

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Document Sheet

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

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

ಬೆಲೆ: ರೂ. 2/-
(GST EXTRA)

I 1484 / 18-19

ಈ ದಸ್ತಾವೇಜು 22 ಪುಟಗಳನ್ನು ಒಳಗೊಂಡಿದೆ
I 1484 / 18-19 ಪುಟಗಳನ್ನು ಒಳಗೊಂಡಿದೆ ಪುಟ/ಹಿ.ಉ.ನೋ.ಆ. 2

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE IS MADE AND EXECUTED ON THIS
FIFTH DAY OF JULY TWO THOUSAND EIGHTEEN AT BANGALORE.
(05.07.2018)

BY:

**M/s. MAHABALESHWARA PROMOTERS
& BUILDERS PVT LTD.,**

PAN: AABCM 2700 K

A Company registered under the Companies Act 1956,
Having its Corporate Office at "Classique Pride",
Block 'A', 3rd Floor, Bikanerakatta,
Mangalore-575 005.

Represented by its Executive Director/Authorised Signatory,
Mr. SANJITH NAIK aged 44 years, Son of Sri.K.C.Naik



This Sale Deed is signed and executed by Mr. SANJITH NAIK, in the capacity of Executive Director/Authorised Signatory of the Promoter and the same is presented for registration by his duly constituted Special Power of Attorney Holder MR. S. V. RAVI KUMAR, aged 53 years, Son of Mr. S. R. Vittal Murthy, vide Special Power of Attorney dated 08.1.2016, registered as Document No.INR-4-00866/2015-16 of Book IV, stored in C.D.No.INRD159 in the office of the Sub-Registrar, Indiranagar Bangalore.

Hereinafter called the 'PROMOTER/VENDOR', which term shall wherever the context so applies shall include mean and include the Company, its Directors,

For MAHABALESHWARA PROMOTERS
& BUILDERS (P.) LTD.,

[Signature]
SANJITH NAIK
Executive Director

[Signature]

2-14934 ಪ್ರಸ್ತಾವನೆಗೆ 2 ಸೇಪುಟ/ಹಿ.ಉ.ಸೂ.ಅ.ಗೆ
1879

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊದಲನೇ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Prithviraj K. Shetty S/o Koragappa S. Shetty , ಇವರು 456540.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಕುಳ್ಳವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ವ್ರತಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪೆ	40.00	Paid in cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	41500.00	DD No. 067836, Dated 05.07.2018, Drawn on HDFC Bank, Malleswaram, Bangalore.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	415000.00	DD No. 067834, Dated 05.07.2018, Drawn on HDFC Bank, Malleswaram, Bangalore.
ಒಟ್ಟು :	456540.00	

ಸ್ಥಳ : ಗೊಗಾವಗರ

ದಿನಾಂಕ : 05/07/2018

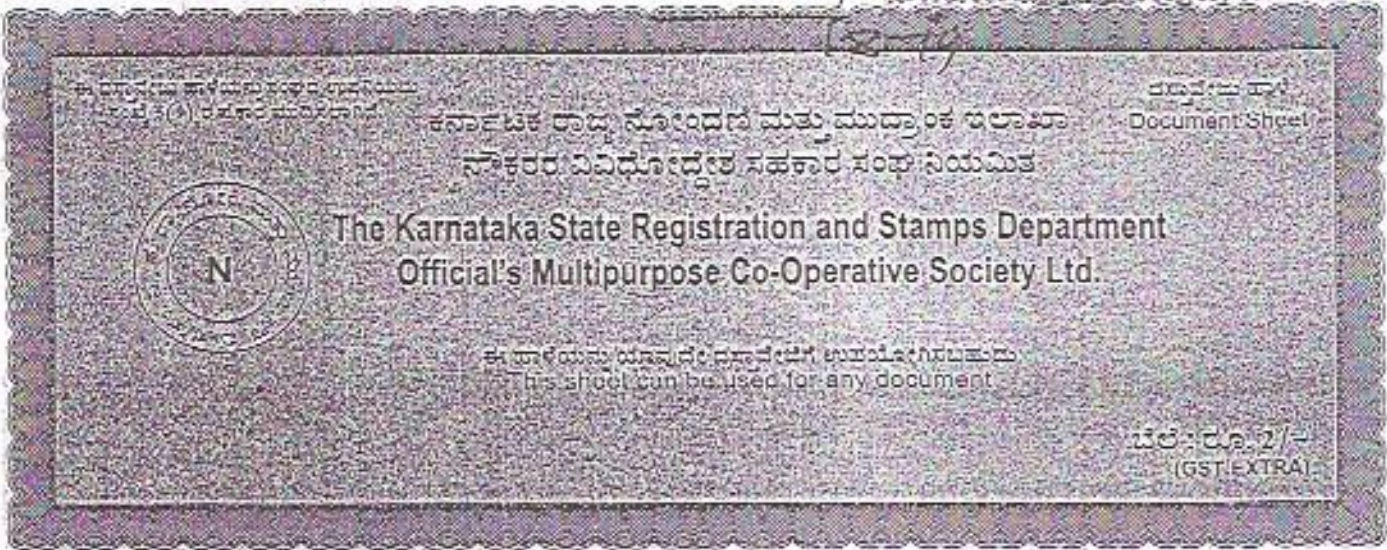
ಉಪ-ಮೊದಲನೇ ಮತ್ತು ಮುಖ್ಯ ಅಧಿಕಾರಿ

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಾದಿಗಳಾದ

ಇಂಫರ್ಮೇಷನ್ (ರಜಿಸ್ಟ್ರಾರ್), ಬೆಂಗಳೂರು

Designed and Developed by C-DAC ACTS Pune.

