction of the Bangalore Development Authority and have been converted for industrial purpose under various Official Memorandum and whereas the FIRST PARTY had submitted an application to the Bangalore Development Authority for change of land use and the said authority having considered the representation, has accorded sanction for change of land use in respect of the Industrially Converted Survey No.42/4, measuring 06 Guntas, Survey No.42/5, measuring 13 Guntas, Survey No.42/6, measuring 18.08 Guntas, Survey No.42/7, measuring 14 Guntas, Survey No.42/8, measuring 17.08 Guntas, Survey No.42/9, measuring 4.12 Guntas, Survey No.42/10, measuring 0.08 Guntas and Survey No.42/11, measuring 1.12 Guntas and out of the total extent of 76 Guntas, equivalent to 1 Acre 36 Guntas an extent of 20 Guntas equivalent to 2,023.41 Square Meter has been permitted for use of commercial purpose and remaining 5,665.55 Square Meters has been permitted for use of residential purpose and the Bangalore Development

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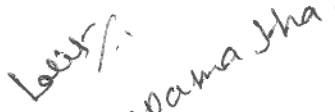
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Authority has issued an Endorsement No.BDA/PPM/CLU-82/3Y88/2014-15, dated 09.01.2015 for payment of the amount and the FIRST PARTY/OWNER have paid the conversion fee of Rs.4,57,550/-videPay Order dated 12.01.2015, No.720721,Drawn on Vijay Bank, BTM Layout Branch, Bangalore and pursctant to the payment, the Bangalore Development Authority has issued an Endorsement dated10.02.2015, No.BDA/TPM/ CLU-82/4212/2014-15.

IV. WHEREAS the above mentioned property is included within the revenue administrative jurisdiction of Bruhat Bangalore Mahanagara Palike and on an application submitted by the FIRST PARTY/OWNERS to the Bruhat Bangalore Mahanagara Palike, the above mentioned properties have been assessed to tax and the betterment charges have been paid.

- a. Corporation Khata No.378/42/4, Chikkathoguru, Bangalore Ward No.192, measuring 5.08 Guntas, equivalent to 5989.50 Square Feet and the betterment charges of Rs.1,39,200/- has been paid vide receipt No.RD/RDAROGGUR/05.2014-15/NOV/0128, dated 11.11.2014 in the name of Mrs.B.Vandana and the Special Notice dated 11.11.2014 has been issued by the Palike for Assessment of Property Tax.
- b. Corporation Khata No.379/42/8, Chikkathoguru, Bangalore Ward No.192, measuring 15.08 Guntas, equivalent to 16,879.50 Square Feet and the betterment charges of Rs.3,92,200/- has been paid vide receipt No.RD/RDAROGGUR/05.2014-15/NOV/0125, dated 11.11.2014 in the name of Mrs.B.Vandana and the Special Notice dated 11.11.2014 has been issued by the Palike for Assessment of Property Tax.
- c. Corporation Khata No.374/42/6/42/7, Chikkathoguru, Bangalore Ward No.192, measuring 30.08 Guntas, equivalent to 33,214.50 Square Feet and the betterment charges of Rs.7,71,800/- has been paid vide receipt No.RD/RDAROGGUR/05.2014-15/NOV/0124, dated 11.11.2014 in the name of Mrs.B.Vandana, Mr.B.Deepak, Mr.N.Krishna Reddy and Mrs.Narayanamma and the Special Notice dated 11.11.2014 has been issued by the Palike for Assessment of Property Tax.
- d. Corporation Khata No.376/42/4, 5, 6, 7, 8, Chikkathoguru, Bangalore Ward No.192, measuring 06 Guntas, equivalent to 6534 Square Feet and the





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betterment charges of Rs.1,52,000/- has been paid vide receipt No.RD/RDAROGGUR/05.2014-15/NOV/0130, dated 11.11.2014 in the name of Mrs.B.Vandana and the Special Notice dated 11.11.2014 has been issued by the Palike for Assessment of Property Tax.