2/424 ದಾಖಲೆ ಸಂಖ್ಯೆ 3 ಸೇವೆ/ಪಿ.ಉ.ಸಂ.ಬಿ.



Successors-in-Office, Legal Representatives, Successors, Executors, Administrators, Assigns, etc., of the ONE PART

AND IN FAVOUR OF:

Sri. PRITHVIRAJ K. SHETTY aged 34 years,
Son of Sri Kogagappa S. Shetty
Residing at 2nd floor, Venkatesh Nilaya,
10th Cross, Yellappa Garden,
Malleshwaram,
BANGALORE - 560 003
PAN: C C K P S 1247 R

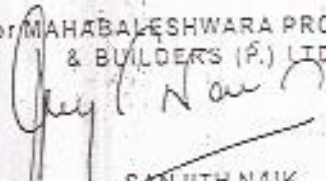
Permanent address
108A, Adve Kankanaguthu House,
Nandikoor post,
Udupi Taluk 574 148.

Hereinafter called the 'ALLOTTEE/S/PURCHASER/S, which term shall wherever the context so applies shall include mean and include his/her/their Legal heirs, Legal Representatives, Successors, Executors, Administrators, Assigns, etc., of the OTHER PART.

The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

For the purpose of this Sale deed, unless the context otherwise requires,-

A)"Act" means the Real Estate (Regulation and Development) Act, 2016 (Central Act of 2016) and include the Karnataka Real Estate (Regulation and

For MAHABALESHWARA PROMOTERS
& BUILDERS (P.) LTD.,

SANJITH NAIK
Executive Director





Print Date & Time : 05-07-2018 04:34:10 PM

ಬಿಲ್ಲುವಿನ ಸಂಖ್ಯೆ : 1484

ಬಿಲ್ಲುವಿನ ಸಂಖ್ಯೆ 4 ಸೀಲ್/ಹಿ.ಬಾ.ಸಿ.ಎ.ಆರ್
2/1484-18-19

ಗೌರವಾನ್ವಿತ ಬಿಲ್ಲುವಿನ ಉಪಯೋಗದವರಾದವರಿಗೆ ಗಾಂಧಿವೆಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 05-07-2018 ರಂದು 04:14:25 PM ಗಂಟೆಗೆ ಈ ಸೀಲ್ ವಿತರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಸಿಂಹಾಪುರ ಶುಲ್ಕ	83000.00
2	ಸೇವಾ ಶುಲ್ಕ	805.00
	ಒಟ್ಟು:	83805.00

ಶ್ರೀ Prithviraj K. Shetty S/o Koragappa S. Shetty ಇವರಿಂದ ಪಾಲರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

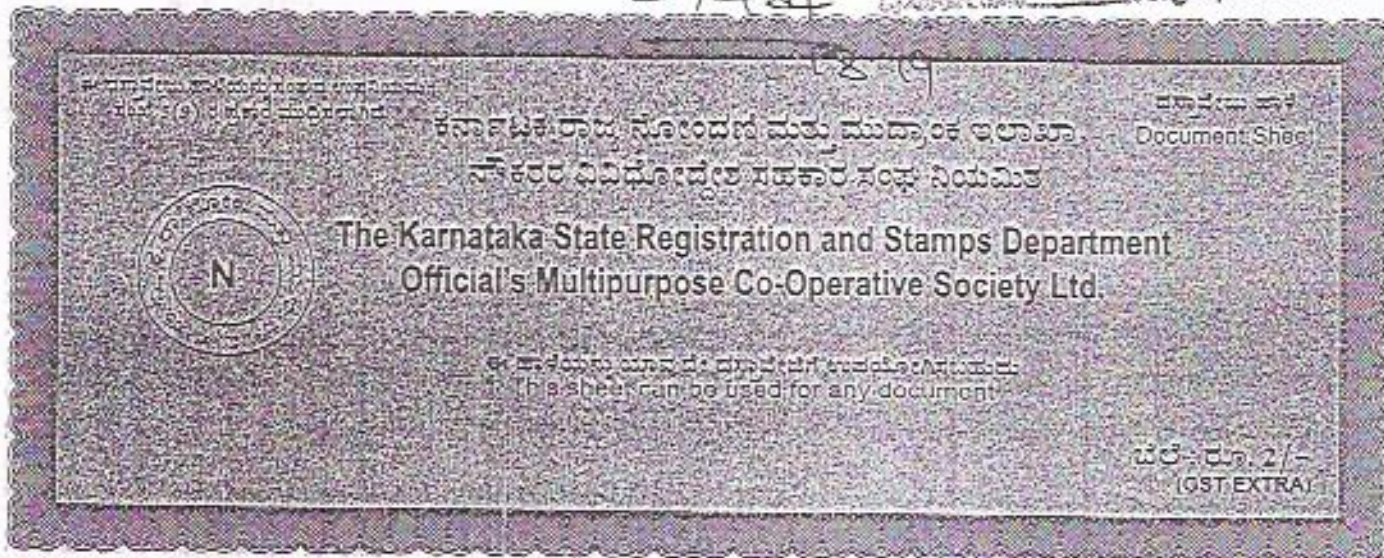
ನಾಮ	ಚಿತ್ರಣ	ಬಿಲ್ಲುವಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Prithviraj K. Shetty S/o Koragappa S. Shetty			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒತ್ತಿರುತ್ತಾರೆ

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ಸಾಂಸ್ಥಿಕತೆ (ಗೌರವಾನ್ವಿತ), ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಚಿತ್ರಣ	ಬಿಲ್ಲುವಿನ ಗುರುತು	ಸಹಿ
1	Prithviraj K. Shetty S/o Koragappa S. Shetty . (ಬರೆದುಕೊಟ್ಟಿದ್ದಾರೆ)			
2	M/s. MAHABALESHWARA PROMOTERS & BUILDERS PVT LTD., Rep by its Executive Director/Authorised Signatory Sanjith Nale Rep by his SPA holder S.V. Ravikumar (ಬರೆದುಕೊಟ್ಟಿದ್ದಾರೆ)			

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ಸಾಂಸ್ಥಿಕತೆ (ಗೌರವಾನ್ವಿತ), ಬೆಂಗಳೂರು



- Development) Rules, 2017, where the context so requires;
 B) "Appropriate Government" means the Government of Karnataka;
 C) "Regulations" means the Regulations made under the Real Estate (Regulation and Development Act, 2016;
 D) "Section" means a section of the Act.
 E) "Schedule C Apartment" is the Apartment constructed on Schedule A property and hereinafter referred to as APARTMENT.

WHEREAS, the Promoter is the sole and absolute owner in actual and physical possession and enjoyment of all that piece and parcel of the Residential Property bearing No.C-42/1, BBMP Khata No.195/A/195/25/A, (Portion of Plot No.C-42) measuring East and West 50 feet; North and South 90 feet & Residential Property bearing No.C-42/2, BBMP Khata No.195/195/25, (Portion of Plot No.C-42) measuring East and West 50 feet; North and South 90 feet, both situated at Puttenahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District, in all measuring East and West 100 feet; North and South 90 feet, totally 9000 sq. feet, he having acquired the same vide Deed of Sale dated 13/1/2016, registered as document No.GNR-1-04223/2015-16 of Book I, stored in C.D.No.GNRD114, in the Office of the Sub-Registrar, Gaudhinagar (Ganganagar) Bangalore, executed by its previous owner/s Mr.Richard Francis Valerian D'Souza, son of Mr.Joseph D'Souza and another.

WHEREAS, the Khata of the above said properties came to duly amalgamated and the BBMP has assigned Amalgamated Khata to the said properties as BBMP Khata No.195/195/25.

WHEREAS, thus in the manner mentioned above, Promoter is the sole and absolute owner in actual and physical possession and enjoyment of all that piece and parcel of the Residential Property presently bearing BBMP Khata No.195/195/25, Residential property bearing No.C-42/1, earlier BBMP Khata No.195/A/195/25/A, (Portion of Plot No.C-42) measuring East and West 50 feet; North and South 90 feet & Residential

For MAHABALESHWARA PROMOTERS
& BUILDERS (P.) LTD.,

SANJITH NAIK
Executive Director

[Signature]

ಇ-ಸ್ಟಾಂಪಿನ ನಂ. 6 ಬೆಂಗಳೂರು/ಹಿ.ಉ.ಸಿ.ಸಿ.ಆರ್
I/484 18-19

ಕ್ರಮ ಸಂಖ್ಯೆ	ಸಂಸ್ಥೆ ಮತ್ತು ವಿವರ	ಹೆಸರು
1	Amamath No. 3092, 1st Floor, Indiranagar, Double Road, Bangalore.	Amamath
2	Nagabhushan No. 58, Near BNR Public School, Mallesandra, T. Dasarahalli, Bangalore North.	Nagabhushan

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಾದ
ಶಾಂತಿನಗರ (ಬೆಂಗಳೂರು), ಬೆಂಗಳೂರು

I hereby certify that on production of the original e-stamping certificate No. IN-KA766519358845000, Dated 13.06.2018, I have satisfied myself that the stamp duty of Rs. 6300/- has been paid thereon.

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಾದ
ಶಾಂತಿನಗರ (ಬೆಂಗಳೂರು), ಬೆಂಗಳೂರು

 1 ನೇ ಪ್ರಕಟಿತ ದಾಖಲೆ ಸಂಖ್ಯೆ GNR-1-01484-2018-19 ಆಗಿ ಸಿ.ಸಿ. ಸಂಖ್ಯೆ GNRD145 ನೇ ಪ್ರಕಟ ದಿನಾಂಕ 06-07-2018 ರಂದು ಮೊದಲಾದಂತಿದೆ ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಾದ ಶಾಂತಿನಗರ (ಬೆಂಗಳೂರು), ಬೆಂಗಳೂರು	
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ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
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The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ ರೂ. 2/-
 (GST EXTRA)

Property bearing No.C-42/2, earlier BBMP Khara No.195/195/25, (Portion of Plot No.C-42) measuring East and West 50 feet; North and South 90 feet, both situated at Puttenahalli Village, YelahankaHobli, Bangalore North Taluk, Bangalore District, in all measuring East and West 100 feet; North and South 90 feet, totally 9000 sq. feet., which property is morefully described in the schedule hereunder and hereinafter referred to as the SCHEDULE 'A' PROPERTY.

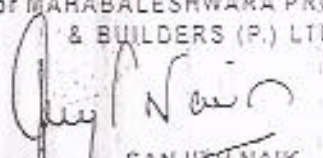
WHEREAS, the Promoter has also paid upto date property taxes relating to the Schedule A Property to the concerned authority and thus the Promoter is in absolute possession and enjoyment of the Schedule A Property, with absolute power of dispossession over the same.