- e. Corporation Khata No.377/42/5, Chikkathoguru, Bangalore Ward No.192, measuring 12 Guntas, equivalent to 13,068 Square Feet and the betterment charges of Rs.3,03,700/- has been paid vide receipt No.RD/RDAROGGUR/05.2014-15/NOV/0129, dated 11.11.2014 in the name of Mrs.B.Vandana and the Special Notice dated 11.11.2014 has been issued by the Palike for Assessment of Property Tax.
- f. Corporation Khata No.375/42/9/42/11, Chikkathoguru, Bangalore Ward No.192, measuring 6.08 Guntas, equivalent to 7078.50 Square Feet and the betterment charges of Rs.1,65,000/ has been paid vide receipt No.RD/RDAROGGUR/05.2014-15/NOV/0126, dated 11.11.2014 in the name of Mrs.B.Vandana and the Special Notice dated 11.11.2014 has been issued by the Palike for Assessment of Property Tax.

V.WHEREAS the Owners of the composite properties had submitted an application to the Bruhat Bangalore Mahanagara Palike for amalgamation of the property bearing Corporation Khata Nos.374/42/6/42/7; 375/42/9/42/11; 376/42/4, 5, 6, 7, 8 ; 377/42/5; 378/42/4 and 379/42/8, situated at Chikkathoguru, Bangalore, Bommanahalli Sub Division, within the revenue administrative jurisdiction of Bruhat Bangalore Mahanagara Palike being one composite property and the Palike vide Special Notice dated 16/18.03.2015, ARO(Begur)KTR/820/2014-15, M.R No.217/2014-15 has amalgamated the above corporation Khata number and assigned Corporation Khata No.374/42/4,5,6,7, 8, 9, 11, situated at Chikkatogur, Bangalore.

VI. WHEREAS out of the total extent of 76 Guntas equivalent to 82,764 Square Feet comprised of in Corporation Khata No.374/42/4, 5, 6, 7, 8, 9, 11, situated at Chikkatogur, Bangalore, Bommanahalli Sub Division, within the revenue administrative Jurisdiction of Bruhat Bangalore MahanagaraPalike being one composite property, an extent of 56 Guntas equivalent to 60,984 Square Feet (5596.88 Square Meters) and which is morefully described in the "A" Schedule hereunder has been retained as residential property and the

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remaining 20 Guntas, equivalent to 21,780 Square Feet (2023.41 Square Meters) as Commercial Property.

VII. The Owners of the composite properties have also paid up to date property tax in respect of the Schedule property. They have entered into a Joint Development Agreement dated 23.04.2015, with regard to the "A" Schedule Property with Navami Builders & Developers., No.11, A.S.Complex, 1st Floor, 8th Main, Somshekarappa Layout, Basaveshwaranagar, Bangalore, hereinafter referred to as the "Developer" herein as per Doc. No.JAY-1-00554-2015-16, Book-I, CD No.JAYD226, in the Office of the Sub Registrar, Jayanagar, Bangalore. and simultaneously have also executed a General Power of Attorney in favour of the DEVELOPER, herein as per GPA dated 23.04.2015, bearing No.JAY-4-00081-2015-16, Book-IV, CD No.JAYD226, in the Office of the Sub Registrar, Jayanagar, Bangalore.

VIII. WHEREAS the "A" Schedule Property is situated within the revenue administrative jurisdiction of the Bruhat Bangalore Mahanagara Palike and the Developer has obtained the sanctioned of the building plan in respect of the "A" Schedule Property for the construction of residential apartments under an Integrated Scheme of Development for the benefit of the Parties vide Sanctioned Building Plan No. BBMP/Addl.Dir/JD SOUTH/0058/16-17 dated 19.08.2017. The proposed project is a mixed development consisting of 4 Residential Towers having Upper Basement, Ground & Ten Upper Floors named "Navami Funique" and one Commercial Tower consisting of Lower Basement, Ground Floor & 8 Upper Floors named as "Navami Krishna".

IX. WHEREAS the OWNERS of the Schedule "A" Property which is a Composite Property are entitled to their respective share of the apartments constructed by the DEVELOPER, which is completed and ready for occupation and whereas all the joint owners of the Schedule "A" Property have recorded a Supplementary Sharing Agreement dt: 09/11/2017 and Partition of their respective apartments in terms of the Partition Deed dated 24.01.2018, document No.9840/ 2017- 18, Book I, recorded in CD No.JAYD324 and registered at the office of the Sub Registrar, Jayanagar, Bangalore and in terms of the said documents, the apartments mentioned in the "B" Schedule of the Partition Deed


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has been apportioned to the share of the FIRSTPARTY/OWNER as her exclusive share and is entitled to deal in any manner or concurrence of any other Person/s.