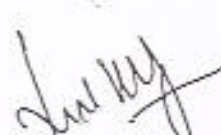
WHEREAS, the Promoter has formulated a scheme of developing the Schedule A Property into a multi storied residential apartment building/s comprised of Basement, Ground and Three Upper floors under the name and style "CLASSIQUE EBONY" and as per the said scheme, the persons interested in acquiring the ownership to residential apartment/s with or without covered car parking space are required to acquire an undivided share and get constructed the proposed Flat/s through the Promoter.

WHEREAS, the Promoter has also secured building Plan sanctioned vide L.P.No.AD/COM/ YLK/737/2015-16, dated 09.08.2016, issued by the Asst. Director of Town Planning Bruhat Bangalore Mahanagara Palike, for putting up a multi storied residential apartment building/s over the Schedule A Property and has also commenced its project over the same, under the name and style of 'CLASSIQUE EBONY'.

WHEREAS, the Promoter has also obtained Commencement Certificate bearing No.10/2016-17 dated 15.09.2016 issued by the Bruhat Bangalore Mahanagara Palike, Bangalore. Subsequently on completion of the construction of the building, the

For MAHABALESHWARA PROMOTERS
 & BUILDERS (P.) LTD.,


 SANJITH NAIK
 Executive Director



2/1484 ದಾಖಲೆನಂ 8 ಬೆಂಗಳೂರು/ಹಿ.ರಾ.ಸಿ.ಎ.ಆರ್

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಸಂಪೂರ್ಣ ಉಪಯೋಗಿಸುವ ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.	ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ	ದಾಖಲೆಯ ಹಾಳೆ Document Sheet
	The Karnataka State Registration and Stamps Department Official's Multipurpose Co-Operative Society Ltd.	
ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document		
		ಬೆಲೆ : ರೂ. 2/- (GST EXTRA)

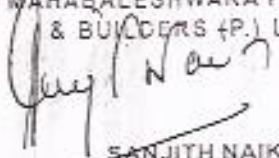
Promoter has also obtained Occupancy Certificate dated 01.02.2018 bearing No.ADTP/JC(Y.N)/O.C/L.P/0737/15-16/17-18, issued by the Bruhat Bangalore Mahanagara Palike, Bangalore.

WHEREAS, pursuant to the above the Promoter has also entered into a registered Deed of Declaration dated 16.11.2017, which document is registered as Document No.GNR-1-03390/2017-18 of Book I stored in C.D. No. GNRD136 in the Office of the Sub-Registrar, Gandhinagar, Bangalore.

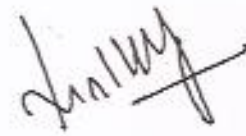
WHEREAS the Real Estate Regulatory Authority has registered the Project vide Registration No. PRM/KA/RERA/1251/309/PR/171014/000523 in accordance with the provisions of section 5 of the Real Estate (Regulation and Development) Act, 2016 hereinafter referred to as 'the Act'.

WHEREAS the Allottee/s herein has/have inspected the documents of title relating to the Schedule 'A' Property as well as the Sanctioned Plan, specifications, designs and specifications prepared by the Architects and other documents relating to the Project and after being satisfied about the Promoter's title over the Schedule A Property and the scheme of development over the Schedule A Property, has/have agreed to purchase the 701.87 Sq. ft., of undivided share, right, title, claim, interest and ownership over the Schedule A Property, which is morefully described in the Schedule hereunder and hereinafter referred to as the 'SCHEDULE B PROPERTY', along with a Flat bearing No.302, in Third Floor, measuring Carper Area 1311.64 Square feet (1660 Sq. feet Super built up Area) with One Car Parking Area bearing No. B - 5 in the Basement Floor and One Car Parking Area bearing No G - 16 in the Ground Floor, in the Apartment building known as "CLASSIQUE EBONY" which flat is morefully described in the Schedule hereunder and hereinafter referred to as the "SCHEDULE C PROPERTY", subject to rights and restrictions mentioned in Schedules D to G mentioned hereunder.

For MAHABALESHWARA PROMOTERS
& BUILDERS (P.) LTD.,



SANJITH NAIK
Executive Director



21484 ದಾಖಲೆ ಸಂಖ್ಯೆ 9 ವೀಪುಟ/ಪಿ.ಉ.ಸಂ.ಸಿ.ಎ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆ ಪಾಳೆ
Document Sheet

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

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ: ರೂ. 2/-
(GST EXTRA)

NOW THIS DEED WITNESSETH THAT AS FOLLOWS:

THAT in pursuance of the aforesaid the Allottee/s agreeing to the stipulations set out below and in consideration of Rs.83,00,000/- (Rupees Eighty Three Lakhs Only) paid by the Allottee/s to the Promoter in the following manner:

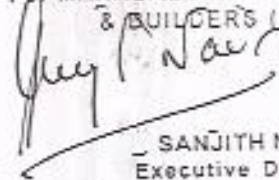
- a sum of Rs. 16,60,000/- (Rupees Sixteen Lakhs Sixty Thousand only) already paid;
- a sum of Rs. 65,57,000/- (Rupees Sixty Five Lakhs Fifty Seven Thousand only) appropriated vide Demand Draft bearing No 422050 dt 30.06.2018 issued by HDFC Bank.
- a sum of Rs 83,000.00 (Rupees Eighty Three Thousand only) deducted towards TDS vide Challan No. 07951, BSR Code: 0014431, dated 04.07.2018;

the receipt whereof the Promoter do hereby admits and acknowledges before the undersigned witnesses the Promoter hereby grants, conveys, transfers and sells unto the Allottee/s the undivided share of land mentioned in Schedule B hereunder, along with the above said Flat described in Schedule C hereunder, together with such undivided interest, rights, estates, claims of the Promoter into and upon the same and every part thereof TO HAVE AND TO HOLD, subject to the stipulations contained in the Schedules hereto, free from all encumbrances.

AND that the Promoter hereby declares that they are the true, lawful and absolute owner of the land described in the Schedule 'A' hereto, and assures the Allottee/s that they have not acted in any manner with the result that such right is curtailed.

AND in particular the Promoter do hereby declares that the land described in the Schedule 'A' hereto is not subject to any lease or court proceedings and the Promoter has paid all the taxes and outgoings upto this date in respect thereof and undertakes to discharge any such amount levied or livable upto this date.

For MAHABALESHWARA PROMOTERS
& BUILDERS (P.) LTD.,



SANJITH NAIK
Executive Director



2 1484 ದೂರವೇದನ 10 ಪೇಪರಿ/ಹಿ.ಉ.ಸೂ.ಎ 2

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	The Karnataka State Registration and Stamps Department Official's Multipurpose Co-Operative Society Ltd.	
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AND that the Promoter do further assures the Allottee/s that the Promoter shall do or cause to be done all things the Allottee/s may reasonably require however at the cost of the Allottee/s for more perfectly assuring the undivided interest in the land described in the Schedule 'A' hereto to be conveyed, granred, transferred and sold to the Allottee/s.

AND that the Promoter do hereby assures the Allottee/s that the Promoter shall not convey to any person any interest in the land described in the Schedule 'A' hereto without annexing thereto the stipulations contained in the Schedules hereto.

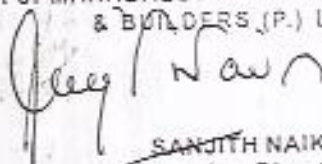
PROVIDED ALWAYS that the Promoter or person/s claiming through or under trust for the Promoter shall have the right to enforce the stipulations contained in the Schedule/s hereto.

PROVIDED ALWAYS that the Parties do hereby agree to abide by the stipulations contained in the Schedules hereto.

THE PROMOTER'S COVENANT WITH THE ALLOTTEE/S AS FOLLOWS:

1. That the Allottee/s shall be entitled to quietly enter upon, hold, possess and enjoy the property hereby conveyed as absolute owner/s, without any interference or disturbance by the Promoter or its predecessors-in-title or any one claiming through or under them or any person claiming any legal title thereto:
2. That the title of the Promoter to the Property hereby conveyed is good, marketable and subsisting and that they have the power to convey the same and that there is no impediment for this sale under any law, order, decree or contract

For MAHABALESHWARA PROMOTERS
& BUILDERS (P.) LTD.,



SANJITH NAIK
Executive Director



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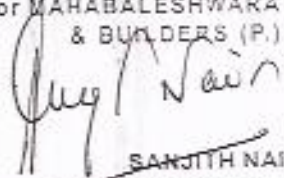
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3. That the Promoter is the absolute Owner of the Schedule 'A' Property and that none else has/have any right, title, interest or share therein:
4. That the Property hereby conveyed is not subject to any encumbrances, attachments, court, tenancy or acquisition proceedings or charges of any kind:
5. That the Promoter has paid all rates, taxes, cess and outgoings in respect of the Schedule 'A' Property upto the date of sale:
6. That the Promoter has this day delivered the Photo Copies of the documents of title pertaining to the Schedule "A" Property to the Allottee/s.
7. That the Promoter shall whenever so required by the Allottee, do and execute all such acts, deeds and things for more fully and perfectly assuring the title of the Allottee/s to the Property hereby conveyed.
8. That the Promoter shall keep the Allottee/s fully indemnified and harmless at all times, against any action or proceedings, loss or liability, cost or claim that may arise against the Allottee/s or the property hereby conveyed, by reason of any defect in or want of title on the part of the Promoter or its predecessors-in-title and against any consequential disturbance or interference to the peaceful possession and quiet enjoyment of the Property by the Allottee/s.

SCHEDULE 'A' PROPERTY
(Description of the total property)

ALL THAT PIECE AND PARCEL of the Residential Property bearing No.C 42/1, BBMP Khata No.195/A/195/25/A, (Portion of Plot No.C-42) measuring East and West 50 feet; North and South 90 feet & Residential Property bearing No.C-42/2,

For MAHABALESHWARA PROMOTERS
& BUILDERS (P.) LTD.,


SANJITH NAIK
Executive Director



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕೆಳಕಂಡ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 4(9) ರ ಪ್ರಕಾರ ಬಳಸಬಹುದು.

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BBMP Khata No.195/195/25, (Portion of Plot No.C-42) measuring East and West 50 feet; North and South 90 feet, both situated at Puttenahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District, in all measuring East and West 100 feet; North and South 90 feet, totally 9000 sq. feet, presently bearing amalgamated BBMP Khata No.195/195/25 and bounded as follows:

East by	:	California Avenue
West by	:	Private Property (Plot No.C 37)
North by	:	Private Property (Plot No.C-43)
South by	:	Private Property (Plot No.C 41)

SCHEDULE 'B' PROPERTY

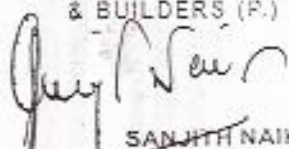
701.87 Sq. feet undivided share, interest, claim and ownership in the immovable property mentioned in Schedule 'A' above.