- X.** The BBMP has granted the commencement certificate to develop the Project vide approval dated 20.01.2018 bearing registration No. JDTP(S)/CC/AD/31/2017-18 and has granted the Sanctioned Building Plan to develop the Project vide approval dated 19.08.2017 bearing registration No. LP No.BBMP/Addl.Dir/JD SOUTH/0058/16-17.
- XI.** The BBMP has issued "Partial Occupancy Certificate" for the residential building "Navami Funique", dated 01/04/2021 bearing No. JDTP(S)/ADTP/OC/01/2021-22 in respect of the building comprising of 160 dwelling units along with a club house constructed on the Schedule "A" Property issued by BBMP confirming the completion of the Project and pursuant thereto permitting occupation of the Residences in the Project;
- XII.** The Developer have registered the Project under the provisions of the Act with the Karnataka Real Estate Regulatory Authority at Karnataka on 11/09/2017 under Old Registration No.**PR/KN/170911/001532**; New RERA No.**PRM/KA/RERA/1251/310/PR/171102/001532**.
- XIII.** Sale Deed dated 23.06.2021, document No.00660/2021 -22, Book I, **CD No. BTMD731**, and registered at the office of the Sub Registrar, BTM Layout, executed by Mrs. B. Vandana in favour of Mr.Rakesh H.C & Mrs. Deepika Shetty.M.
- XIV.** WHEREAS the SECOND PARTY/PURCHASERS herein has come forward To purchase the **Apartment bearing No.702, Tower No. 2, Type 1, Seventh Floor, 2 BHK in the residential complex known as "NAVAMI FUNIQUE"** on the "A" Schedule Property together with **74.43** Square Meters of carpet area, and total super built up area of **100.13** Square Meters with one covered car parking slot in the upper basement floor and which is morefully described in the "B" Schedule and hereinafter referred to as the "B" Schedule Property, which has been apportioned to the share of the FIRST PARTY/OWNER and whereas the FIRST PARTY/OWNER have accepted the offer of the SECOND PARTY/PURCHASERS herein who has

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come forward to acquire the "B" Schedule Property as an absolute estate free from all encumbrances and there being no legal impediment.

XV. The FIRST PARTY/OWNER hereby agrees to sell the "B" Schedule Property which has been apportioned to the share of the FIRST PARTY/OWNER under the **Sale Deed dated 23-06-2021** and the SECOND PARTY/PURCHASERS agrees to purchase the "B" Schedule Property in its entirety for a total valuable consideration of **Rs.80,00,000/- (Rupees Eighty Lakhs Only)** as an absolute estate subject to a good and marketable title being made out in respect of the "B" Schedule Property and being found free from all encumbrances, claims, charges and subject to the terms and conditions contained hereunder.

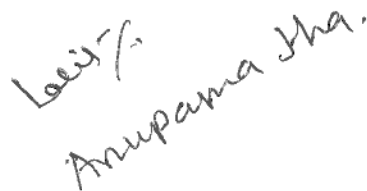
NOW THIS MEMORANDUM OF SALE AGREEMENT WITNESSETH AS FOLLOWS:

1. The FIRST PARTY/OWNER has agreed to Sell the "B" Schedule Property and the SECOND PARTY/ PURCHASERS has agreed to purchase the "B" Schedule Property for a valuable consideration of **Rs.80,00,000/- (Rupees Eighty Lakhs Only)** as an absolute estate and the Schedule Property being found free from encumbrances, claims charges and subject to the terms and conditions contained hereunder.
2. The SECOND PARTY/PURCHASERS has paid a sum of Rs. 99,995/- (Rupees Ninety Nine Thousand Nine hundred and Ninety Five Only) as Booking Amount and sum of Rs. 9,00,005/- (Rupees Nine Lakhs and Five Only) as agreement amount, the receipt of which is hereby admitted and acknowledged by the FIRST PARTY/OWNER in the presence of the witnesses:
 - a. Amount paid by way of NEFT dated 25/04/2022, Ref No. SBIN322115778188, SBI Rs. 99,995/-
 - b. Amount Paid by way of RTGS dated 06/05/2022, Ref No. SBINR52022050682283139, SBI Rs. 9,00,005/-