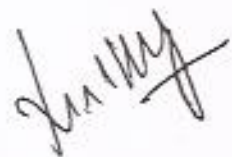
SCHEDULE 'C' PROPERTY

Flat bearing No. 302 in Third Floor, measuring Carpet Area 1311.64 Square feet (1660 Sq. feet Super built up Area) containing Three Bed Rooms, with RCC Roofing, Vitrified Tiles Flooring, Flush/Shutter Door/s and UPVC Windows, together with One Car Parking Area bearing No. B - 5 in the Basement Floor and One Car Parking Area bearing No G - 16 in the Ground Floor, including proportionate share in common areas such as Passages, Lobbies, Staircase and lift, constructed on Schedule 'A' Property known as "CLASSIQUE EBONY".

Note : The Floor Plan of the Schedule Apartment along with Sketch showing the Car Park Space is annexed herewith.

For MAHABALESHWARA PROMOTERS
& BUILDERS (P.) LTD.,


SANJITH NAIK
Executive Director



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SCHEDULE 'D'
(Restrictions on the rights of the Allottee/s)

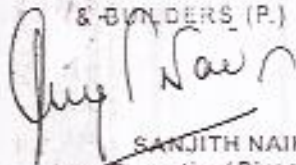
The Allottee/s shall agree to be bound by the following terms and conditions:

1. Not to use or permit the use of the property described in the Schedule 'A' hereto in any manner, which would diminish the utility of the common amenities to be provided in the proposed Development Scheme.
2. Not to use the roadways and side open space in the land described in the Schedule 'A' hereto for parking any heavy vehicles or to use them in a manner, which might cause hindrance for the free ingress to or egress from other parts of the Schedule 'A' Property.
3. Not to default in the payment of any taxes or levies to be shared by the other joint owner of the Property described in the Schedule 'A' hereto or the expenses to be shared by the Owner of the proposed Development Schemes or any part thereof.
4. Not to make any arrangements for the maintenance servicing and upkeep of the Development Scheme and the land described in the Schedule 'A' hereto and for ensuring the common amenities therein for the benefit of all concerned other than that agreed to by a majority of Owners.

SCHEDULE 'E'
(Rights included in the transfer to the Allottee/s)

1. Full right and liberty for the Allottee/s and all persons authorized by the Allottee/s (in common with all persons entitled, permitted or authorized to the

For MAHABALESHWARA PROMOTERS
& BUILDERS (P.) LTD.,


SANJITH NAIK
Executive Director



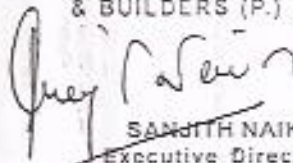
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like right) at all times by day or by night and for all purposes to go, pass and repass over the common areas in the proposed Development Scheme.

2. Full right and liberty to the persons referred to in common with all other persons with or without motor cars or other permitted vehicles at all times, day and night for all purposes to get and repass over the roadways and pathways in the land described in the Schedule 'A' hereto.
3. The free and uninterrupted passage of running water, soil and electricity through the sewers, water, courses, drain, cables, pipes, wires etc., which now are or any way at any time hereafter be in under or passing through the Development Scheme or any part thereof.
4. Right of passage for the Allottee/s or his/her/their agents or workmen to all parts of the proposed Development Scheme at all reasonable time on notice to enter into and upon parts of the proposed Developments Scheme for the purpose of repairing, cleaning, maintaining or renewing such sewers, drains, water courses, cables, pipes and wires, causing as little disturbance as possible and making good the damage caused.
5. To lay cables or wires in the property described in the Schedule 'A' hereto respecting the equal rights of the other owner/s therefore.
6. The right to do all or any of the acts, aforesaid without notice in the case of any emergency.

For MAHABALESHWARA PROMOTERS
& BUILDERS (P.) LTD.,


SANDITH NAIK
Executive Director



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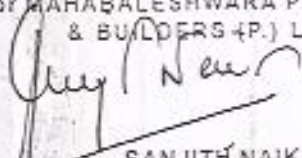
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SCHEDULE 'F'

The Allottee/s in the proportion of the Undivided interest hereby conveyed along with the other Allottee/s in the proportion of the undivided interest held by him shall be deemed to have the following expenses:

1. All rates and outgoings payable in respect of the land described in the Schedule 'A' hereto.
2. The expenses of maintaining the common services in the Development Scheme and the routine maintenance like painting, washing, cleaning etc., and replacing of electrical and mechanical parts of machineries sanitary and electrical installations common to the building. The Developer/Builder shall without consequential liability carry out the above services, against payment of such sums as may be determined by the Builders from time to time.
3. Should the Allottee/s default payments for any common expenses, benefits or amenities, the Builders or a majority of the Allottee/s while carrying out the services as contemplated above, shall have the right, to remove such common amenities from their enjoyment including water services and electricity.
4. Provided always that the Allottee/s shall be liable for the expenses of maintenance of common amenities in the property described in the Schedule 'A' hereto and the Development Scheme from the date of communication of the Developer/Builder to the Allottee/s indicating/intimating the former's willingness to put the Allottee/s or their nominee/s in possession of the Property conveyed by this Deed.