Total

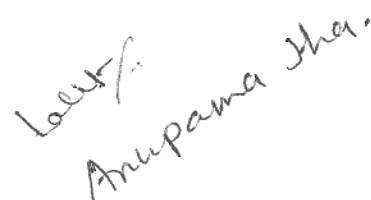
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Rs. 10,00,000/-
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3. The total sale consideration including the statutory deposit payable is morefully recorded in the Annexure appended to this Agreement and shall be read as part and parcel of this Agreement.
4. The total sale consideration includes the booking amount paid by the SECOND PARTY/PURCHASERS to the FIRST PARTY/OWNER towards the "B" Schedule Property.
5. The SECOND PARTY/PURCHASERS Shall be liable to deduct Tax at Source from out of the Sale Consideration and deposit the same in the account of FIRST PARTY/OWNER.
6. If the SECOND PARTY/PURCHASERS withdraw/cancel from the Agreement, the Amount of Rs.4,00,000/- (Rupees Four Lakhs Only) shall be deducted from the amount paid by the PURCHASERS at the time of agreement and the balance amount of money paid by the PURCHASERS shall be returned by the FIRST PARTY/OWNER within 45 days of such cancellation.
7. The SECOND PARTY/PURCHASERS hereby agrees to pay the remaining price of the Apartment on or before 10th July 2022 . However, if the SECOND PARTY/ PURCHASERS delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rules.
8. **MODE OF PAYMENT:**
Subject to the terms of the Agreement and the FIRST PARTY/OWNER abiding by the construction milestones, the SECOND PARTY/ PURCHASERS shall make all payments, on written demand by the FIRST PARTY/OWNER, within the stipulated time as mentioned in the Payment Schedule as recorded in this Memorandum of Agreement through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favour of **Mr. Rakesh H.C** and the said instructions has been recorded collectively by all the members of the FIRST PARTY/OWNER and neither of them shall object to the same.
9. The FIRST PARTY/OWNER Covenants to execute the Sale Deed either in favour of the PURCHASERS or the nominee/s of the PURCHASERS so nominated without raising any objections whatsoever against the receipt of the balance sale consideration.


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10. The FIRST PARTY/OWNER covenants and declares that he has not entered into any Agreement of Sale in respect of the "B" Schedule Property with any other person or persons and that the "B" Schedule Property is free from any claims, charges, attachments, injunctions, lien any other court orders or restrictions, statutory restrictions and that except the VENDOR no other person or persons have any manner of right, title and interest.
11. The cost towards the registration charges, stamp duty, professional charges, miscellaneous expenses that may be incurred towards the registration of the sale deed shall be exclusively borne by the SECOND PARTY/PURCHASERS.
12. The SECOND PARTY/PURCHASERS on the representation, assurance and guarantee of the FIRST PARTY/OWNER, as regards to his title in respect of the "B" Schedule Property, the SECOND PARTY/PURCHASERS has come forward to purchase the "B" Schedule Property for valuable consideration and furthermore that the FIRST PARTY/OWNER shall at all times hereafter indemnify and keep indemnified the PURCHASERS against any loss, damages, charges and costs if any suffered by reason of any defect in the title of the VENDOR or any breach of the covenants herein contained or against any claims made by any person/persons claiming in trust for the FIRST PARTY/OWNER.
13. The FIRST PARTY/OWNER has not delivered possession of the "B" Schedule Property on execution of this Memorandum of Sale Agreement to the SECOND PARTY/PURCHASERS.
14. The "B" Schedule Property hereby agreed to be sold to the SECOND PARTY/PURCHASERS is the undivided share of the land and the residential

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apartment constructed thereon and the SECOND PARTY/PURCHASERS herein shall be entitled for all common areas, common balconies, common open spaces, free access to all common areas, common amenities provided to the entire complex in "Navami Funique" and neither the FIRST PARTY/OWNER nor any person or persons claiming under the FIRST PARTY/OWNER shall obstruct or disturb the PURCHASER from using all common areas, provided to the entire residential complex. However, the PURCHASERS shall not be entitled to any access to the limited common areas designated either by the Developer or the FIRST PARTY/OWNER.

15. The PARTIES herein shall mutually co-operate for the implementation of the terms and conditions contained herein for the smooth completion of the sale transaction. However, either of the parties shall be at liberty to enforce the specific performance of the contract at the cost of the defaulting party.

16. The PARTIES hereto covenant that this Agreement shall not be frustrated for want of covenants and shall not be deemed to be a waiver and that the PARTIES shall do and execute all such lawful acts and Supplemental Deeds for an effective implementation of the terms of this Agreement.

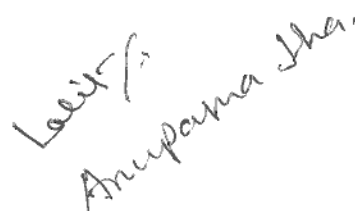
18. REPRESENTATIONS AND WARRANTIES OF THE FIRST PARTY/OWNERS:

The FIRST PARTY/OWNER hereby represents and warrant to the SECOND PARTY/PURCHASERS as follows:

The [FIRST PARTY/OWNERS] have absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;

The FIRST PARTY/OWNER has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;


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There are no encumbrances upon the said Land or the Project; [in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land]

There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the Apartment;

That all approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the FIRST PARTY/OWNER has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and Apartment and common areas;

The FIRST PARTY/OWNER has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the SECOND PARTY/PURCHASERS created herein, may prejudicially be affected;

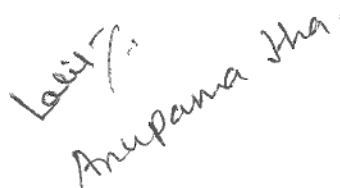
The FIRST PARTY/OWNER has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said Apartment which will, in any manner, affect the rights of SECOND PARTY/PURCHASERS under this Agreement;

The FIRST PARTY/OWNER shall handover lawful, vacant, peaceful, physical possession of the "B" Schedule Property to the SECOND PARTY/PURCHASERS.

The FIRST PARTY/OWNER and Developer has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the possession of apartment as the case may be, along with common areas (equipped with all the







specifications, amenities and facilities) has been handed over to the SECOND PARTY/PURCHASERS.;

No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the FIRST PARTY/OWNER in respect of the said Land and/or the Project.

19. ADDITIONAL CONSTRUCTIONS:

The FIRST PARTY/OWNER and Developer undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority(ies) and disclosed, except for as provided in the Act.

20. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Parties are entering into this Agreement for the allotment of a Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the project.


21. FIRST PARTY/OWNER SHALL NOT MORTGAGE OR CREATE A CHARGE:
After the FIRST PARTY/OWNER executes this Agreement she shall not mortgage or create a charge on the [Apartment/Building] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the SECOND PARTY/PURCHASERS who has taken or agreed to take such [Apartment/Building].

SCHEDULE 'A'

Description of Residential Property

All that piece and parcel of the immovable property being a composite unit comprised of in the Corporation Katha no. 374/42/4,5,6,7,8,9,11, situated at Chikkathoguru, Bangalore, Bommanahalli Sub Division, within the revenue administrative jurisdiction of Bruhat Bengaluru Mahanagara Palike, totally





Anupama Jha

measuring 56 Guntas equivalent to 5596.88 Square meters, together with the compound wall and including all rights, privileges and appurtenances thereto and the entire property is bounded as follows:

East by : Private Property
West by : Remaining portion of the same property together
with access from Road
North by : Singasandra Boundary
South by : Private Property

SCHEDULE 'B'
Description of Apartment

Flat No. 702, in the Seventh Floor, Tower 2, 2 BHK, Type 1, measuring 74.43 Sq.Mt. Carpet Area and 28.46 Sq.Mt undivided share in Schedule A property only, situated in the Residential Apartment known as 'NAVAMI FUNIQUE', constructed in the property mentioned in the Schedule 'A' above with One car park No.702 -T2 in Upper basement and bounded as follows:

East by :: Flat No. 701 of Tower 3.
West by :: Flat No. 701 of Tower 2
North by :: Passage and Private Property
South by :: Flat No. 703 of Tower 2