For MAHABALESHWARA PROMOTERS
& BUILDERS (P.) LTD.,


SANJITH NAIK
Executive Director



2/484 ದಾಖಲೆ ಸಂಖ್ಯೆ 16 ನೋಂದಣಿ/ಹಿ.ಉ.ಸೊ.ಅ

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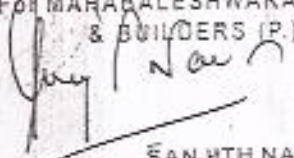
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SCHEDULE 'G'

The Promoter hereby represents and warrants to the Allottee as follows:

1. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Schedule A Property;
2. 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 Promoter 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;
3. The Promoter has this day handover lawful, vacant, peaceful, physical possession of the Apartment to the Allottee and the common areas to the association of allottees or the competent authority, as the case may be;
4. • The Promoter shall rectify any structural defects with respect to the Apartment (except for normal wear and tear) for a period of 5 (five) year from the date of Occupancy Certificate. The Defect liability shall cover rectification of structural defects, owing to the negligence/omission of the Promoter. It is however agreed by the Allottee/s that from the date of handing over of the possession of the Apartment and till completion of the Defect Liability Period, the Allottee/s shall maintain the said Apartment and services therein in the same state and condition, which has on this day handed over to the Allottee/s. Further, the Allottee/s shall, not during such period change/ amend/ modify or carry out any repairs in the said Apartment or meddle with electrical, water and sanitary layouts, in any manner whatsoever. All defects that are caused due to normal wear and tear, abuse and improper usage/negligence/ omission /act/commission on the part of the Allottee/others, is excluded from this clause and for which the Promoter is neither liable nor responsible.

FOR MAHABALESHWARA PROMOTERS
& BUILDERS (P.) LTD.,

SANJITH NAIK
Executive Director



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a). Notwithstanding anything contained above Equipment ie., lifts, generator, motors, transformers, etc) which equipment carry manufacturer's guarantees for a limited period are excluded from Defect Liability. It shall be the responsibility of the Owners Association to maintain and up-keep these equipment's at all times after the Promoter hands it over to the association.

b.) Fittings related to plumbing, sanitary, electrical, hardware, etc. having natural wear and tear.

c) Allowable structural and other deformations including expansion quotient.

d) The terms of work like painting etc. which are subject to wear and tear.

e) Minor tile chipping, places where welding is done, shall not be considered as defects. Defects arising from natural wear and tear / forced / intentional / accidental damages do not come under the scope of maintenance under defect liability. Any defects or damages caused to glass, ceramic, vitrified, porcelain materials shall not come under the defect liability after accepting possession of the apartment.

f) The Promoter shall not be responsible for routine/non-structural cracks resulting from differential co-efficient of thermal expansion, non-mono lithic joints, seasoning effects, sweating of walls, etc. and such other defects caused due to normal wear and tear, abuse and improper usage. The Allottee/s shall maintain the apartments in good tenantable conditions and carry out the internal repairs for the upkeep of the apartments.

For MAHABALESHWARA PROMOTERS
& BUILDERS P. LTD.,

[Signature]

SANJITH NAIK
Executive Director

[Signature]

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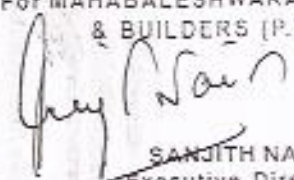
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g) The Owners association of the Allottee/s or its assigns shall maintain the services and amenities in good condition and covered with proper AMC and insurance. The obligation of the Promoter shall be subject to proper maintenance and upkeep of the apartments/services and amenities by the Allottee/s or the association of the Allottee/s as the case may be.

Subject to the terms as stated in above clause (4) the Promoter shall endeavor to rectify the defect within a period of 30 days of such defects being notified in writing to the Promoter.

5. That the Promoter/Builder will require every person to whom they shall hereafter transfer, grant or lease any properties comprised in the Property described in the Schedule 'A' hereto and in the Development Scheme to covenant and to observe the conditions and observe the restrictions set forth in the scheme above.
6. That the Promoter/Builder and the assignee or trustee claiming through or in trust for the Promoters/Builder in respect of the Development Scheme or any part thereof will always respect the rights of the Allottee/s mentioned in this Deed.
7. The Promoter/Builder hereby declares and states that the Property hereby conveyed is free from all encumbrances. The Promoters/Builder hereby declare and state that all the original documents of title are in its personal custody and it shall hand over all the original documents of title to the Associations of the Owner/s of Apartment "CLASSIQUE EBONY"

For MAHABALESHWARA PROMOTERS
& BUILDERS (P.) LTD.,


SANJITH NAIK
Executive Director



12/12/2024

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಸಂಪೂರ್ಣ ಉಪಯೋಗವು
ಕೂಡೆ 5(9) ರ ಪ್ರಕಾರ ಮುನ್ಸಿಕ್ರೂಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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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

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(GST EXTRA)

to be governed and that it has not and shall not create any charge on the Schedule "A" Property or encumber the same.

8. The Promoters/Builder shall give inspection of the title deeds relating to the Schedule "A" Property retained with them at the request of the Allottee/s or their nominee/s at all reasonable times, till such time the same is handed over to the Flat Owner Association on the same being formed.

IN WITNESS WHEREOF, the Parties to this deed has/have hereunto set and subscribed their signatures and seals the day, month and year first above mentioned.