IN WITNESS WHEREOF, the FIRST PARTY/OWNER, and the SECOND PARTY/PURCHASERS **have signed and executed this SALE AGREEMENT the day, month and year first above written in the presence of the following witnesses:**

WITNESSES :

1. *Sunny Prakash*
Tower 1, Flat No.- 903,
Navami Funique, Hosur Road J
Junction, Hosur Main Road,
Bengaluru - 560100
2. - *Rajeev Kumar Bantel*
Ho Santat wihren colony
Cane near 3b, Chitkara
- Road, Saharajpur-247051

Rajesh. H
Rajesh
FIRST PARTY/OWNER

Lalit
Anupama Jha.
SECOND PARTY/PURCHASERS

[Signature]



Tax Type : Direct Taxes

CHALLAN NO. / ITNS 280	Tax Applicable	ASSESSMENT YEAR 2023-24
	(0020) INCOME-TAX ON COMPANIES (CORPORATION TAX) <input type="checkbox"/> (0021) INCOME-TAX OTHER THAN COMPANIES <input checked="" type="checkbox"/>	

PAN: AKKPJ8546Q
Full Name : LALXX XXRAYAN
 JHA
 8000000, 11062022, BAYPR6164D, AJ2807921, saharanpur, UTTAR
 PRADESH, 247001
Tel. No. :

Type of Payment

- | | |
|---|--|
| (100) Advance Tax <input type="checkbox"/> | (102) Surtax <input type="checkbox"/> |
| (300) Self Assessment Tax <input type="checkbox"/> | (106) Profits of Domestic Companies <input type="checkbox"/> |
| (400) Tax on Regular Assessment <input type="checkbox"/> | (107) Tax on Distributed Income to Unit Holders <input type="checkbox"/> |
| (110) Secondary Adjustment Tax <input type="checkbox"/> | (111) Accretion Tax <input type="checkbox"/> |
| (800) TDS on Sale of Property <input checked="" type="checkbox"/> | |

Details of Payment		FOR USE IN RECEIVING BANK	
	Amount (in Rs. only)	Debit to A/c / Cheque credited on 11-06-2022 (DD-MM-YYYY)	
Income Tax	80000	Payment Status :	Successful
Surcharge	0	Bank Reference No.:	81508710
Education Cess	0	SPACE FOR BANK SEAL	
Interest	0	ICICI Bank	
Penalty Code		Uttam Nagar, New Delhi	
Penalty	0	CIN	
Others	0	BSR Code	6390340
Fee	0	Tender Date	110622
Total Amount	80000	Challan Serial No.	01688
Total Amount in words	Rupees Eighty Thousand and Paise Zero Only.	Rs.	80000
		Tax payer remarks.	

Crores	Lakhs	Thousands	Hundreds	Tens	Units
Zero	Zero	Eighty	Zero	Zero	Zero

Debit to A/c 057001515102
 Date 11-06-2022
 Drawn on Internet Banking
 Payment through
 ICICI Bank

Taxpayers Counterfoil

PAN: AKKPJ8546Q	Payment Status : Successful
Received From : LALXX XXRAYAN JHA	Bank Reference No.: 81508710

Paid in Cash / Debit to A/c / Cheque No :	057001515102
For Rs. :	80000 Rupees Eighty Thousand and Paise Zero Only.
Rs (in words) :	Internet Banking Payment through ICICI Bank
Drawn on:	(0021)Other than Companies Tax
On Account of :	(800)TDS on Sale of Property
Type of Payment	
For the Assessment Year:	2023-24

SPACE FOR BANK SEAL

	ICICI Bank Uttam Nagar, New Delhi CIN
BSR Code	6390340
Tender Date	110622
Challan Serial No.	01688
Rs.	80000



ಚಲನ್ ಚಾಲ್ತಿ ಅವಧಿ Challan Validity	ಜಿಲ್ಲೆ District	ಇಲಾಖೆ Department	ಡಿಡಿಓ ಕಚೇರಿ DDO Office	
7 Days	BENGALURU URBAN	DEPARTMENT OF STAMPS AND REGISTRATION	SUB REGISTRAR OFFICE, BTM LAYOUT	
ವರ್ಗ Category	ದಿನಾಂಕ Date	ಚಲನ್ ಉಲ್ಲೇಖ ಸಂಖ್ಯೆ Challan Reference Number	ಡಿಡಿಓ ಕೋಡ್ DDO Code	
Government	11/06/2022	CR0622003000380742	116670	
ಸಂದಾಯದಾರನ ಹೆಸರು Remitter Name		Lalit Narayan Jha	ಮೊಬೈಲ್ ಸಂಖ್ಯೆ Mobile Number	6394957675
ಇ-ಮೇಲ್ E-mail	Ln.jha16@gmail.com			
ವಿಳಾಸ Address	L.N.Jha , ADJ, Type 4/2, Officers Colony, Near Ayukt Awas , Saharanpur 247001, Uttar Pradesh			
ಉದ್ದೇಶ Purpose	ಲೆಕ್ಕ ಶೀರ್ಷಿಕೆ Head of Account	ಉಪ ಉದ್ದೇಶದ ಹೆಸರು Sub Purpose Name	ಉದ್ದೇಶ ನಿರ್ದಿಷ್ಟ ಐಡಿ Purpose Specific ID	ಮೊತ್ತ Amount
CESS ON STAMPS	0030-02-102-0-03-000	FEES FOR REGISTERING DOCUMENTS	NA :	40000.00
DUTY (STAMP DUTY)	0030-02-103-0-01-000	SALE/CONVEYANCE OF FLAT/APARTMENT [ARTICLE NO. 20 (2)]	NA :	400000.00
DUTY (STAMP DUTY)	0030-02-103-0-01-000	AFFIDAVIT [ARTICLE NO. 4]	NA :	40.00
FEES	0030-03-104-0-01-000	FEES FOR REGISTERING DOCUMENTS	NA :	80000.00
FEES FOR SUPPLY OF REGISTERED DOCUMENTS	0030-03-800-0-02-000	SCANNING FEES	Document number : 40	1450.00
ಸಂದಾಯ ಮಾಡುವ ಬ್ಯಾಂಕ್ Remittance Bank	ICICI Bank	ಒಟ್ಟು ಮೊತ್ತ Grand Total	521490.00	
		ಒಟ್ಟು ಮೊತ್ತ ಅಕ್ಷರಗಳಲ್ಲಿ Total Amount in Words	Five Lakh Twenty One Thousand Four Hundred Ninety Only	

ಪಾವತಿ ವಿವರಗಳು\Payment Details

1/2

ಪಾವತಿ ವಿಧ Payment Mode	Netbanking
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*ನಿಮ್ಮ ವಹಿವಾಟನ್ನು ಸಂಸ್ಕರಿಸಲಾಗಿದೆ. ಮುಂದಿನ ಉಲ್ಲೇಖಕ್ಕಾಗಿ ದಯವಿಟ್ಟು ವಹಿವಾಟಿನ ಸಂಖ್ಯೆಯನ್ನು ಬರೆದಿಟ್ಟುಕೊಳ್ಳಿ. ವಹಿವಾಟು ಸಂಖ್ಯೆ
Your Transaction has been processed. Please note the Transaction number for future reference.
Transaction No. 81509937

*ಕ್ರೆಡಿಟ್ ಕಾರ್ಡ್/ಡೆಬಿಟ್ ಕಾರ್ಡ್ ಮೂಲಕ ಮಾಡಿರುವ ಎಲ್ಲಾ ಪಾವತಿಗಳ ಮೇಲೆ ಹೆಚ್ಚುವರಿ ಸೇವಾ ಶುಲ್ಕ ಅನ್ವಯವಾಗುತ್ತದೆ. ಹಾಗೂ ಬ್ಯಾಂಕ್ ಅದನ್ನು ನೇರವಾಗಿ ಬಾರ್ಕು ಹಾಕುತ್ತದೆ.
Additional Service charges are applicable for all payments made through CC/DC and the same would be debited directly by the bank.

*ಯಾವುದೇ ಸಂದರ್ಭದಲ್ಲಿ ಸಂದಾಯದಾರನು ಶುಲ್ಕ ಮರುಪಾವತಿಯನ್ನು ಕೋರಬಾರದು
Under no circumstances the remitter will seek a Charge Back