For MAHABALESHWARA PROMOTERS
B-BUILDERS (P.) LTD.,

WITNESSES:

1. W. Sumantha
No 3092, 109- wa
Kadavulaga Double Road
Bengaluru

VENDOR **SANJITH NAIK**
M/s. MAHABALESHWARA **Executive Director**
PROMOTERS & BUILDERS PVT LTD.,
Represented by its Executive Director/
Authorised Signatory,
(**Mr. SANJITH NAIK**)

2. Ashu
 58, NEAR BMR PUBLIC
 - SCHOOL, T. DASARAHALLI
 Bangalore - 57 P

PURCHASER/S

Drafted by: 
K. V. Narendra & Associates,
Advocates, # 3092, Opp. ESI Staff Qtrs.
Indiranagar Double Road,
Bangalore-560 008.

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CLASSIQUE EBONY APARTMENTS. SITE NO. C-4311, C-4312, RAMANASHREE, CALPOMMA GARDENS, YELAHNKA, BANGALORE.	DATE: 07.11.2017 SCALE: NTS	SALES AREA (SQ. FT.)	PREMISES NO.	TYPE	CARPET AREA	BALCONY AREA	SUPER OUTLET UP AREA	PROJECT: CLASSIQUE EBONY	
			FLAT - 301	3BHK	1256.80	0.00	1540.00	DRG TITLE: THIRD FLOOR	
			FLAT - 302	3BHK	1311.64	0.00	1660.00		
			FLAT - 303	2BHK	946.25	0.00	1290.00		
			FLAT - 304	2BHK	982.45	0.00	1265.00		

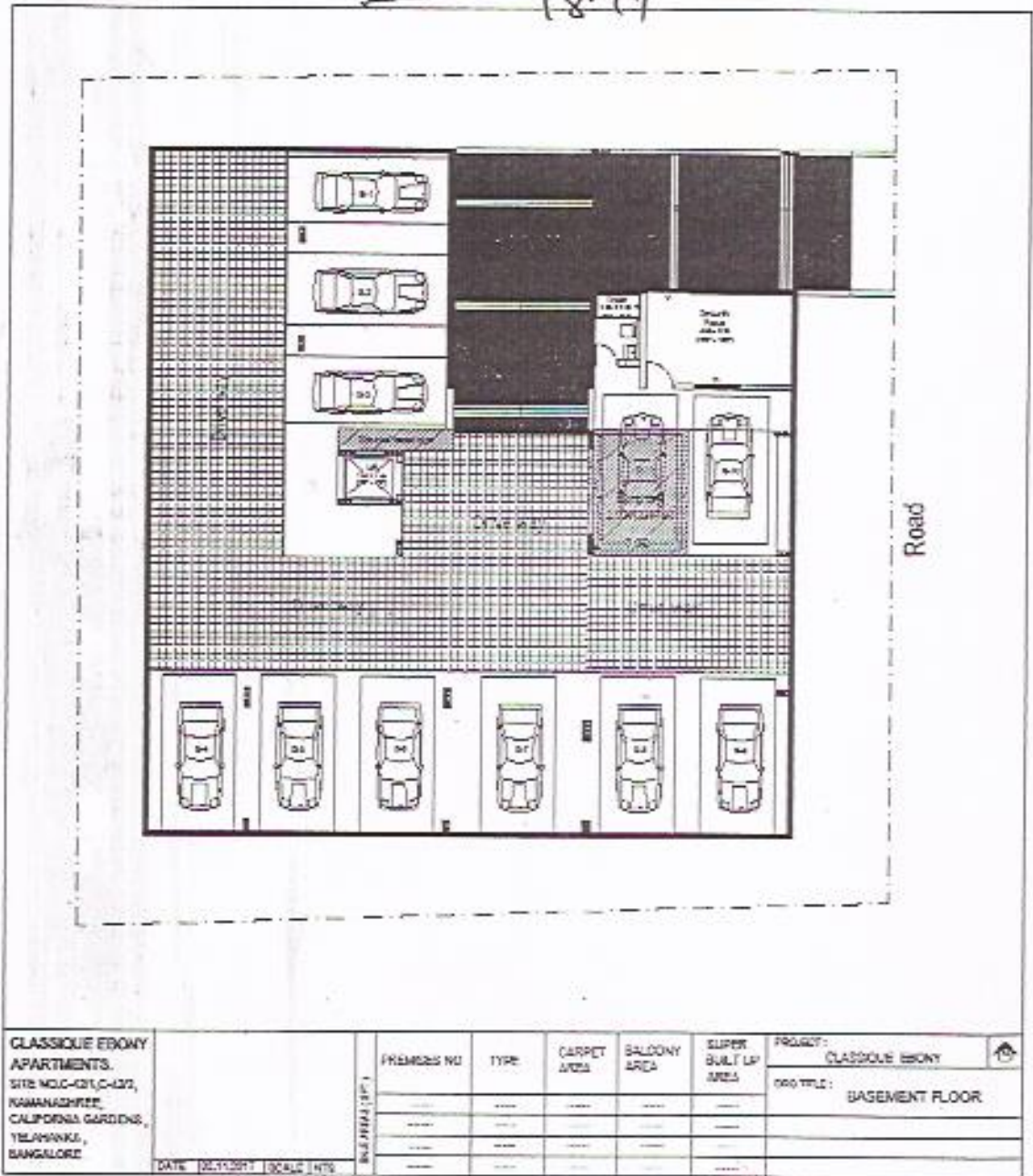
For MAHABALESHWARA PROMOTERS & BUILDERS (P) LTD.,

Sanjith Naik

SANJITH NAIK
Executive Director

Sanjith Naik

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1879



For MAHABALESHWARA PROMOTERS
& BUILDERS (P.) LTD.,

Sanjith N
SANJITH NAIK
Executive Director

Sanjith

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For MAHABALESHWARA PROMOTERS

Lucy